

760 DEKALB AVENUE
BROOKLYN, NEW YORK, 11216



PINNACLE REALTY

OF NEW YORK, LLC



**42,830 SQ. FT. COMMUNITY FACILITY (FORMER SCHOOL)
AVAILABLE FOR LEASE IN BED STUY**



PRESENTED BY: David Junik, Partner & Nechama Liberow, Associate Broker

PROPERTY PROFILE



IDEAL FOR MEDICAL FACILITY, NON-PROFIT, RELIGIOUS OR EDUCATIONAL ORGANIZATION

760 Dekalb Avenue

- Block: 1780
- Lot: 33
- Building Size: 42,830 Sq. Ft.
- Dimensions: 149.83' x 67'
- Stories: 3.5 + Usable Basement
- Zoning: R6A
- Electricity: 800 Amps
- Roof Access: Available
- Safety: Fire Standpipe



All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent, and withdrawal without notice.

ADDITIONAL FEATURES:

SCHOOL AMENITIES:

- 16 Classrooms
- Auditorium
- Offices
- Rooftop Playground
- District 13

GROUND FLOOR

- 9,195 Sq. Ft.
- Auditorium: 4,739 Sq. Ft.
- 22' Ceiling Height
- Kitchen
- Bathrooms

MEZZANINE:

- 5,400 Sq. Ft.
- 4 Offices
- Bathrooms

2ND FLOOR:

- 9,240 Sq. Ft.
- 8 Classrooms
- Classroom Size: 29.5' x 25.5
- 14' Ceiling Height
- Closet Space

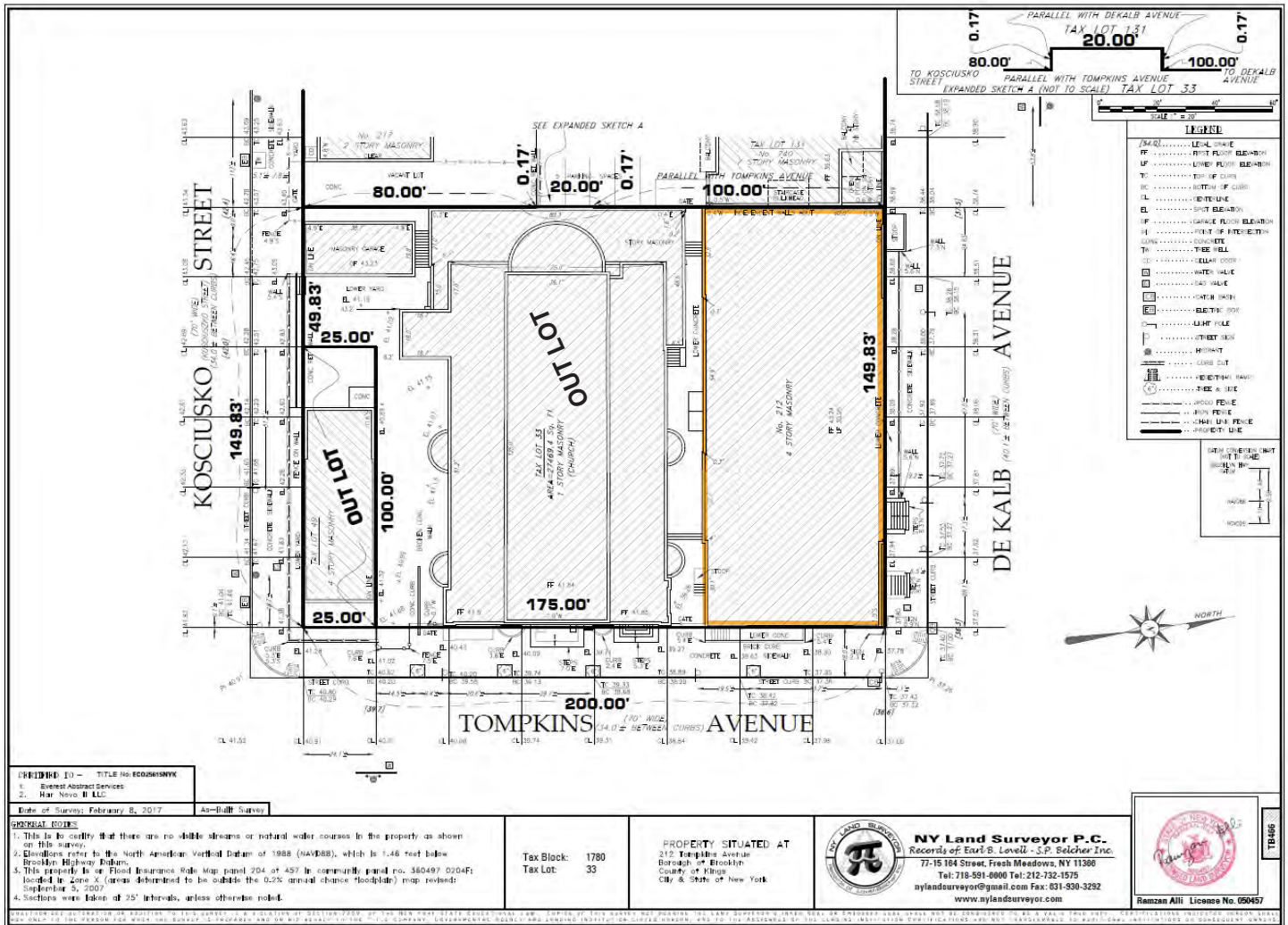
3RD FLOOR:

- 9,240 Sq. Ft.
- 8 Classrooms
- Classroom Size: 29.5' x 25.5
- 14' Ceiling Height
- Closet Space

BASEMENT:

- 9,755 Sq. Ft.
- Open Area - Ideal for Workshops, Library, Labs, etc.
- 11' Ceiling Height
- 5 Rooms
- Boys' and Girls' Bathrooms
- Windows on Both Sides

SITE SURVEY:



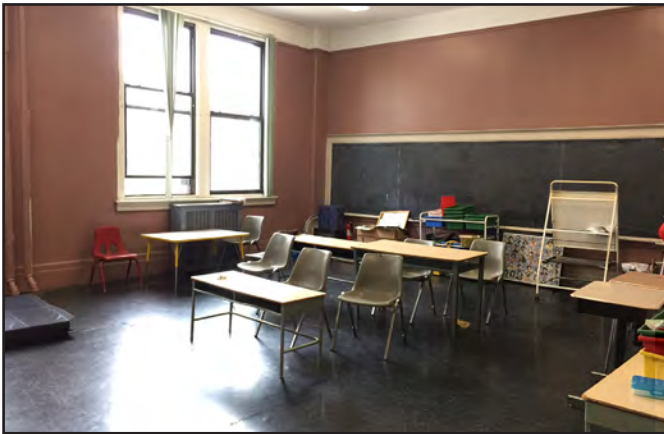
INTERIOR PHOTOS



AUDITORIUM



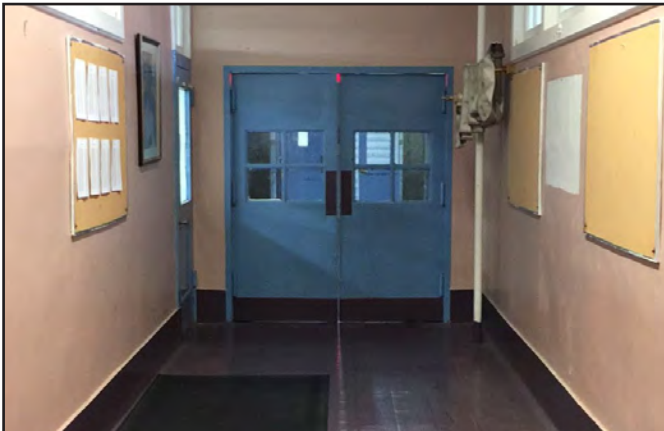
AUDITORIUM



CLASSROOM



HALLWAY



HALLWAY



CONFERENCE ROOM

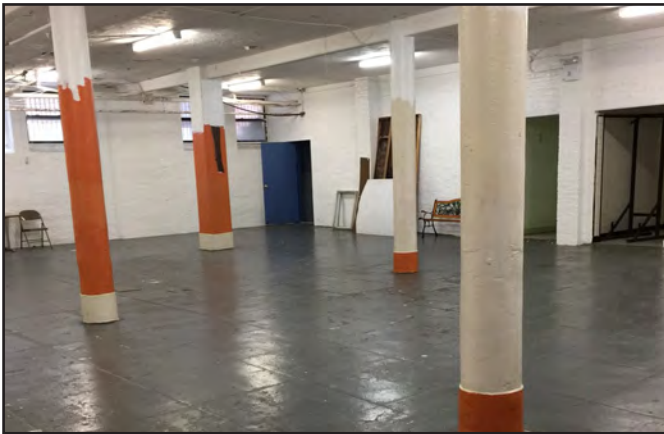
INTERIOR PHOTOS



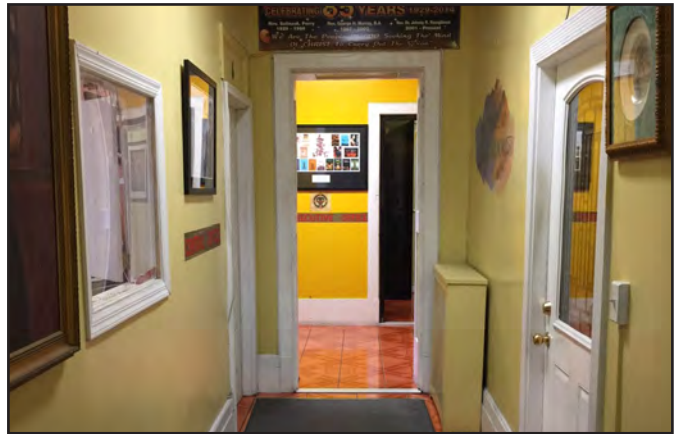
CLASSROOM



STAIRWELL



BASEMENT



OFFICE HALLWAY



OFFICE



MEZZANINE CONFERENCE ROOM

BEDFORD-STUYVESANT

Bedford–Stuyvesant, colloquially known as Bed–Stuy and occasionally Stuyford, is a neighborhood of 153,000 inhabitants in the north central portion of the New York City borough of Brooklyn. The neighborhood is part of Brooklyn Community Board 3, Brooklyn Community Board 8, and Brooklyn Community Board 16. The neighborhood is patrolled by the NYPD's 79th and 81st precincts. In the City Council, the district is represented by Robert Cornegy of the 36th Council District.

Bedford–Stuyvesant is bordered by Flushing Avenue to the north (bordering Williamsburg), Classon Avenue to the west (bordering Clinton Hill), Broadway to the east (bordering Bushwick), and Atlantic Avenue to the south (bordering Crown Heights and Brownsville). It is served by Postal Service ZIP codes 11205, 11206, 11216, 11221, 11233, and 11238. The main north–south thoroughfare is Nostrand Avenue, but the main shopping street is Fulton Street; the latter lies above the main subway line for the area, on the A C trains.

Gentrification continues steadily throughout the neighborhood, accelerated by the relatively affordable prices of living in Bedford–Stuyvesant. The strong community and abundance of historic brownstone townhouses in the neighborhood contribute to its growth. Since 2008 a score of new cafes, restaurants, bakeries, boutiques, galleries, and wine bars have sprung up in the area, with concentrated growth along the western and southern parts of the neighborhood.

A diverse mix of students, hipsters, artists, creative professionals, architects, and attorneys of all races continue to move to the neighborhood. A business improvement district has been launched along the Fulton and Nostrand Corridor with a redesigned streetscape to include new street trees, street furniture, pavers, and signage and improved cleanliness in an effort to attract more business investment. Improved natural and organic produce continue to become available at local delis and grocers, the farmer's market on Malcolm X Boulevard, and through the Bed-Stuy Farm Share.





Bedford-Nostrand Aves



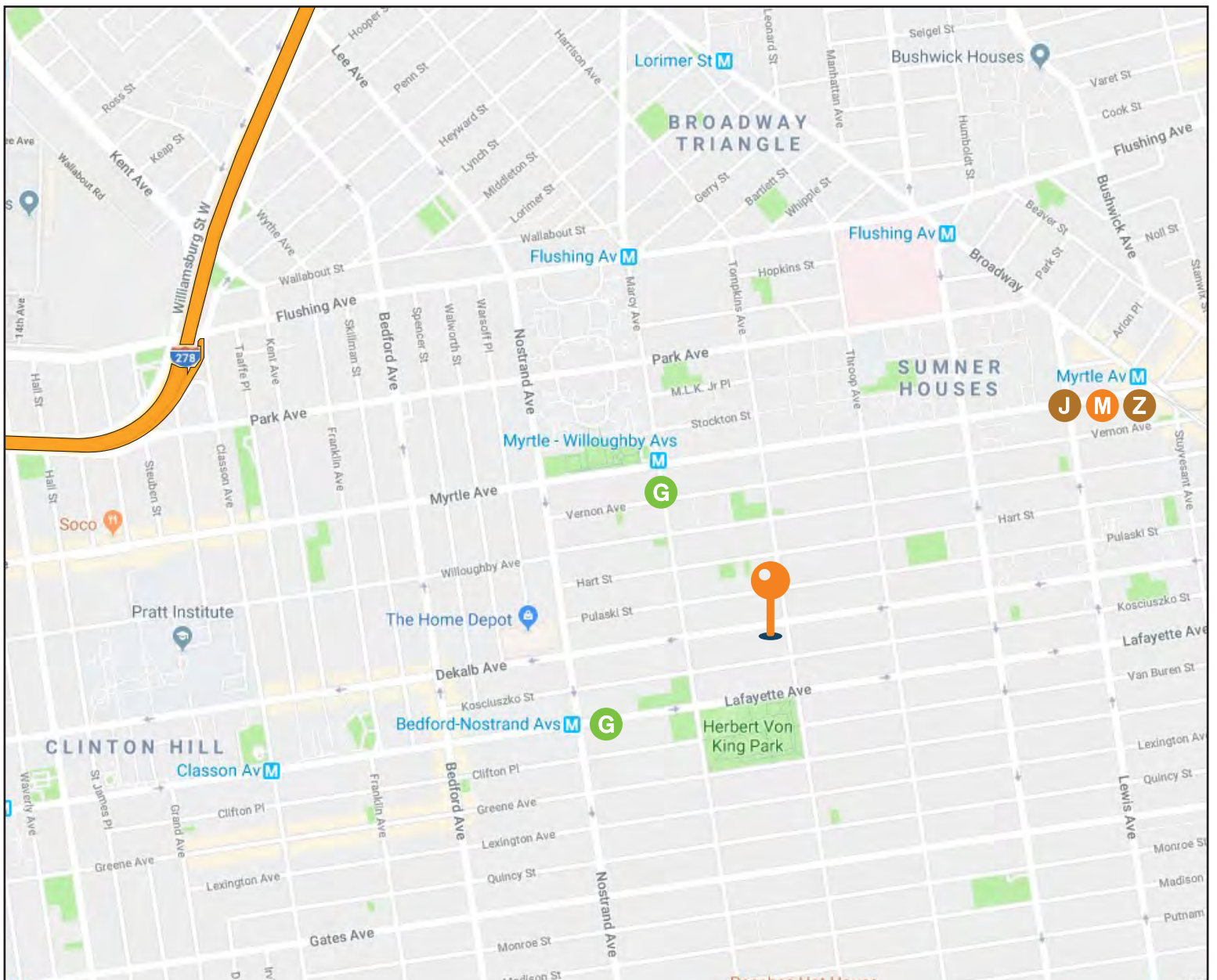
B38 & B43 Dekalb Ave/Tompkins Ave



Myrtle Ave



Brooklyn-Queens Expressway





Demographic and Income Profile

760 Dekalb Ave
760 Dekalb Avenue Brooklyn NY 11216
Ring: 0.5 mile radius

Latitude: 40.6919
Longitude: -73.9458

Summary	Census 2010	2017	2022
Population	47,170	52,822	56,624
Households	17,787	19,835	21,212
Families	10,337	11,343	12,047
Average Household Size	2.60	2.62	2.63
Owner Occupied Housing Units	2,372	2,614	2,798
Renter Occupied Housing Units	15,415	17,221	18,414
Median Age	31.2	33.1	34.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.40%	0.49%	0.83%
Households	1.35%	0.44%	0.79%
Families	1.21%	0.32%	0.71%
Owner HHs	1.37%	0.18%	0.72%
Median Household Income	0.98%	2.10%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	4,910	24.8%	5,235	24.7%
\$15,000 - \$24,999	2,652	13.4%	2,719	12.8%
\$25,000 - \$34,999	2,177	11.0%	2,095	9.9%
\$35,000 - \$49,999	2,714	13.7%	2,597	12.2%
\$50,000 - \$74,999	2,918	14.7%	2,845	13.4%
\$75,000 - \$99,999	1,667	8.4%	1,943	9.2%
\$100,000 - \$149,999	1,662	8.4%	2,230	10.5%
\$150,000 - \$199,999	749	3.8%	1,012	4.8%
\$200,000+	386	1.9%	537	2.5%
Median Household Income	\$35,719		\$37,501	
Average Household Income	\$53,406		\$61,223	
Per Capita Income	\$20,555		\$23,405	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,187	6.8%	3,368	6.4%	3,606	6.4%
5 - 9	3,111	6.6%	3,502	6.6%	3,379	6.0%
10 - 14	3,358	7.1%	3,583	6.8%	3,670	6.5%
15 - 19	3,946	8.4%	3,712	7.0%	3,774	6.7%
20 - 24	4,562	9.7%	4,439	8.4%	4,229	7.5%
25 - 34	8,261	17.5%	9,584	18.1%	10,249	18.1%
35 - 44	6,527	13.8%	7,376	14.0%	8,355	14.8%
45 - 54	6,003	12.7%	6,383	12.1%	6,738	11.9%
55 - 64	3,926	8.3%	5,224	9.9%	5,830	10.3%
65 - 74	2,529	5.4%	3,464	6.6%	4,139	7.3%
75 - 84	1,257	2.7%	1,591	3.0%	1,992	3.5%
85+	502	1.1%	595	1.1%	665	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,923	14.7%	8,708	16.5%	10,076	17.8%
Black Alone	31,462	66.7%	32,851	62.2%	33,517	59.2%
American Indian Alone	366	0.8%	387	0.7%	417	0.7%
Asian Alone	814	1.7%	1,363	2.6%	1,910	3.4%
Pacific Islander Alone	40	0.1%	56	0.1%	63	0.1%
Some Other Race Alone	5,812	12.3%	7,064	13.4%	7,839	13.8%
Two or More Races	1,752	3.7%	2,394	4.5%	2,803	5.0%
Hispanic Origin (Any Race)	13,099	27.8%	15,641	29.6%	17,445	30.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

August 01, 2017



Demographic and Income Profile

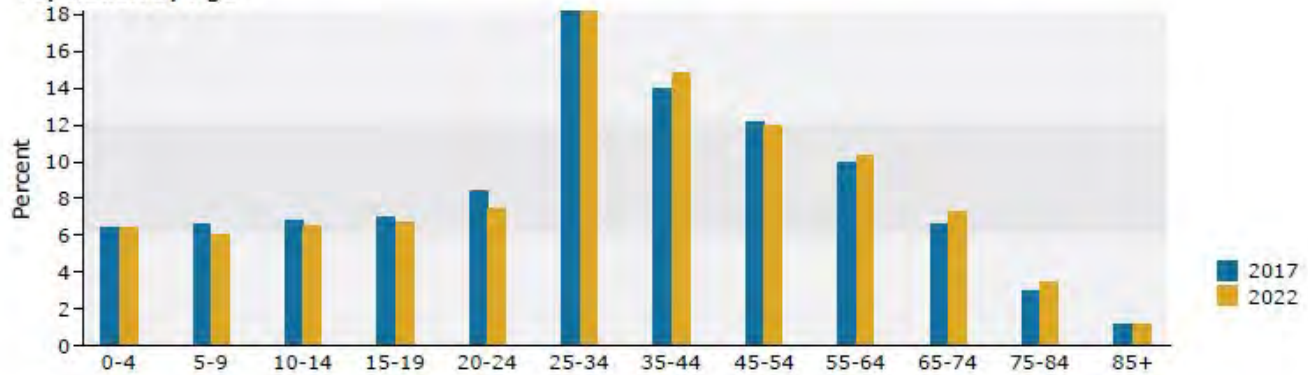
760 Dekalb Ave
 760 Dekalb Avenue Brooklyn NY 11216
 Ring: 0.5 mile radius

Latitude: 40.6919
 Longitude: -73.9458

Trends 2017-2022



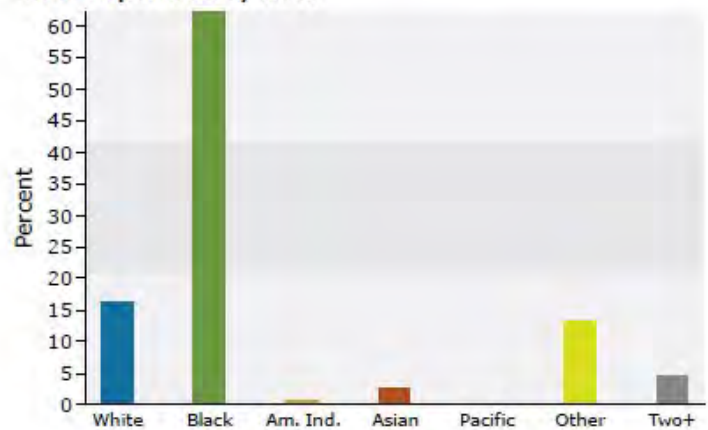
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 29.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

760 Dekalb Ave
760 Dekalb Avenue Brooklyn NY 11216
Ring: 1 mile radius

Latitude: 40.6919
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Summary	Census 2010	2017	2022			
Population	181,127	203,451	217,876			
Households	65,685	72,867	77,748			
Families	37,684	41,291	43,817			
Average Household Size	2.70	2.74	2.75			
Owner Occupied Housing Units	11,287	12,294	13,046			
Renter Occupied Housing Units	54,398	60,573	64,702			
Median Age	29.9	31.3	32.3			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.38%	0.49%	0.83%			
Households	1.31%	0.44%	0.79%			
Families	1.19%	0.32%	0.71%			
Owner HHs	1.19%	0.18%	0.72%			
Median Household Income	1.42%	2.10%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	16,266	22.3%	17,256	22.2%		
\$15,000 - \$24,999	9,590	13.2%	9,785	12.6%		
\$25,000 - \$34,999	7,968	10.9%	7,589	9.8%		
\$35,000 - \$49,999	9,544	13.1%	8,979	11.5%		
\$50,000 - \$74,999	11,018	15.1%	10,610	13.6%		
\$75,000 - \$99,999	6,648	9.1%	7,625	9.8%		
\$100,000 - \$149,999	7,119	9.8%	9,405	12.1%		
\$150,000 - \$199,999	2,878	3.9%	3,940	5.1%		
\$200,000+	1,836	2.5%	2,561	3.3%		
Median Household Income		\$38,220		\$41,004		
Average Household Income		\$57,699		\$66,545		
Per Capita Income		\$21,183		\$24,228		
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,505	8.6%	16,521	8.1%	18,080	8.3%
5 - 9	13,664	7.5%	15,148	7.4%	15,035	6.9%
10 - 14	12,891	7.1%	14,366	7.1%	14,495	6.7%
15 - 19	14,276	7.9%	14,856	7.3%	14,923	6.8%
20 - 24	17,078	9.4%	17,667	8.7%	17,709	8.1%
25 - 34	32,532	18.0%	36,054	17.7%	38,672	17.7%
35 - 44	23,417	12.9%	26,913	13.2%	30,091	13.8%
45 - 54	20,974	11.6%	22,200	10.9%	23,314	10.7%
55 - 64	14,809	8.2%	18,849	9.3%	20,632	9.5%
65 - 74	9,238	5.1%	12,736	6.3%	14,974	6.9%
75 - 84	4,884	2.7%	5,923	2.9%	7,497	3.4%
85+	1,860	1.0%	2,219	1.1%	2,455	1.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	55,728	30.8%	65,939	32.4%	72,762	33.4%
Black Alone	92,152	50.9%	95,251	46.8%	96,420	44.3%
American Indian Alone	1,207	0.7%	1,261	0.6%	1,339	0.6%
Asian Alone	7,151	3.9%	10,766	5.3%	14,097	6.5%
Pacific Islander Alone	121	0.1%	149	0.1%	160	0.1%
Some Other Race Alone	18,786	10.4%	22,075	10.9%	23,871	11.0%
Two or More Races	5,982	3.3%	8,009	3.9%	9,227	4.2%
Hispanic Origin (Any Race)	43,175	23.8%	49,953	24.6%	54,402	25.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

August 01, 2017

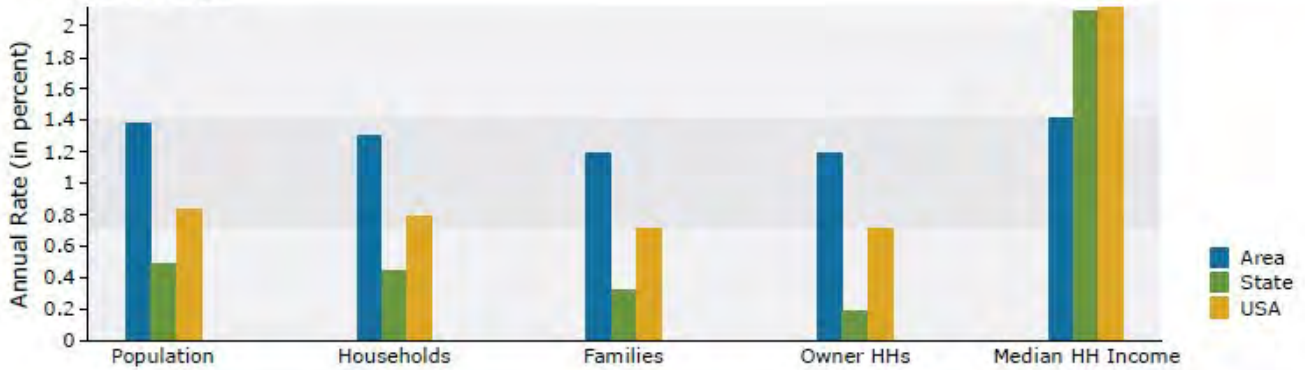


Demographic and Income Profile

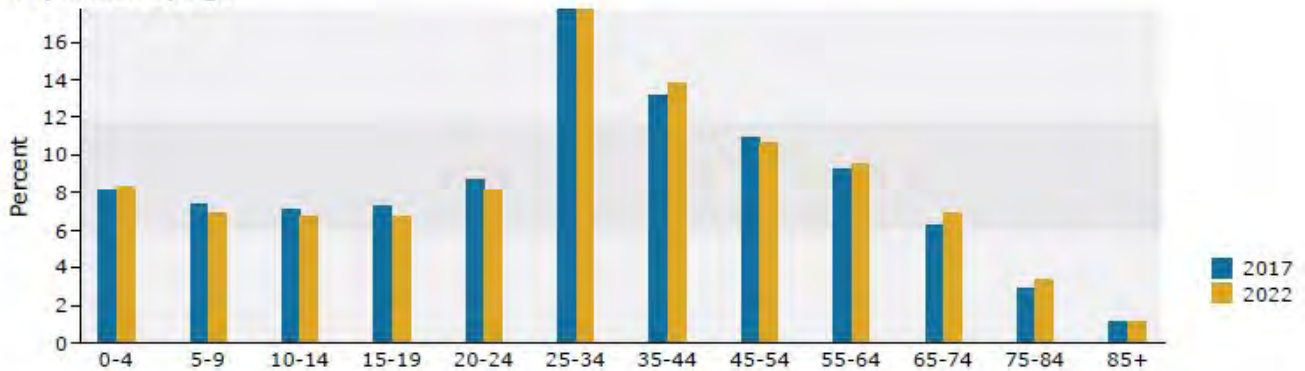
760 Dekalb Ave
760 Dekalb Avenue Brooklyn NY 11216
Ring: 1 mile radius

Latitude: 40.6919
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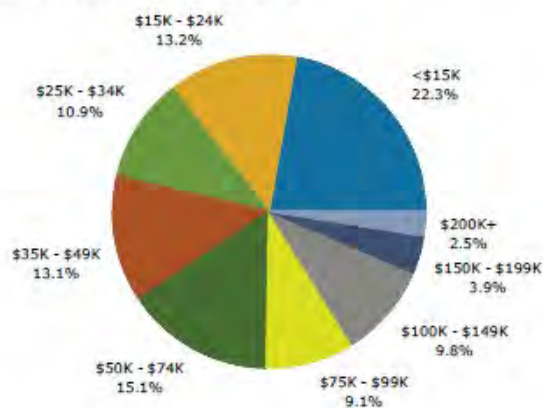
Trends 2017-2022



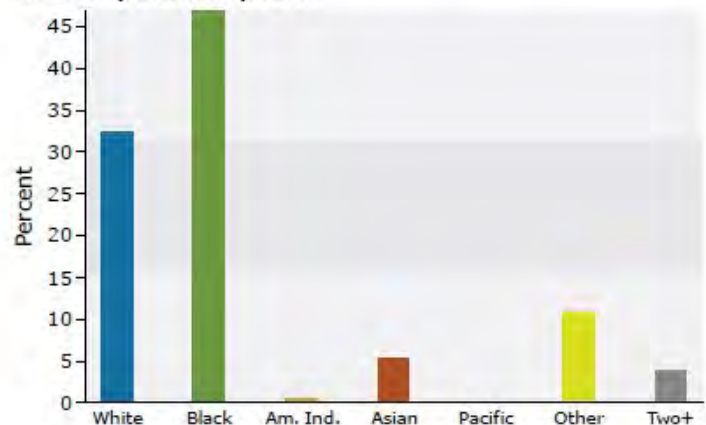
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 24.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

760 Dekalb Ave
 760 Dekalb Avenue Brooklyn NY 11216
 Ring: 1.5 mile radius

Latitude: 40.6919
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Summary	Census 2010	2017	2022
Population	376,974	417,100	444,600
Households	140,334	153,698	163,223
Families	77,951	84,390	89,166
Average Household Size	2.63	2.67	2.68
Owner Occupied Housing Units	23,013	24,695	26,048
Renter Occupied Housing Units	117,321	129,003	137,174
Median Age	30.7	32.1	33.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.29%	0.49%	0.83%
Households	1.21%	0.44%	0.79%
Families	1.11%	0.32%	0.71%
Owner HHs	1.07%	0.18%	0.72%
Median Household Income	1.80%	2.10%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	33,002	21.5%	34,631	21.2%
\$15,000 - \$24,999	19,581	12.7%	19,731	12.1%
\$25,000 - \$34,999	16,412	10.7%	15,481	9.5%
\$35,000 - \$49,999	19,849	12.9%	18,372	11.3%
\$50,000 - \$74,999	22,339	14.5%	21,405	13.1%
\$75,000 - \$99,999	14,256	9.3%	16,208	9.9%
\$100,000 - \$149,999	16,662	10.8%	21,550	13.2%
\$150,000 - \$199,999	6,437	4.2%	8,760	5.4%
\$200,000+	5,160	3.4%	7,085	4.3%
Median Household Income	\$39,858		\$43,583	
Average Household Income	\$62,029		\$71,957	
Per Capita Income	\$23,371		\$26,896	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	29,880	7.9%	31,273	7.5%	34,072	7.7%
5 - 9	25,600	6.8%	28,353	6.8%	28,300	6.4%
10 - 14	24,692	6.6%	26,943	6.5%	27,186	6.1%
15 - 19	27,290	7.2%	27,581	6.6%	27,325	6.1%
20 - 24	35,533	9.4%	35,139	8.4%	34,209	7.7%
25 - 34	74,990	19.9%	82,252	19.7%	86,303	19.4%
35 - 44	50,318	13.3%	57,840	13.9%	66,083	14.9%
45 - 54	42,983	11.4%	45,084	10.8%	47,541	10.7%
55 - 64	32,058	8.5%	39,367	9.4%	42,217	9.5%
65 - 74	18,926	5.0%	26,170	6.3%	30,780	6.9%
75 - 84	10,593	2.8%	12,217	2.9%	15,277	3.4%
85+	4,112	1.1%	4,880	1.2%	5,307	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	129,488	34.3%	148,246	35.5%	161,702	36.4%
Black Alone	171,067	45.4%	175,007	42.0%	176,660	39.7%
American Indian Alone	2,649	0.7%	2,731	0.7%	2,878	0.6%
Asian Alone	13,276	3.5%	20,118	4.8%	26,529	6.0%
Pacific Islander Alone	257	0.1%	290	0.1%	304	0.1%
Some Other Race Alone	46,214	12.3%	52,535	12.6%	55,907	12.6%
Two or More Races	14,025	3.7%	18,174	4.4%	20,620	4.6%
Hispanic Origin (Any Race)	103,372	27.4%	116,328	27.9%	124,919	28.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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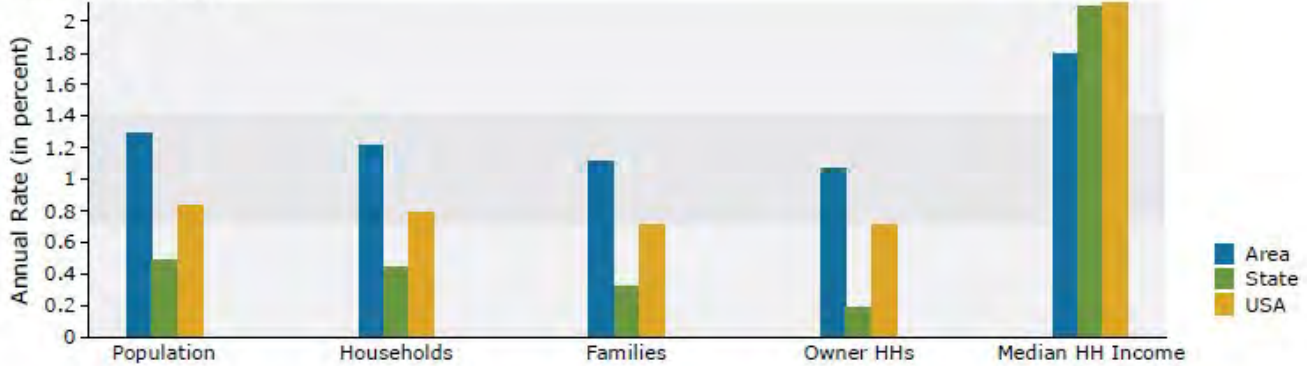


Demographic and Income Profile

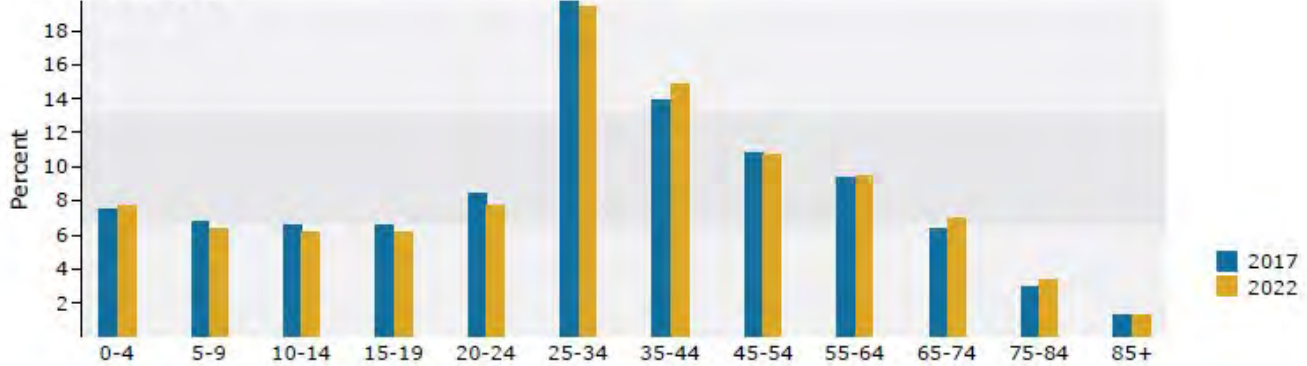
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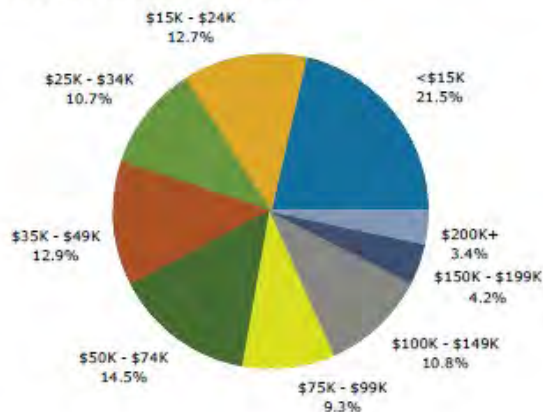
Trends 2017-2022



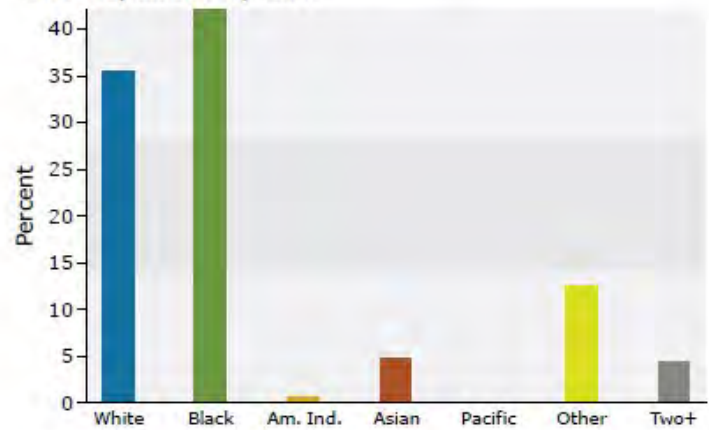
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 27.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.