



**COLDWELL  
BANKER  
COMMERCIAL**

**RELIABLE REAL ESTATE**

**FOR LEASE**

CBCWORLDWIDE.COM

## **PRIME SUNSET PARK RETAIL FOR LEASE**

\$2,800 Per Month

902 4th Avenue  
Brooklyn, NY 11232

AVAILABLE SPACE  
1,000 SF



### **OFFICE**

Kimberly Fong  
718 921 3100 x161  
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Olga Pidhirnyak  
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**COLDWELL BANKER COMMERCIAL  
RELIABLE REAL ESTATE**  
7428 5th Avenue, Brooklyn, NY 11209  
718.921.3100



# PRIME SUNSET PARK RETAIL FOR LEASE

902 4th Avenue, Brooklyn, NY 11232



## OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$2,800.00 per month (MG)
Lot Size:	1,600 SF
Building Size:	3,000 SF
Zoning:	M1-2D

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## PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 1,000 SF of ground floor retail space plus a full basement and backyard at 902 4th Avenue, Brooklyn, NY 11232. The space is \$2,800 per month as a first year incentive of below market rent. The space is in a excellent condition and features 20 feet of frontage on 4th Avenue. The space is in close proximity to major roads and public transportation as well as vibrant Industry City which has spurred commercial and residential development in Sunset Park. Nearby tenants include Dunkin Donuts and TD Bank. For more information or to schedule a showing, please contact Exclusive Broker, Coldwell Banker Reliable Commercial Division.

## PROPERTY HIGHLIGHTS

- Excellent condition
- 20 feet of frontage on 4th Avenue
- Space features full basement and a backyard
- Close proximity to Industry City
- Close to 36th Street N and D subway stations and B37 and B70 bus stations



# PRIME SUNSET PARK RETAIL FOR LEASE

902 4th Avenue, Brooklyn, NY 11232

Building Name	Prime Sunset Park Retail For Lease
Property Type	Mixed-Use
Property Subtype	Street Retail
Building Size	3,000 SF
Lot Size	1,600 SF
Free Standing	No

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 1,000 SF of ground floor retail space plus a full basement and backyard at 902 4th Avenue, Brooklyn, NY 11232. The space is \$2,800 per month as a first year incentive of below market rent. The space is in a excellent condition and features 20 feet of frontage on 4th Avenue. The space is in close proximity to major roads and public transportation as well as vibrant Industry City which has spurred commercial and residential development in Sunset Park. Nearby tenants include Dunkin Donuts and TD Bank. For more information or to schedule a showing, please contact Exclusive Broker, Coldwell Banker Reliable Commercial Division.



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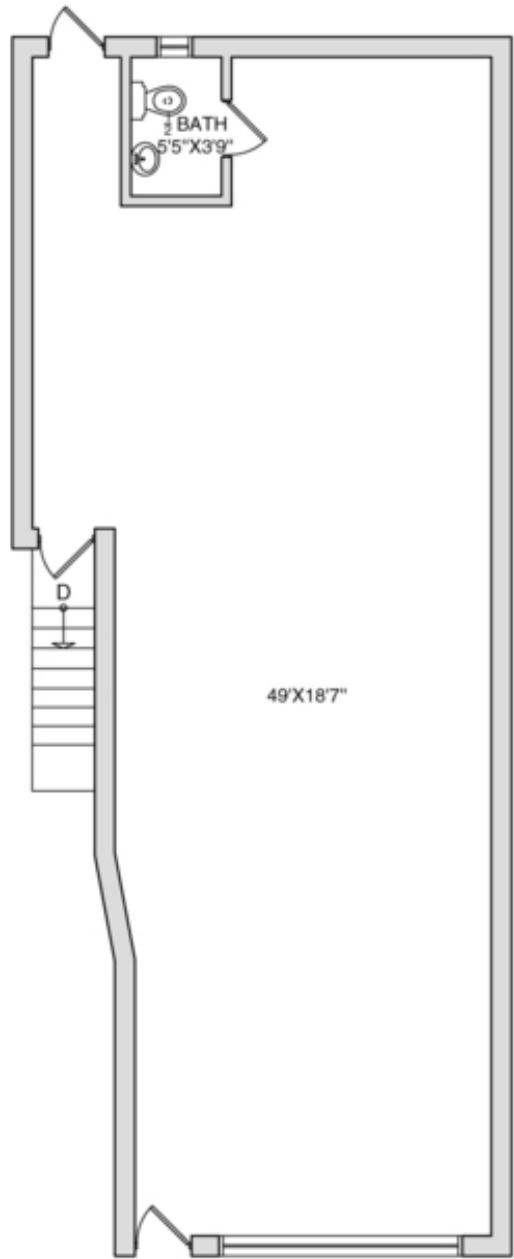
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FLOOR PLAN

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**COLDWELL  
BANKER  
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# Demographics for 902 4th Ave, Brooklyn, New York 11232, United States





## Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	78,470	857,626	2,181,078
Total Population (Current Year)	81,099	913,136	2,329,796
Total Population (Five Year Projection)	81,016	935,881	2,398,708
Adult Population (US Census 2010)	60,207	657,904	1,684,373
Adult Population (Current Year)	62,265	702,625	1,812,025
Adult Population (Five Year Projection)	62,012	717,976	1,864,545
% Female Population (US Census 2010)	48.13%	51.8%	52.4%
% Male Population (US Census 2010)	51.87%	48.2%	47.6%
% Female Population (Current Year)	47.98%	51.65%	52.16%
% Male Population (Current Year)	52.02%	48.35%	47.84%
% Female Population (Five Year Projection)	47.99%	51.55%	52.01%
% Male Population (Five Year Projection)	52.01%	48.45%	47.99%
Total Daytime Population	83,817	882,282	2,606,478
Population aged 16 and under (Children)	19,956	209,319	482,245
Daytime population (Age 16+)	63,861	672,962	2,124,233
Civilian 16+, at Workplace	47,917	430,209	1,442,818
Retired population (Age 65+)	5,719	89,683	253,552
Homemakers (Age 16+)	6,644	77,478	202,149

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	0%	20.97%	15.43%
% Flourishing Families	0%	0.26%	0.53%
% Booming with Confidence	0%	0.85%	0.68%
% Suburban Style	0%	0%	0.4%
% Thriving Boomers	0%	0%	0.1%
% Promising Families	0%	0%	0%
% Young City Solos	19.87%	11.86%	12.23%

% Middle-class Melting Pot	0%	0%	0.09%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	46.55%	44.8%	48.19%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.11%	0.46%
% Cultural Connections	33.58%	21.06%	21.71%
% Golden Year Guardians	0%	0%	0.03%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0.08%
% Unclassified	0%	0.09%	0.07%

## Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	32.43	34.8	35.04
% Age 18+	76.78%	76.95%	77.78%
% Age 55+	16.73%	22.47%	23.8%
% Age 65+	8.31%	11.99%	12.97%

## Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	43.12%	52.7%	46.37%
% Black/African American (2010 US Census, Not Hispanic/Latino)	6.85%	25.17%	34%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.34%	0.19%	0.2%
% Asian (2010 US Census, Not Hispanic/Latino)	46.04%	19.08%	16.9%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.09%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.72%	0.47%	0.41%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.83%	2.37%	2.09%
% White (2010 US Census, Hispanic/Latino)	38.75%	39.32%	38.64%
% Black/African American (2010 US Census, Hispanic/Latino)	4.01%	9.13%	11.48%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.57%	1.93%	1.73%



% Asian (2010 US Census, Hispanic/Latino)	0.4%	0.61%	0.54%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.07%	0.11%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	47.3%	41.5%	40.18%
% Two or more races (2010 US Census, Hispanic/Latino)	6.9%	7.41%	7.32%
% White (Current Year, Not Hispanic/Latino)	39.71%	51.8%	45.77%
% Black/African American (Current Year, Not Hispanic/Latino)	4.78%	22.42%	31.37%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.3%	0.17%	0.18%
% Asian (Current Year, Not Hispanic/Latino)	50.99%	22.04%	19.58%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.08%	0.02%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.66%	0.46%	0.41%
% Two or more races (Current Year, Not Hispanic/Latino)	3.48%	3.09%	2.66%
% White (Current Year), Hispanic/Latino	37.08%	38.79%	38.47%
% Black/African American (Current Year, Hispanic/Latino)	4.27%	9.55%	11.71%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	2.22%	1.76%	1.6%
% Asian (Current Year, Hispanic/Latino)	0.42%	0.63%	0.56%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.05%	0.1%	0.11%
% Some other race (Current Year, Hispanic/Latino)	48.4%	41.12%	39.79%
% Two or more races (Current Year, Hispanic/Latino)	7.55%	8.04%	7.77%
% White (Five Year Projection, Not Hispanic/Latino)	37.76%	50.37%	44.53%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	4.59%	22.39%	31.15%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.3%	0.17%	0.18%
% Asian (Five Year Projection, Not Hispanic/Latino)	52.71%	22.99%	20.63%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.08%	0.02%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.65%	0.46%	0.41%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.92%	3.6%	3.07%
% White (Five Year Projection, Hispanic/Latino)	36.67%	38.51%	38.19%
% Black/African American (Five Year Projection, Hispanic/Latino)	4.36%	9.83%	11.87%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	2.13%	1.69%	1.53%
% Asian (Five Year Projection, Hispanic/Latino)	0.42%	0.6%	0.53%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.05%	0.09%	0.1%
% Some other race (Five Year Projection, Hispanic/Latino)	48.57%	40.9%	39.73%
% Two or more races (Five Year Projection, Hispanic/Latino)	7.79%	8.38%	8.05%

## Housing & Households

### Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	2.94	19.55	55.45
Total Housing Units (Current Year)	25,871	359,294	950,332
Total Households (Current Year)	24,967	339,770	888,324
Total Households (Five Year Projection)	25,273	352,214	924,913
Owner-Occupied: Owned with a mortgage or loan	3,633	59,280	153,068
Owner-Occupied: Owned free and clear	2,515	38,213	93,160
Renter-Occupied	18,819	242,276	642,096

### Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	14	173	756
Housing Value \$10,000-\$14,999	0	147	600
Housing Value \$15,000-\$19,999	0	249	686
Housing Value \$20,000-\$24,999	4	229	614
Housing Value \$25,000-\$29,999	5	132	429
Housing Value \$30,000-\$34,999	1	153	556
Housing Value \$35,000-\$39,999	17	239	764
Housing Value \$40,000-\$49,999	50	390	1,244
Housing Value \$50,000-\$59,999	19	554	1,438
Housing Value \$60,000-\$69,999	22	632	1,548
Housing Value \$70,000-\$79,999	57	576	1,420
Housing Value \$80,000-\$89,999	11	567	1,178
Housing Value \$90,000-\$99,999	31	594	1,516
Housing Value \$100,000-\$124,999	56	948	2,584
Housing Value \$125,000-\$149,999	62	764	2,176
Housing Value \$150,000-\$174,999	81	1,307	3,883
Housing Value \$175,000-\$199,999	105	1,888	4,883
Housing Value \$200,000-\$249,999	203	3,434	9,017



Housing Value \$250,000-\$299,999	282	4,811	12,562
Housing Value \$300,000-\$399,999	506	8,167	25,070
Housing Value \$400,000-\$499,999	781	10,921	34,189
Housing Value \$500,000-\$749,999	1,942	24,432	64,564
Housing Value \$750,000-\$999,999	1,367	18,832	40,500
Housing Value \$1,000,000 or more	532	17,354	34,051
Total Owner-occupied housing units (OOHU)	6,148	97,493	246,228

## Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$18,492	\$28,173	\$27,809
Per Capita Income (Current Year, based on Total Population)	\$25,101	\$39,192	\$37,495
Per Capita Income (Five Year Projection, based on Total Population)	\$28,015	\$43,189	\$41,825
Average (Mean) Household Income (Current Year)	\$80,574	\$104,806	\$97,795
Median Household Income (Current Year)	\$55,977	\$67,020	\$61,533

## % Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	8.43%	7.49%	9.65%
% Household Income \$10,000-\$14,999	5.19%	4.83%	5.62%
% Household Income \$15,000-\$19,999	4.98%	4.33%	4.66%
% Household Income \$20,000-\$24,999	5.19%	4.21%	4.58%
% Household Income \$25,000-\$29,999	5.16%	4.09%	3.98%
% Household Income \$30,000-\$34,999	4.33%	3.83%	4.07%
% Household Income \$35,000-\$39,999	4.49%	3.66%	3.72%
% Household Income \$40,000-\$44,999	4.43%	3.48%	3.39%
% Household Income \$45,000-\$49,999	3.48%	3.14%	3.13%
% Household Income \$50,000-\$59,999	7.19%	6.41%	6.26%
% Household Income \$60,000-\$74,999	9.83%	9.44%	9%
% Household Income \$75,000-\$99,999	12.38%	11.88%	11.3%
% Household Income \$100,000-\$124,999	8.31%	8.74%	8.53%
% Household Income \$125,000-\$149,999	5.15%	6.08%	5.55%
% Household Income \$150,000-\$199,999	5.53%	7.56%	6.88%

% Household Income \$200,000-\$249,999	2.59%	4.57%	3.84%
% Household Income \$250,000-\$499,999	2.39%	3.62%	3.53%
% Household Income \$500,000+	0.95%	2.65%	2.33%



## Education (Current Year)

Education			
	1-mi.	3-mi.	5-mi.
College undergraduate	2,861	42,192	114,171
Graduate or prof school	810	17,794	43,436

Educational Attainment			
	1-mi.	3-mi.	5-mi.
No schooling completed	2,992	20,155	47,282
Nursery to 4th grade	1,658	8,397	21,210
5th and 6th grade	4,432	22,274	52,353
7th and 8th grade	2,556	17,166	44,277
9th grade	3,828	17,547	35,987
10th grade	1,265	10,936	30,333
11th grade	1,340	10,444	32,127
12th grade, no diploma	3,503	23,054	52,928
High school graduate, GED	10,853	139,516	385,854
Some college, <1 year	1,139	16,661	47,409
Some college, 1+ years	3,954	57,949	162,524
Associate's degree	2,393	29,776	87,079
Bachelor's degree	9,287	144,066	365,518
Master's degree	4,587	80,627	184,103
Professional school degree	900	24,198	48,356
Doctorate degree	428	9,171	20,637

## Employment and Occupation

### Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	35,606	399,442	986,752
Total Civilian employed population aged 16+ (Current Year)	38,037	434,100	1,085,022
Total Civilian employed population aged 16+ (Five Year Projection)	37,632	441,173	1,109,416

### % Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.23%	0.18%
% Civilian, Employed (2010 US Census)	86.83%	89.75%	89.99%
% Civilian, Unemployed (2010 US Census)	13.17%	10.02%	9.83%
% Not in Labor Force (2010 US Census)	34.03%	34.4%	36.94%
% Armed Forces (Current Year)	0%	0.23%	0.17%
% Civilian, Employed (Current Year)	94.14%	95.17%	95.24%
% Civilian, Unemployed (Current Year)	5.86%	4.6%	4.58%
% Not in Labor Force (Current Year)	36.89%	36.79%	38.82%
% Armed Forces (Five Year Projection)	0%	0.23%	0.17%
% Civilian, Employed (Five Year Projection)	94.18%	95.2%	95.29%
% Civilian, Unemployed (Five Year Projection)	5.82%	4.57%	4.54%
% Not in Labor Force (Five Year Projection)	37.26%	37.11%	39.18%

### Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	38,037	434,100	1,085,022
Car, truck, or van	7,334	86,892	237,570
Public transport (not taxi)	23,455	274,341	656,087
Worked at home	1,270	20,310	47,425

## Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	450	4,427	12,354
5-9 minutes	1,071	12,269	32,551
10-14 minutes	2,283	20,482	57,031
15-19 minutes	2,602	26,439	75,457
20-24 minutes	2,721	32,920	91,163
25-29 minutes	736	13,687	39,992
30-34 minutes	5,891	66,759	174,292
35-39 minutes	1,284	16,574	36,781
40-44 minutes	2,824	35,828	78,449
45-59 minutes	7,187	83,330	184,253
60-89 minutes	7,419	78,017	194,190
90+ minutes	2,300	23,056	61,084

## Consumer Expenditures (Current Year)

Consumer Expenditures			
	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$12,558,245	\$185,839,707	\$449,549,499
Total Apparel and services	\$50,365,488	\$690,004,980	\$1,760,787,477
Total Cash contributions	\$35,080,046	\$570,397,733	\$1,383,378,015
Total Education	\$51,857,915	\$798,204,331	\$1,972,068,215
Total Entertainment	\$68,565,787	\$1,029,192,510	\$2,439,905,552
Total Food	\$193,926,903	\$2,756,697,392	\$6,848,059,304
Total Gifts	\$26,241,706	\$403,573,989	\$1,026,899,307
Total Healthcare	\$98,076,170	\$1,512,153,827	\$3,713,523,729
Total Housing	\$569,471,042	\$8,317,982,520	\$20,525,026,555
Total Miscellaneous	\$25,371,155	\$380,166,937	\$923,871,581
Total Personal care products and services	\$18,949,160	\$286,403,547	\$702,187,197
Total Personal insurance and pensions	\$177,939,680	\$2,755,389,366	\$6,561,726,964
Total Reading	\$1,771,804	\$27,116,995	\$69,388,049
Total Tobacco products and smoking supplies	\$7,626,199	\$104,718,575	\$262,484,623
Total Transportation	\$253,766,077	\$3,711,014,189	\$9,183,755,822

Retail Demand by Store Type			
	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$1,000,000,508	\$14,537,472,152	\$36,011,130,460
Building Material & Garden Equipment & Supply Dealers	\$63,878,410	\$983,980,585	\$2,366,743,222
Clothing & Clothing Accessories Stores	\$56,237,820	\$779,365,996	\$1,983,439,827
Electronics and Appliance Stores	\$15,051,579	\$216,744,265	\$535,306,114
Food & Beverage Stores	\$141,743,812	\$2,009,208,578	\$5,010,447,222
Food Services & Drinking Places	\$139,634,461	\$2,030,348,977	\$4,985,786,782
Furniture & Home Furnishings Stores	\$19,757,757	\$292,749,001	\$721,451,289
Gasoline stations	\$68,402,297	\$973,152,526	\$2,448,627,121
General Merchandise Stores	\$129,533,675	\$1,843,516,360	\$4,600,945,849



General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$237,295,910	\$3,372,383,361	\$8,438,256,242
Health & Personal Care Stores	\$52,073,111	\$790,992,536	\$1,967,662,286
Miscellaneous Store Retailers	\$21,541,912	\$318,813,483	\$781,614,947
Motor Vehicle & Parts Dealers	\$159,001,270	\$2,336,385,465	\$5,727,134,194
Nonstore retailers	\$121,231,044	\$1,792,253,762	\$4,460,217,763
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$11,913,361	\$169,960,617	\$421,753,845

## Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	20	246	554
Construction (15-17)	255	1,824	4,090
Finance, Insurance, & Real Estate (60-69)	157	2,875	9,389
Manufacturing (20-39)	242	1,189	3,272
Mining (10-14)	1	13	41
Public Administration (90-98)	10	166	832
Retail Trade (52-59)	700	7,299	19,514
Services (70-89)	1,074	17,601	50,959
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	170	1,438	4,030
Wholesale Trade (50-51)	416	2,022	5,190



**COLDWELL  
BANKER  
COMMERCIAL**

Reliable Real Estate

## PRIME SUNSET PARK RETAIL FOR LEASE

902 4th Avenue, Brooklyn, NY 11232

LEASE

### *Confidentiality Statement*

This offering has been prepared solely for informational purposes. It is designed to assist potential tenants or prospective purchasers in determining whether they wish to proceed with an indepth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial Reliable Real Estate or by Ownership.

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The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants or purchasers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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