



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

300 KINGS HWY

Brooklyn, NY 11223

AVAILABLE SPACE

3,200 SF

LEASE RATE

\$134,000 per year (NNN)

AREA

High Traffic area surrounded by local and national tenants.

Steps Away from the N & W train station and B82 bus.



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SALE / LEASE

CBCWORLDWIDE.COM

OFFICE

Richard DiPietro

347.693.2995

richard.dipietro@coldwellbanker.com

Joe Zhou

212.365.0181

joe.zhou@coldwellbanker.com

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**
6501 Bay Parkway, Brooklyn, NY 11204
718.921.3100



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OFFERING SUMMARY

Available SF: 3,200 SF

Lease Rate: \$134,000 per year (NNN)

Lot Size: 0.05 Acres

Year Built: 1931

Building Size: 3,200 SF

Zoning: R7A, C2-3

Market: Gravesend

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PROPERTY OVERVIEW

Prime retail property featuring a 1,800 SF 1st Floor + a 1,400 SF fully finished lower level. The site is suitable for a variety of tenants.

Asking Rent: \$41.88 Per SF Per Year / \$134,000 Annually / \$11,167 monthly.

PROPERTY HIGHLIGHTS

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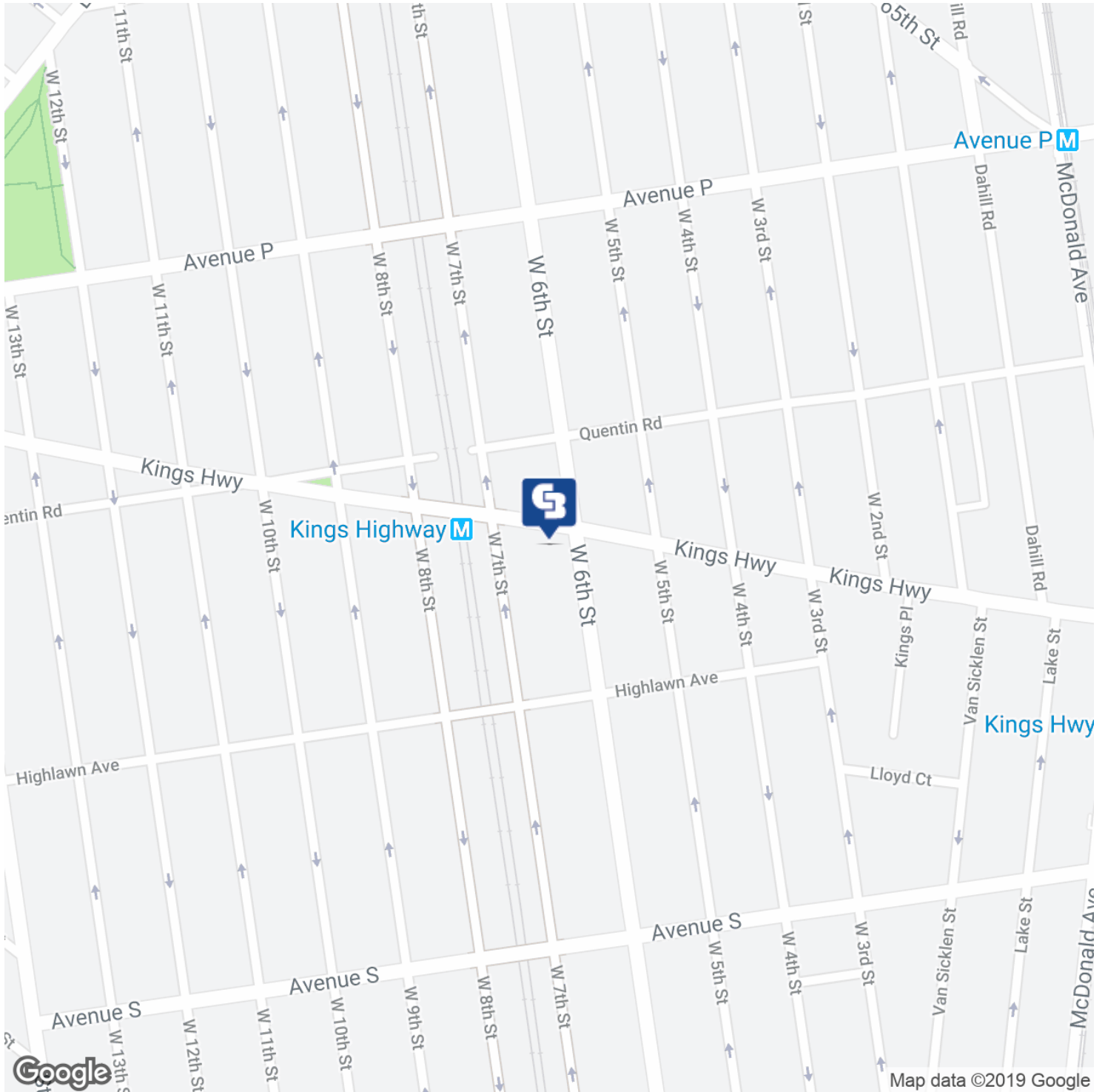




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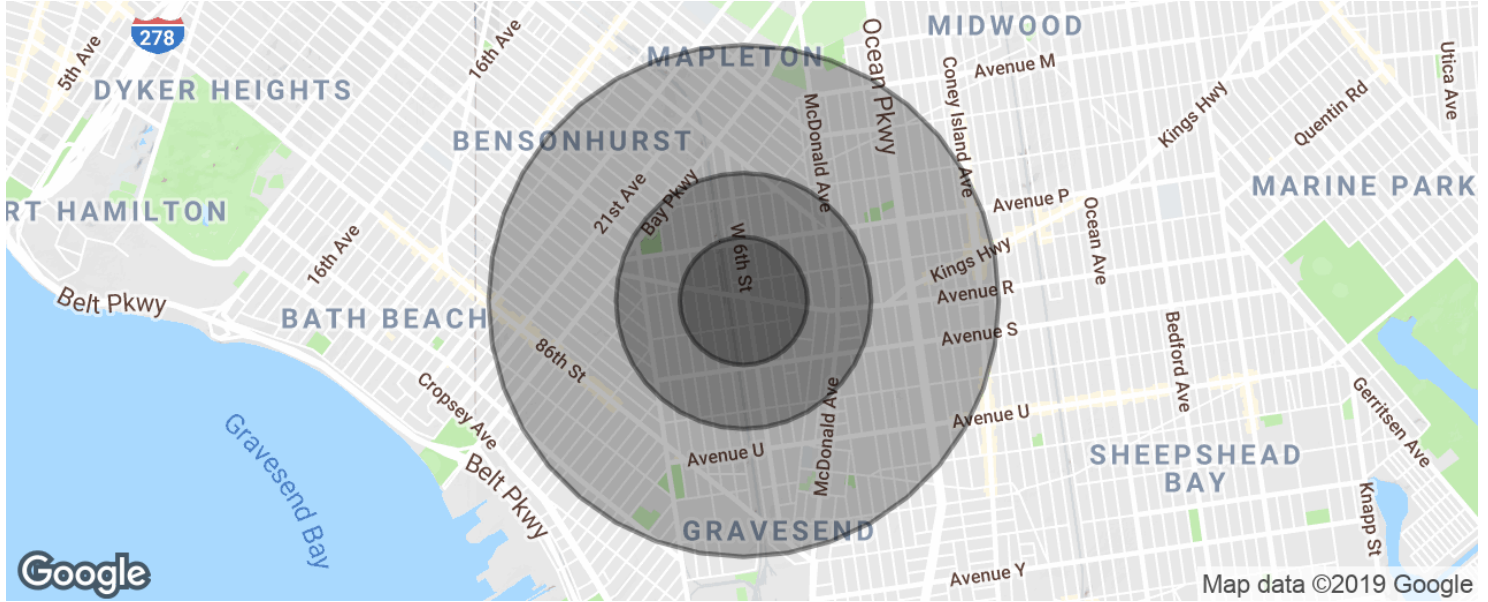
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	11,158	42,577	142,237
Median age	39.2	39.5	38.3
Median age (Male)	39.1	39.2	36.9
Median age (Female)	38.9	39.2	39.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,828	15,019	50,678
# of persons per HH	2.9	2.8	2.8
Average HH income	\$54,041	\$57,219	\$56,750
Average house value	\$546,499	\$582,192	\$615,919

* Demographic data derived from 2010 US Census

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