

MIXED USE PROPERTY

FOR LEASE

248 TOMPKINS AVENUE, BROOKLYN, NY 11216

800 SF GROUND FLOOR RETAIL SPACE

\$2,500 PER MONTH



FOR MORE INFORMATION

Kimberly Fong

718.921.3100 x161

kimberly.fong@coldwellbanker.com

Michelle Morrison

718.921.3100 x 293

michelle.morrison@coldwellbanker.com



Reliable Real Estate

248 TOMPKINS AVENUE, BROOKLYN, NY 11216

GROUND FLOOR RETAIL SPACE



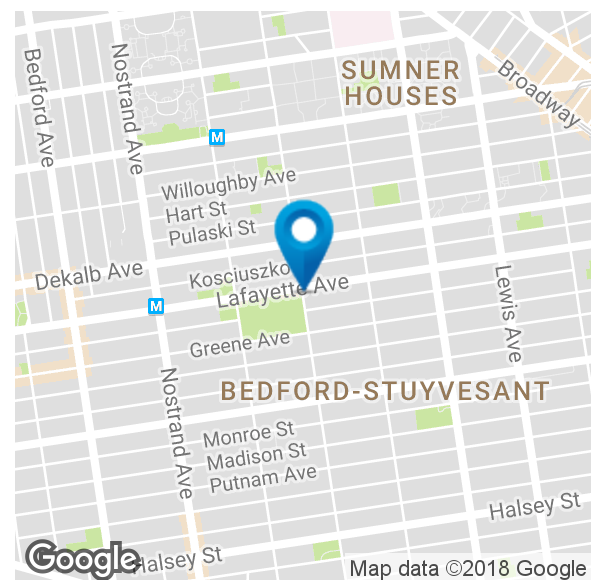
248 TOMPKINS AVENUE, BROOKLYN, NY 11216 GROUND FLOOR RETAIL SPACE

Property Description

Coldwell Banker Reliable Commercial Division is pleased to offer approximately 800 SF of ground floor retail space plus basement and outdoor garden space at 248 Tompkins Avenue, Brooklyn, NY 11216. The open space is in vanilla box condition. The space is located across the street from Herbert Von King Park, local schools and in close proximity to public transportation. Nearby tenants include Home Depot, Money Gram, Brooklyn Blend and Rowe's. Suitable uses include but are not limited to professional office, food, tutoring and religious facility. All uses will be considered.

Property Highlights

- Close Proximity to Bedford-Nostrand G train station
- Open Layout
- Includes Basement and Outdoor Backyard
- Vanilla Box Condition



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OFFERING SUMMARY

Available SF:	800 SF
Lease Rate:	\$2,500 per month (MG)
Lot Size:	0.05 Acres
Building Size:	2,351 SF

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer approximately 800 SF of ground floor retail space plus basement and outdoor garden space at 248 Tompkins Avenue, Brooklyn, NY 11216. The open space is in vanilla box condition. The space is located across the street from Herbert Von King Park, local schools and in close proximity to public transportation. Nearby tenants include Home Depot, Money Gram, Brooklyn Blend and Rowe's. Suitable uses include but are not limited to professional office, food, tutoring and religious facility. All uses will be considered.

PROPERTY HIGHLIGHTS

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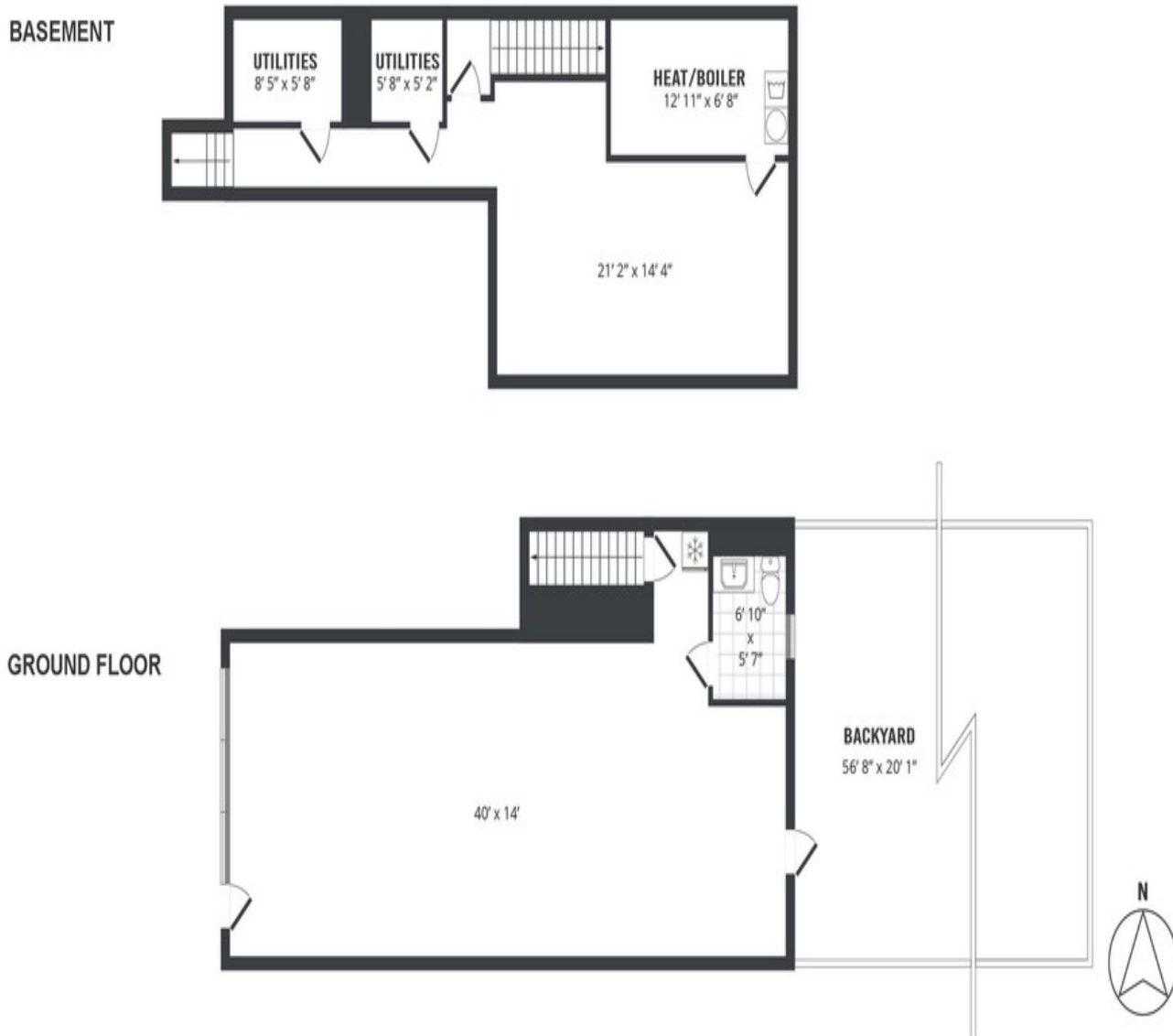
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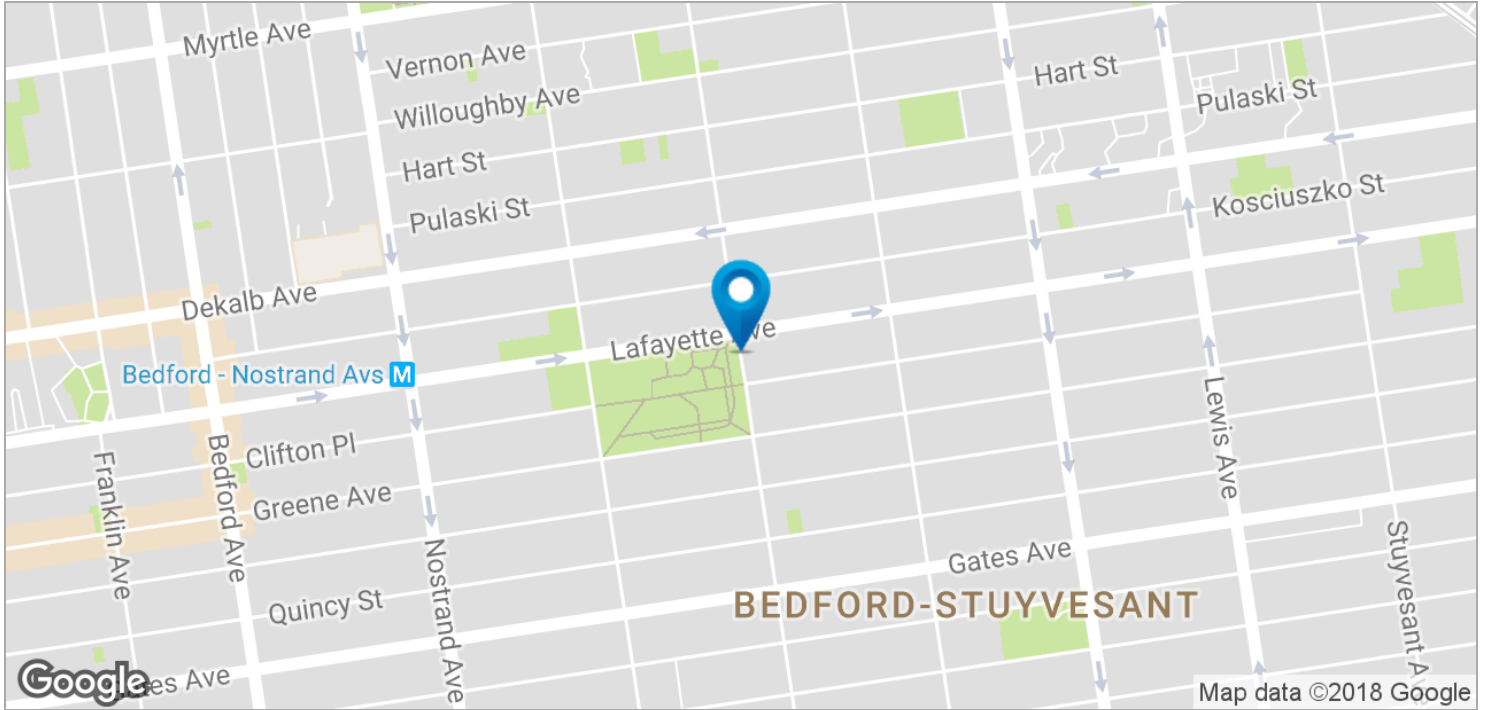
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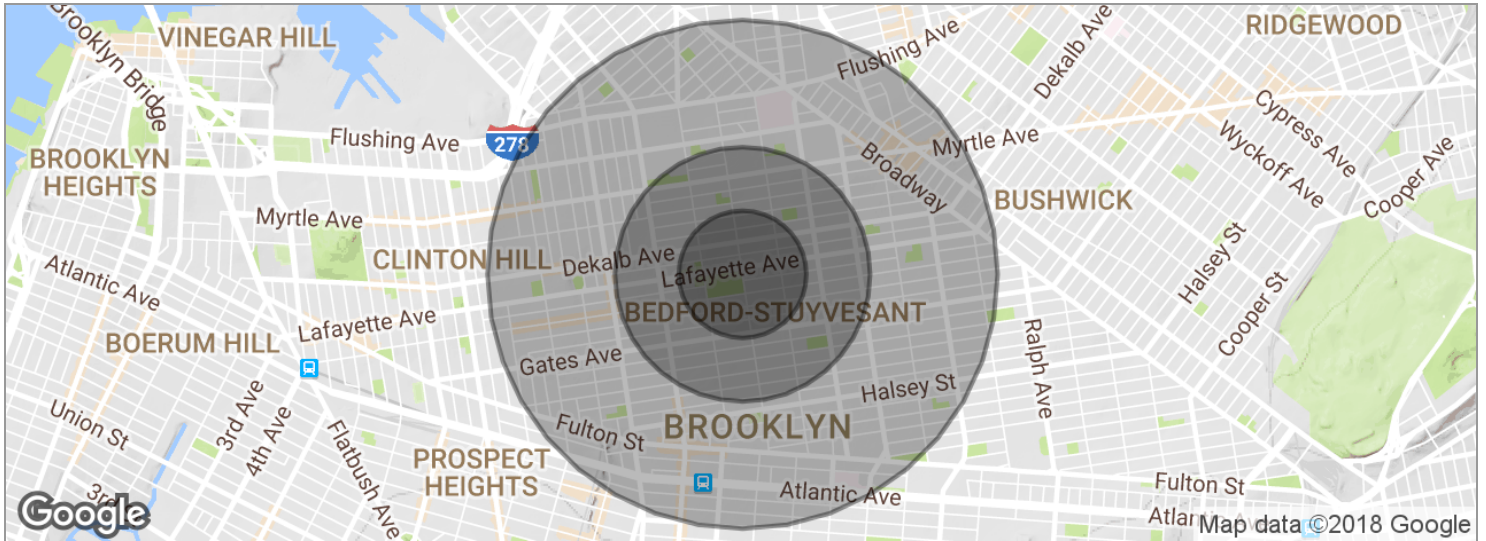
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	10,335	47,056	174,814
Median age	31.5	30.9	30.3
Median age (male)	31.7	29.7	28.7
Median age (Female)	31.3	32.2	31.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,074	17,635	64,263
# of persons per HH	2.5	2.7	2.7
Average HH income	\$43,593	\$46,012	\$46,107
Average house value		\$705,383	\$671,364

* Demographic data derived from 2010 US Census

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2022 Projection	199,608	1,374,459	3,106,619
2017 Estimate	191,666	1,318,636	3,003,005
2010 Census	175,821	1,198,260	2,821,439
Growth 2017-2022	4.14%	4.23%	3.45%
Growth 2010-2017	9.01%	10.05%	6.44%
2017 Population Hispanic Origin	44,426	330,018	677,744
2017 Population by Race:			
White	70,435	609,573	1,517,792
Black	104,329	558,532	946,663
Am. Indian & Alaskan	2,319	15,169	31,454
Asian	9,072	95,182	421,616
Hawaiian & Pacific Island	330	2,200	4,350
Other	5,182	37,980	81,131
U.S. Armed Forces:	78	406	911
Households:			
2022 Projection	71,759	525,962	1,219,238
2017 Estimate	69,133	504,913	1,179,477
2010 Census	64,745	460,657	1,107,699
Growth 2017 - 2022	3.80%	4.17%	3.37%
Growth 2010 - 2017	6.78%	9.61%	6.48%
Owner Occupied	11,244	101,387	293,039
Renter Occupied	57,890	403,526	886,438
2017 Avg Household Income	\$63,700	\$80,657	\$92,056
2017 Med Household Income	\$42,955	\$53,874	\$62,506
2017 Households by Household Inc:			
<\$25,000	23,357	141,009	283,566
\$25,000 - \$50,000	14,849	99,278	217,161
\$50,000 - \$75,000	9,922	73,949	172,379
\$75,000 - \$100,000	6,971	54,335	129,010
\$100,000 - \$125,000	5,302	39,975	102,601
\$125,000 - \$150,000	2,692	24,908	62,395
\$150,000 - \$200,000	3,656	30,534	81,705
\$200,000+	2,383	40,925	130,660

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Annual Consumer Spending Radius	2017			2022		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	1,343,790	11,033,997	27,952,417	1,539,108	12,635,306	31,603,119
Apparel:						
Total Apparel	106,034	791,499	1,896,649	116,632	874,801	2,077,423
Women's Apparel	40,997	319,533	778,619	44,816	349,267	841,496
Men's Apparel	21,070	164,732	406,350	23,348	181,827	442,368
Girl's Apparel	8,935	59,707	137,004	10,038	69,353	158,839
Boy's Apparel	6,188	40,996	93,329	6,963	47,691	108,631
Infant Apparel	5,820	40,135	90,438	6,171	43,079	98,930
Footwear	23,023	166,396	390,910	25,295	183,583	427,159
Entertainment, Hobbies & Pets:						
Total Entertainment, Hobbies & Pets	106,007	865,790	2,169,227	114,498	936,170	2,317,085
Entertainment	16,496	130,690	328,140	17,884	142,565	353,927
Audio & Visual Equipment/Service	61,494	476,604	1,152,464	65,961	512,550	1,226,769
Reading Materials	4,113	40,849	113,724	4,517	44,193	120,332
Pets, Toys, Hobbies	23,905	217,648	574,900	26,137	236,861	616,056
Personal Items	88,703	749,096	1,889,082	100,842	849,502	2,106,847
Food & Alcohol:						
Total Food & Alcohol	424,577	3,374,030	8,371,561	486,504	3,864,440	9,472,024
Food at Home	248,606	1,884,172	4,548,134	286,259	2,169,424	5,177,695
Food Away From Home	151,061	1,264,936	3,235,968	173,106	1,451,056	3,666,388
Alcoholic Beverages	24,910	224,922	587,458	27,139	243,959	627,942
Household:						
Total Household	185,520	1,619,921	4,242,249	202,590	1,770,242	4,584,223
House Maintenance & Repair	16,139	153,335	439,877	17,469	166,325	470,740
Household Equipment & Furnishings	80,821	677,667	1,733,542	86,169	724,350	1,830,037
Household Operations	65,818	568,279	1,464,136	73,844	636,547	1,629,377
Housing Costs	22,742	220,641	604,695	25,108	243,021	654,070
Transportation and Maintenance:						
Total Transportation and Maintenance	276,872	2,246,657	5,706,764	336,092	2,727,031	6,850,916
Vehicle Purchases	65,369	552,212	1,451,297	75,492	641,524	1,676,807
Vehicle Expenses	31,949	261,130	652,774	37,587	308,147	761,647
Gasoline	98,152	745,814	1,815,070	128,654	979,387	2,362,355
Transportation	53,361	445,340	1,151,366	62,922	525,845	1,343,214
Automotive Repair & Maintenance	28,041	242,161	636,258	31,437	272,130	706,894
Health Care:						
Total Health Care	57,122	511,088	1,338,073	69,203	612,417	1,571,359
Medical Services	32,764	296,939	781,699	39,245	352,930	912,368
Prescription Drugs	17,564	156,070	407,190	21,790	190,277	484,335
Medical Supplies	6,794	58,079	149,183	8,167	69,210	174,656
Education & Day Care:						
Total Education & Day Care	98,955	875,917	2,338,811	112,748	1,000,703	2,623,240
Education	66,119	566,353	1,497,665	76,552	659,656	1,713,317
Fees & Admissions	32,836	309,564	841,146	36,195	341,047	909,923

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Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	4,989	40,863	179,577	39,883	360,393	2,144,467	8	9	12
Retail	842	6,291	24,785	5,002	39,350	227,636	6	6	9
Wholesale	156	1,415	6,100	1,010	14,070	63,397	6	10	10
Hospitality & Food Service	402	3,988	13,348	3,295	38,071	184,991	8	10	14
Real Estate, Renting, Leasing	302	2,138	9,252	1,381	11,500	82,478	5	5	9
Finance & Insurance	208	1,770	12,192	960	12,512	243,242	5	7	20
Information	112	913	6,471	608	8,454	130,707	5	9	20
Scientific & Technology Services	316	3,497	29,465	1,622	16,766	308,159	5	5	10
Management of Companies	18	60	336	54	303	12,342	3	5	37
Health Care & Social Assistance	1,194	9,054	32,546	11,376	84,192	290,241	10	9	9
Education Services	161	1,238	4,148	6,245	53,855	146,807	39	44	35
Public Administration & Sales	35	370	1,455	1,225	16,136	69,822	35	44	48
Arts, Entertainment, Recreation	65	678	3,082	316	4,707	33,868	5	7	11
Utilities	0	19	109	0	2,387	8,079	0	126	74
Admin Support & Waste Management	128	1,097	6,643	880	8,104	85,202	7	7	13
Construction	208	1,814	6,824	1,115	11,735	55,229	5	6	8
Manufacturing	151	1,151	5,389	1,910	13,318	96,518	13	12	18
Agriculture, Mining, Fishing	4	28	96	42	111	449	11	4	5
Other Services	687	5,342	17,336	2,842	24,822	105,300	4	5	6

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Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Tompkins Ave	Lafayette Ave	0.02 S	7,311	2016	0.04	MPSI...
Dekalb Ave	Throop Ave	0.07 E	5,794	2016	0.14	MPSI...
Throop Ave	Lafayette Ave	0.03 N	6,109	2016	0.14	MPSI...
Marcy Ave	Lafayette Ave	0.02 S	5,903	2016	0.17	MPSI...
Quincy St	Tompkins Ave	0.07 E	1,816	2016	0.20	MPSI...
Lafayette Ave	Sumner Ave	0.07 E	4,592	2016	0.22	MPSI...
Sumner Ave	Kosciusko St	0.02 S	8,379	2016	0.30	MPSI...
Nostrand Ave	Hart St	0.02 S	10,801	2016	0.41	MPSI...
Pulaski St	Lewis Ave	0.06 E	2,700	2016	0.43	MPSI...
Myrtle Ave	Throop Ave	0.07 W	10,199	2016	0.43	MPSI...

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