



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FOR LEASE

CBCWORLDWIDE.COM

712 4TH AVENUE

Brooklyn, NY 11232

AVAILABLE SPACE

950 SF

LEASE RATE

\$2,700.00 per month (MG)

FEATURES

- Located in between the Prospect Avenue and 25th Street R train stations
- Located near the Prospect Expressway and Gowanus Expressway
- High level of vehicular traffic
- Greenwood Heights has experienced a high level of residential and commercial development

AREA

Greenwood Heights is a neighborhood in the New York City borough of Brooklyn, south of Park Slope. Greenwood Heights' boundaries are the Prospect Expressway to the north, the Gowanus Canal and Upper New York Bay to the west, Eighth Avenue to the east, and 39th Street to the south, along the southern boundary of the Green-Wood Cemetery and northern boundary of the 36th-38th Street Yard and South Brooklyn Railway.



OFFICE

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**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**
7428 5th Avenue, Brooklyn, NY 11209
718.921.3100



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Brooklyn, NY 11232

LEASE



OFFERING SUMMARY

Available SF: 950 SF

Lease Rate: \$2,700.00 per month (MG)

Lot Size: 1,200 SF

Building Size: 2,700 SF

Zoning: M1-2D

PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to present for lease approximately 950 SF of ground floor retail space plus basement space at 712 4th Avenue, Brooklyn, NY 11232. The open and sunny space features a new storefront and high street exposure on 4th Avenue. The space is located in Greenwood Heights, which has featured a high level of residential and commercial development. The space is located near popular neighborhood tenants, such as Tin Cup Cafe, Empanada Loca, and Korzo, as well as schools, the Prospect Expressway, the Gowanus Expressway, and public transportation. For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- Located in between the Prospect Avenue and 25th Street R train stations
- Located near the Prospect Expressway and Gowanus Expressway
- High level of vehicular traffic
- Greenwood Heights has experienced a high level of residential and commercial development

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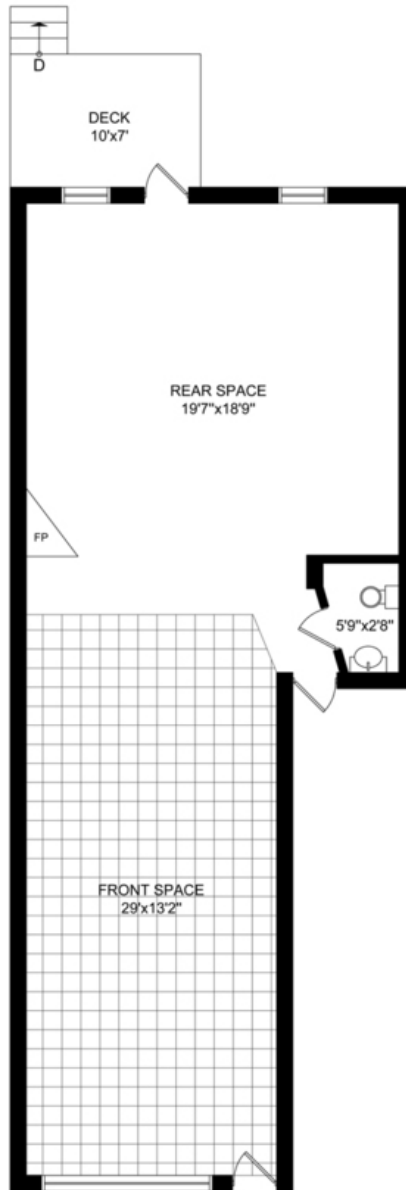
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Floor plan measurements are approximate and are for marketing purposes only.

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A map of the New York City metropolitan area, including parts of New Jersey and Connecticut. A large blue semi-transparent rectangle is overlaid on the map, covering the area from roughly Rutherford, NJ to the East River. In the center of this rectangle, the text "Demographics for 712 4th Ave, New York, 11232, United States" is displayed in white. A blue location pin is placed on the map, pointing to the neighborhood of Slope in Brooklyn, which is the address specified in the text. The map shows major highways, parks, and city boundaries. The text is centered horizontally and vertically within the blue overlay.

Demographics for 712 4th Ave, New York, 11232, United States

Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	62,910	905,849	2,361,563
Total Population (Current Year)	67,869	968,753	2,522,442
Total Population (Five Year Projection)	69,630	996,078	2,596,653
Adult Population (US Census 2010)	51,372	696,326	1,836,076
Adult Population (Current Year)	55,434	747,297	1,974,883
Adult Population (Five Year Projection)	56,349	766,425	2,031,833
% Female Population (US Census 2010)	49.79%	52.08%	52.42%
% Male Population (US Census 2010)	50.21%	47.92%	47.58%
% Female Population (Current Year)	49.9%	51.94%	52.15%
% Male Population (Current Year)	50.1%	48.06%	47.85%
% Female Population (Five Year Projection)	49.86%	51.84%	52.01%
% Male Population (Five Year Projection)	50.14%	48.16%	47.99%
Total Daytime Population	79,293	996,159	2,827,582
Population aged 16 and under (Children)	14,354	216,122	511,255
Daytime population (Age 16+)	64,940	780,037	2,316,327
Civilian 16+, at Workplace	51,747	521,009	1,581,809
Retired population (Age 65+)	4,689	92,565	266,355
Homemakers (Age 16+)	4,789	78,524	213,882

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	29%	20.93%	17.07%
% Flourishing Families	0%	0.03%	0.37%
% Booming with Confidence	0%	0.38%	0.6%
% Suburban Style	0%	0%	0.35%
% Thriving Boomers	0%	0%	0.08%
% Promising Families	0%	0%	0%
% Young City Solos	43.56%	14.15%	14.2%

% Middle-class Melting Pot	0%	0%	0%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	14.06%	41.2%	43.8%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.22%	0.48%
% Cultural Connections	13.38%	22.8%	22.87%
% Golden Year Guardians	0%	0%	0.02%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0.11%	0.11%
% Unclassified	0%	0.18%	0.07%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	34.62	34.55	34.71
% Age 18+	81.68%	77.14%	78.29%
% Age 55+	17.68%	21.98%	23.23%
% Age 65+	8.81%	11.69%	12.64%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	75.45%	48.04%	46.52%
% Black/African American (2010 US Census, Not Hispanic/Latino)	10.35%	32.26%	34.3%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.19%	0.21%	0.21%
% Asian (2010 US Census, Not Hispanic/Latino)	9.61%	16.51%	16.38%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.05%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.73%	0.48%	0.43%
% Two or more races (2010 US Census, Not Hispanic/Latino)	3.61%	2.47%	2.13%
% White (2010 US Census, Hispanic/Latino)	44.29%	38.32%	38.32%
% Black/African American (2010 US Census, Hispanic/Latino)	5.17%	10.59%	11.35%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.94%	1.94%	1.72%

% Asian (2010 US Census, Hispanic/Latino)	0.49%	0.57%	0.51%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.12%	0.11%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	39.65%	40.88%	40.65%
% Two or more races (2010 US Census, Hispanic/Latino)	7.35%	7.58%	7.33%
% White (Current Year, Not Hispanic/Latino)	74.62%	48.35%	45.99%
% Black/African American (Current Year, Not Hispanic/Latino)	7.88%	28.68%	31.71%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.18%	0.19%	0.19%
% Asian (Current Year, Not Hispanic/Latino)	11.97%	19.05%	18.96%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.04%	0.03%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.7%	0.48%	0.43%
% Two or more races (Current Year, Not Hispanic/Latino)	4.61%	3.22%	2.7%
% White (Current Year), Hispanic/Latino	43.34%	37.89%	38.2%
% Black/African American (Current Year, Hispanic/Latino)	5.38%	10.99%	11.51%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	2.51%	1.78%	1.57%
% Asian (Current Year, Hispanic/Latino)	0.46%	0.59%	0.52%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.09%	0.1%	0.11%
% Some other race (Current Year, Hispanic/Latino)	40.07%	40.45%	40.34%
% Two or more races (Current Year, Hispanic/Latino)	8.14%	8.2%	7.74%
% White (Five Year Projection, Not Hispanic/Latino)	73.09%	47.19%	44.77%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	7.71%	28.52%	31.48%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.17%	0.19%	0.18%
% Asian (Five Year Projection, Not Hispanic/Latino)	12.92%	19.85%	19.99%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.04%	0.02%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.69%	0.48%	0.43%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	5.37%	3.75%	3.11%
% White (Five Year Projection, Hispanic/Latino)	43.13%	37.61%	37.95%
% Black/African American (Five Year Projection, Hispanic/Latino)	5.5%	11.29%	11.68%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	2.37%	1.7%	1.5%
% Asian (Five Year Projection, Hispanic/Latino)	0.46%	0.56%	0.49%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.09%	0.09%	0.1%
% Some other race (Five Year Projection, Hispanic/Latino)	40.01%	40.21%	40.26%
% Two or more races (Five Year Projection, Hispanic/Latino)	8.44%	8.54%	8.02%

Housing & Households

Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.1	20.65	57.4
Total Housing Units (Current Year)	27,869	383,775	1,041,311
Total Households (Current Year)	26,711	363,117	974,623
Total Households (Five Year Projection)	27,822	378,184	1,014,902
Owner-Occupied: Owned with a mortgage or loan	5,727	62,121	159,142
Owner-Occupied: Owned free and clear	2,909	37,272	96,864
Renter-Occupied	18,076	263,725	718,617

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	14	183	793
Housing Value \$10,000-\$14,999	8	218	592
Housing Value \$15,000-\$19,999	39	320	666
Housing Value \$20,000-\$24,999	5	271	609
Housing Value \$25,000-\$29,999	1	181	468
Housing Value \$30,000-\$34,999	0	194	553
Housing Value \$35,000-\$39,999	6	282	733
Housing Value \$40,000-\$49,999	23	419	1,239
Housing Value \$50,000-\$59,999	19	515	1,476
Housing Value \$60,000-\$69,999	11	643	1,532
Housing Value \$70,000-\$79,999	46	609	1,390
Housing Value \$80,000-\$89,999	24	611	1,190
Housing Value \$90,000-\$99,999	23	633	1,506
Housing Value \$100,000-\$124,999	53	1,031	2,601
Housing Value \$125,000-\$149,999	62	770	2,110
Housing Value \$150,000-\$174,999	37	1,319	3,810
Housing Value \$175,000-\$199,999	110	1,884	4,820
Housing Value \$200,000-\$249,999	197	3,536	8,971

Housing Value \$250,000-\$299,999	272	5,211	12,707
Housing Value \$300,000-\$399,999	544	9,028	25,273
Housing Value \$400,000-\$499,999	899	11,473	35,070
Housing Value \$500,000-\$749,999	2,027	23,853	66,803
Housing Value \$750,000-\$999,999	1,854	18,549	42,769
Housing Value \$1,000,000 or more	2,361	17,660	38,325
Total Owner-occupied housing units (OOHU)	8,635	99,393	256,006

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$34,718	\$27,748	\$29,079
Per Capita Income (Current Year, based on Total Population)	\$50,180	\$38,922	\$38,967
Per Capita Income (Five Year Projection, based on Total Population)	\$55,231	\$42,972	\$43,519
Average (Mean) Household Income (Current Year)	\$126,788	\$103,166	\$100,213
Median Household Income (Current Year)	\$86,845	\$65,880	\$62,581

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	6.51%	8.02%	9.8%
% Household Income \$10,000-\$14,999	3.52%	4.98%	5.55%
% Household Income \$15,000-\$19,999	2.89%	4.45%	4.56%
% Household Income \$20,000-\$24,999	2.76%	4.21%	4.47%
% Household Income \$25,000-\$29,999	2.94%	4.08%	3.9%
% Household Income \$30,000-\$34,999	3.04%	3.86%	3.98%
% Household Income \$35,000-\$39,999	2.81%	3.65%	3.65%
% Household Income \$40,000-\$44,999	3.07%	3.46%	3.32%
% Household Income \$45,000-\$49,999	2.42%	3.14%	3.08%
% Household Income \$50,000-\$59,999	5.17%	6.4%	6.12%
% Household Income \$60,000-\$74,999	8.62%	9.32%	8.85%
% Household Income \$75,000-\$99,999	12.52%	11.91%	11.21%
% Household Income \$100,000-\$124,999	9.68%	8.59%	8.57%
% Household Income \$125,000-\$149,999	7.58%	5.88%	5.52%
% Household Income \$150,000-\$199,999	10.88%	7.51%	7.13%

% Household Income \$200,000-\$249,999	7.24%	4.44%	4.06%
% Household Income \$250,000-\$499,999	5.15%	3.52%	3.77%
% Household Income \$500,000+	3.2%	2.59%	2.46%

Education (Current Year)

Education			
	1-mi.	3-mi.	5-mi.
College undergraduate	2,082	46,804	125,339
Graduate or prof school	1,703	19,267	49,129

Educational Attainment			
	1-mi.	3-mi.	5-mi.
No schooling completed	1,087	19,681	48,849
Nursery to 4th grade	437	8,455	22,993
5th and 6th grade	1,489	21,514	56,536
7th and 8th grade	1,217	17,969	46,901
9th grade	1,273	17,816	38,783
10th grade	842	11,440	32,754
11th grade	949	11,813	35,739
12th grade, no diploma	1,594	23,858	55,617
High school graduate, GED	7,671	145,248	405,111
Some college, <1 year	1,255	17,837	51,172
Some college, 1+ years	3,776	65,133	173,551
Associate's degree	1,682	31,929	91,762
Bachelor's degree	14,595	154,581	411,531
Master's degree	9,288	87,097	205,783
Professional school degree	2,469	25,253	54,850
Doctorate degree	1,206	9,788	24,165

Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	33,354	423,558	1,087,426
Total Civilian employed population aged 16+ (Current Year)	36,734	463,026	1,193,317
Total Civilian employed population aged 16+ (Five Year Projection)	37,191	472,149	1,219,655

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.26%	0.15%
% Civilian, Employed (2010 US Census)	90.36%	89.3%	90.22%
% Civilian, Unemployed (2010 US Census)	9.64%	10.43%	9.64%
% Not in Labor Force (2010 US Census)	29.7%	33.95%	36.35%
% Armed Forces (Current Year)	0%	0.26%	0.14%
% Civilian, Employed (Current Year)	95.53%	94.93%	95.38%
% Civilian, Unemployed (Current Year)	4.47%	4.81%	4.48%
% Not in Labor Force (Current Year)	31.94%	36.43%	38.31%
% Armed Forces (Five Year Projection)	0%	0.26%	0.14%
% Civilian, Employed (Five Year Projection)	95.57%	94.97%	95.42%
% Civilian, Unemployed (Five Year Projection)	4.43%	4.77%	4.44%
% Not in Labor Force (Five Year Projection)	32.21%	36.77%	38.67%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	36,734	463,026	1,193,317
Car, truck, or van	4,649	87,929	241,966
Public transport (not taxi)	25,464	295,521	727,710
Worked at home	2,375	22,382	55,240

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	373	4,589	13,759
5-9 minutes	849	13,166	35,982
10-14 minutes	1,529	21,514	62,787
15-19 minutes	1,732	27,707	83,650
20-24 minutes	2,397	35,258	104,987
25-29 minutes	1,174	15,156	48,029
30-34 minutes	5,255	73,877	198,247
35-39 minutes	2,146	17,831	41,842
40-44 minutes	3,704	39,064	86,226
45-59 minutes	9,373	90,230	198,527
60-89 minutes	4,781	78,171	200,494
90+ minutes	1,045	24,080	63,549

Consumer Expenditures (Current Year)

Consumer Expenditures			
	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$16,058,793	\$194,667,007	\$491,853,003
Total Apparel and services	\$57,624,290	\$735,368,668	\$1,936,645,395
Total Cash contributions	\$48,365,211	\$600,083,156	\$1,508,680,543
Total Education	\$73,745,089	\$839,687,663	\$2,184,007,309
Total Entertainment	\$98,434,520	\$1,083,608,642	\$2,688,685,998
Total Food	\$236,903,160	\$2,919,874,770	\$7,512,623,993
Total Gifts	\$32,042,084	\$420,045,430	\$1,121,443,309
Total Healthcare	\$132,572,393	\$1,590,195,241	\$4,079,808,327
Total Housing	\$733,037,779	\$8,809,172,900	\$22,589,643,067
Total Miscellaneous	\$33,199,692	\$399,621,908	\$1,013,237,858
Total Personal care products and services	\$24,274,851	\$300,483,843	\$768,338,833
Total Personal insurance and pensions	\$264,694,453	\$2,912,115,642	\$7,248,840,809
Total Reading	\$2,151,273	\$28,652,326	\$75,960,735
Total Tobacco products and smoking supplies	\$8,802,290	\$110,467,471	\$288,332,425
Total Transportation	\$312,135,063	\$3,903,684,780	\$10,048,471,166

Retail Demand by Store Type			
	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$1,243,248,613	\$15,345,558,606	\$39,481,004,850
Building Material & Garden Equipment & Supply Dealers	\$84,618,412	\$1,028,570,332	\$2,583,696,743
Clothing & Clothing Accessories Stores	\$65,358,316	\$829,978,862	\$2,181,830,842
Electronics and Appliance Stores	\$19,024,497	\$229,578,407	\$588,859,815
Food & Beverage Stores	\$167,716,120	\$2,118,768,047	\$5,477,737,267
Food Services & Drinking Places	\$181,532,076	\$2,156,887,128	\$5,491,315,259
Furniture & Home Furnishings Stores	\$25,883,714	\$309,074,082	\$793,739,036
Gasoline stations	\$81,471,111	\$1,027,419,345	\$2,684,393,890
General Merchandise Stores	\$155,499,749	\$1,947,548,117	\$5,038,952,460

General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$286,473,733	\$3,569,958,441	\$9,260,379,476
Health & Personal Care Stores	\$64,276,977	\$827,990,471	\$2,144,885,486
Miscellaneous Store Retailers	\$28,144,289	\$335,712,120	\$856,720,374
Motor Vehicle & Parts Dealers	\$204,623,324	\$2,465,156,534	\$6,292,892,649
Nonstore retailers	\$150,299,600	\$1,889,034,161	\$4,881,465,284
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$14,800,427	\$179,840,999	\$464,515,744

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	42	262	616
Construction (15-17)	249	1,876	4,344
Finance, Insurance, & Real Estate (60-69)	206	3,461	10,107
Manufacturing (20-39)	256	1,431	3,664
Mining (10-14)	0	18	44
Public Administration (90-98)	13	223	860
Retail Trade (52-59)	774	7,846	21,892
Services (70-89)	1,635	20,452	56,191
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	190	1,630	4,269
Wholesale Trade (50-51)	358	2,255	5,566



712 4TH AVENUE

Brooklyn, NY 11232

LEASE

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth 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 affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller 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 buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers 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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