

RETAIL PROPERTY

**GROUND FLOOR RETAIL SPACE FOR LEASE  
APPROXIMATELY 700 SF**

**138 7TH AVENUE  
BROOKLYN, NY 11215**

Smart  
phone

FOR MORE INFORMATION

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**COLDWELL  
BANKER  
COMMERCIAL**

**Reliable Real Estate**



# 138 7TH AVENUE



## 138 7TH AVENUE

### Property Description

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer approximately 700 SF of ground floor retail space for lease at 138 7th Avenue, Brooklyn, NY 11215. The space is located on busy 7th Avenue in the heart of Park Slope, which has been rated as New York City's most desirable neighborhood for its mix of historic buildings and top-rated fine dining and shopping. The space is in close proximity to public transportation and Park Slope's iconic Prospect Park. Nearby tenants include Chase Bank, Haagen-Dazs, Cousin John's and JackRabbit. Suitable uses include but are not limited to café, boutique and professional office.

### Property Highlights

- Prime Park Slope
- Affluent households
- Close proximity to the 7th Avenue B/Q train station and 2/3 Grand Army



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# 138 7TH AVENUE



## OFFERING SUMMARY

Available SF: 700 SF

Lease Rate: \$7,500 per month  
(MG)

Lot Size: 2,725 SF

Building Size: 5,466 SF

## PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer approximately 700 SF of ground floor retail space for lease at 138 7th Avenue, Brooklyn, NY 11215. The space is located on busy 7th Avenue in the heart of Park Slope, which has been rated as New York City's most desirable neighborhood for its mix of historic buildings and top-rated fine dining and shopping. The space is in close proximity to public transportation and Park Slope's iconic Prospect Park. Nearby tenants include Chase Bank, Haagen-Dazs, Cousin John's and JackRabbit. Suitable uses include but are not limited to café, boutique and professional office.

## PROPERTY HIGHLIGHTS

- Prime Park Slope
- Affluent households
- Close proximity to the 7th Avenue B/Q train station and 2/3 Grand Army Plaza train station

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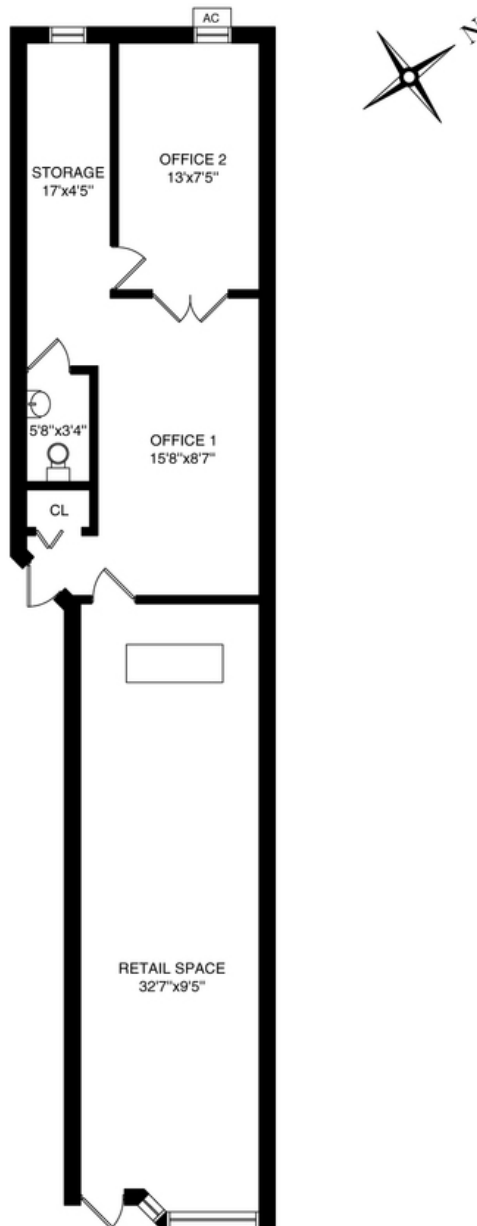
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Floor plan measurements are approximate and are for marketing purposes only.

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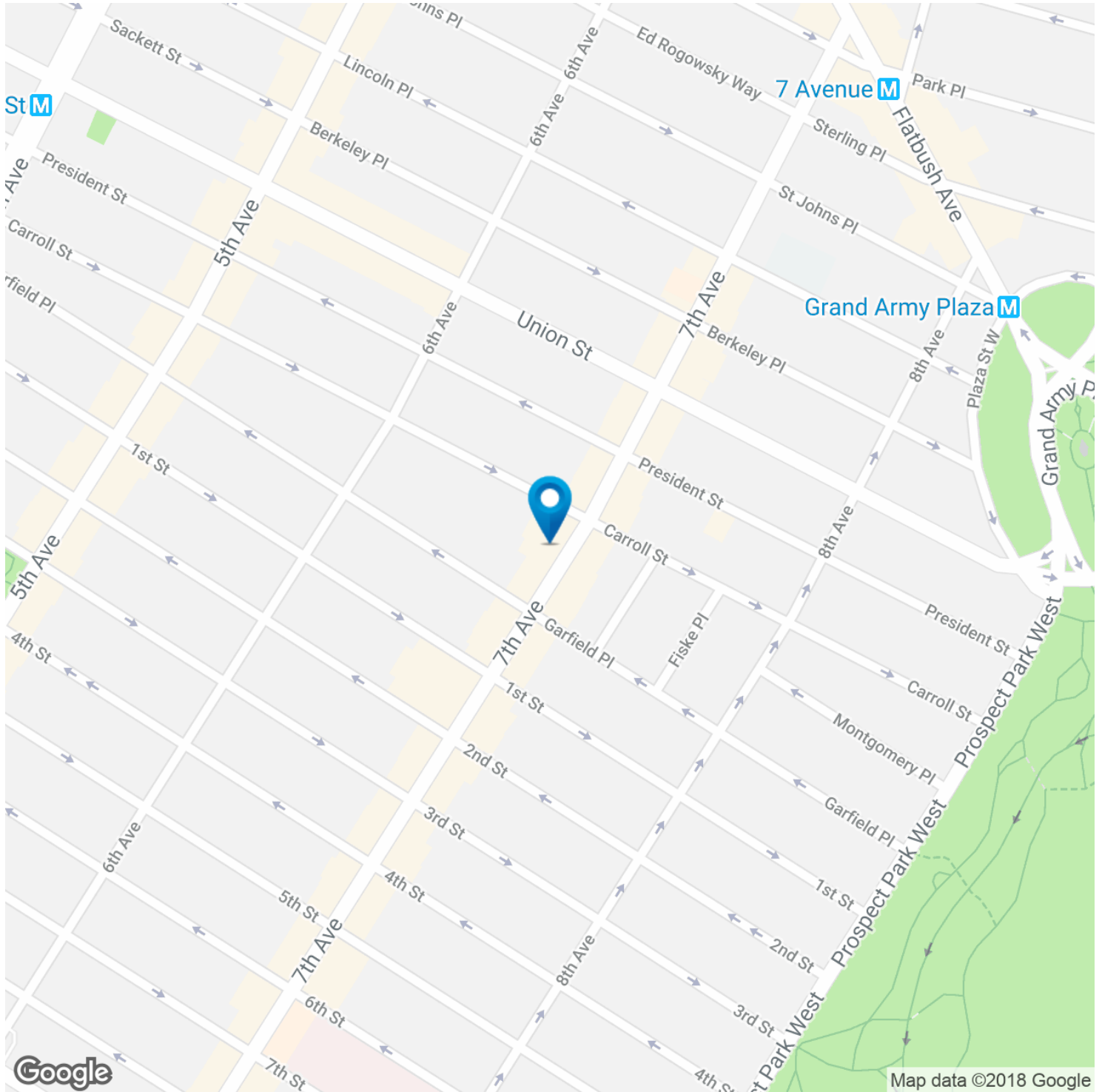
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138 7th Ave, Brooklyn, NY 11215

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	138,489		1,296,102		2,849,264	
2018 Estimate	134,803		1,263,604		2,794,078	
2010 Census	121,753		1,150,157		2,630,996	
Growth 2018 - 2023	2.73%		2.57%		1.98%	
Growth 2010 - 2018	10.72%		9.86%		6.20%	
<b>2018 Population by Age</b>						
	<b>134,803</b>		<b>1,263,604</b>		<b>2,794,078</b>	
Age 0 - 4	11,036	8.19%	100,815	7.98%	215,174	7.70%
Age 5 - 9	8,860	6.57%	87,030	6.89%	178,587	6.39%
Age 10 - 14	6,575	4.88%	76,018	6.02%	154,798	5.54%
Age 15 - 19	4,989	3.70%	69,344	5.49%	144,636	5.18%
Age 20 - 24	5,284	3.92%	78,869	6.24%	173,303	6.20%
Age 25 - 29	9,307	6.90%	108,226	8.56%	248,518	8.89%
Age 30 - 34	13,541	10.05%	117,363	9.29%	268,438	9.61%
Age 35 - 39	14,341	10.64%	105,890	8.38%	235,988	8.45%
Age 40 - 44	12,761	9.47%	90,690	7.18%	198,540	7.11%
Age 45 - 49	10,504	7.79%	79,521	6.29%	175,238	6.27%
Age 50 - 54	8,710	6.46%	73,648	5.83%	164,702	5.89%
Age 55 - 59	7,506	5.57%	69,040	5.46%	156,202	5.59%
Age 60 - 64	6,416	4.76%	60,831	4.81%	139,218	4.98%
Age 65 - 69	5,343	3.96%	50,377	3.99%	115,857	4.15%
Age 70 - 74	3,738	2.77%	35,562	2.81%	82,423	2.95%
Age 75 - 79	2,534	1.88%	24,979	1.98%	58,156	2.08%
Age 80 - 84	1,622	1.20%	16,745	1.33%	39,427	1.41%
Age 85+	1,734	1.29%	18,657	1.48%	44,873	1.61%
Age 65+	14,971	11.11%	146,320	11.58%	340,736	12.19%
<b>Median Age</b>	<b>37.70</b>		<b>34.80</b>		<b>35.30</b>	
<b>Average Age</b>	<b>37.10</b>		<b>35.80</b>		<b>36.50</b>	

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138 7th Ave, Brooklyn, NY 11215

Radius	1 Mile		3 Mile		5 Mile	
<b>2018 Population By Race</b>	134,803		1,263,604		2,794,078	
White	87,353	64.80%	566,236	44.81%	1,442,500	51.63%
Black	29,325	21.75%	495,671	39.23%	848,260	30.36%
Am. Indian & Alaskan	765	0.57%	12,378	0.98%	25,412	0.91%
Asian	11,934	8.85%	151,391	11.98%	400,696	14.34%
Hawaiian & Pacific Island	140	0.10%	1,452	0.11%	3,468	0.12%
Other	5,285	3.92%	36,475	2.89%	73,743	2.64%
<b>Population by Hispanic Origin</b>	134,803		1,263,604		2,794,078	
Non-Hispanic Origin	114,593	85.01%	1,020,924	80.79%	2,247,319	80.43%
Hispanic Origin	20,210	14.99%	242,680	19.21%	546,759	19.57%
<b>2018 Median Age, Male</b>	37.10		33.60		34.40	
<b>2018 Average Age, Male</b>	36.00		34.40		35.30	
<b>2018 Median Age, Female</b>	38.20		35.90		36.20	
<b>2018 Average Age, Female</b>	38.10		37.10		37.60	
<b>2018 Population by Occupation Classification</b>	107,342		985,909		2,216,594	
Civilian Employed	78,753	73.37%	613,219	62.20%	1,382,496	62.37%
Civilian Unemployed	2,695	2.51%	31,042	3.15%	65,138	2.94%
Civilian Non-Labor Force	25,856	24.09%	341,360	34.62%	768,335	34.66%
Armed Forces	38	0.04%	288	0.03%	625	0.03%
<b>Households by Marital Status</b>	18,760		149,282		354,300	
Married	18,760		149,282		354,300	
Married No Children	10,046		76,000		191,225	
Married w/Children	8,714		73,281		163,075	
<b>2018 Population by Education</b>	105,881		919,950		2,071,786	
Some High School, No Diploma	8,416	7.95%	177,538	19.30%	368,433	17.78%
High School Grad (Incl Equivalency)	11,243	10.62%	200,178	21.76%	436,361	21.06%
Some College, No Degree	13,161	12.43%	160,927	17.49%	354,660	17.12%
Associate Degree	7,823	7.39%	68,421	7.44%	144,206	6.96%
Bachelor Degree	33,127	31.29%	181,193	19.70%	451,914	21.81%
Advanced Degree	32,111	30.33%	131,693	14.32%	316,212	15.26%

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Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	203,075		1,531,140		3,410,060	
Real Estate & Finance	7,736	3.81%	48,707	3.18%	139,377	4.09%
Professional & Management	69,231	34.09%	348,481	22.76%	819,971	24.05%
Public Administration	3,078	1.52%	22,272	1.45%	47,224	1.38%
Education & Health	20,359	10.03%	171,870	11.22%	359,582	10.54%
Services	8,758	4.31%	144,596	9.44%	297,971	8.74%
Information	7,706	3.79%	31,626	2.07%	67,802	1.99%
Sales	12,858	6.33%	134,051	8.75%	299,377	8.78%
Transportation	54,891	27.03%	396,787	25.91%	849,464	24.91%
Retail	5,497	2.71%	57,210	3.74%	126,855	3.72%
Wholesale	1,096	0.54%	13,321	0.87%	31,973	0.94%
Manufacturing	1,770	0.87%	22,903	1.50%	53,457	1.57%
Production	2,735	1.35%	45,285	2.96%	102,424	3.00%
Construction	1,651	0.81%	29,025	1.90%	72,226	2.12%
Utilities	1,793	0.88%	30,221	1.97%	69,922	2.05%
Agriculture & Mining	26	0.01%	477	0.03%	1,144	0.03%
Farming, Fishing, Forestry	0	0.00%	317	0.02%	811	0.02%
Other Services	3,890	1.92%	33,991	2.22%	70,480	2.07%
2018 Worker Travel Time to Job	72,172		582,935		1,319,705	
<30 Minutes	17,552	24.32%	166,657	28.59%	424,018	32.13%
30-60 Minutes	44,580	61.77%	294,157	50.46%	615,128	46.61%
60+ Minutes	10,040	13.91%	122,121	20.95%	280,559	21.26%
2010 Households by HH Size	54,850		429,826		1,018,207	
1-Person Households	19,110	34.84%	133,643	31.09%	334,341	32.84%
2-Person Households	19,116	34.85%	122,752	28.56%	293,591	28.83%
3-Person Households	8,722	15.90%	69,222	16.10%	158,910	15.61%
4-Person Households	5,280	9.63%	48,266	11.23%	111,739	10.97%
5-Person Households	1,619	2.95%	25,969	6.04%	58,753	5.77%
6-Person Households	591	1.08%	13,249	3.08%	28,955	2.84%
7 or more Person Households	412	0.75%	16,725	3.89%	31,918	3.13%
2018 Average Household Size	2.20		2.60		2.50	
Households						
2023 Projection	61,455		484,314		1,103,098	
2018 Estimate	59,953		472,186		1,081,838	
2010 Census	54,848		429,826		1,018,205	
Growth 2018 - 2023	2.51%		2.57%		1.97%	
Growth 2010 - 2018	9.31%		9.86%		6.25%	

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138 7th Ave, Brooklyn, NY 11215

Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	59,953		472,189		1,081,838	
<\$25,000	7,083	11.81%	120,908	25.61%	254,181	23.50%
\$25,000 - \$50,000	6,918	11.54%	89,614	18.98%	188,024	17.38%
\$50,000 - \$75,000	6,620	11.04%	66,605	14.11%	150,593	13.92%
\$75,000 - \$100,000	7,441	12.41%	52,813	11.18%	123,513	11.42%
\$100,000 - \$125,000	6,137	10.24%	38,956	8.25%	95,301	8.81%
\$125,000 - \$150,000	5,365	8.95%	26,185	5.55%	62,745	5.80%
\$150,000 - \$200,000	7,460	12.44%	31,521	6.68%	80,321	7.42%
\$200,000+	12,929	21.57%	45,587	9.65%	127,160	11.75%
2018 Avg Household Income	\$136,079		\$87,284		\$95,336	
2018 Med Household Income	\$107,799		\$58,621		\$65,896	
2018 Occupied Housing	59,953		472,186		1,081,838	
Owner Occupied	17,716	29.55%	100,035	21.19%	264,996	24.49%
Renter Occupied	42,237	70.45%	372,151	78.81%	816,842	75.51%
2010 Housing Units	62,218		496,282		1,154,312	
1 Unit	4,949	7.95%	35,652	7.18%	111,632	9.67%
2 - 4 Units	19,933	32.04%	139,552	28.12%	317,507	27.51%
5 - 19 Units	18,228	29.30%	95,348	19.21%	219,076	18.98%
20+ Units	19,108	30.71%	225,730	45.48%	506,097	43.84%
2018 Housing Value	17,717		100,036		264,997	
<\$100,000	210	1.19%	2,618	2.62%	6,800	2.57%
\$100,000 - \$200,000	125	0.71%	2,222	2.22%	6,146	2.32%
\$200,000 - \$300,000	273	1.54%	4,404	4.40%	10,427	3.93%
\$300,000 - \$400,000	533	3.01%	7,380	7.38%	19,464	7.34%
\$400,000 - \$500,000	499	2.82%	7,770	7.77%	28,215	10.65%
\$500,000 - \$1,000,000	5,791	32.69%	38,143	38.13%	109,090	41.17%
\$1,000,000+	10,286	58.06%	37,499	37.49%	84,855	32.02%
2018 Median Home Value	\$1,041,634		\$835,893		\$781,632	
2018 Housing Units by Yr Built	62,244		497,085		1,156,149	
Built 2010+	5,412	8.69%	49,280	9.91%	87,812	7.60%
Built 2000 - 2010	3,880	6.23%	42,050	8.46%	109,130	9.44%
Built 1990 - 1999	1,207	1.94%	12,785	2.57%	34,764	3.01%
Built 1980 - 1989	1,473	2.37%	12,244	2.46%	36,926	3.19%
Built 1970 - 1979	2,408	3.87%	26,137	5.26%	65,021	5.62%
Built 1960 - 1969	3,268	5.25%	45,340	9.12%	112,612	9.74%
Built 1950 - 1959	3,921	6.30%	51,225	10.31%	119,600	10.34%
Built <1949	40,675	65.35%	258,024	51.91%	590,284	51.06%
2018 Median Year Built	1947		1949		1949	

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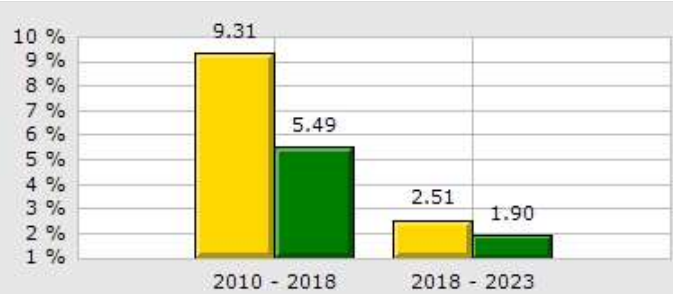
Demographic Market Comparison Report

1 Mile  
County

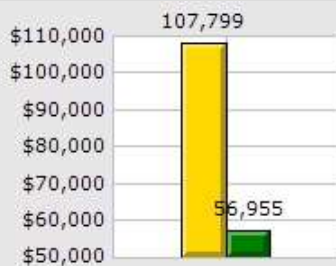
Population Growth



Household Growth



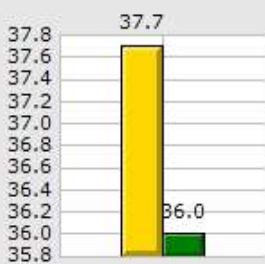
2018 Med Household Inc



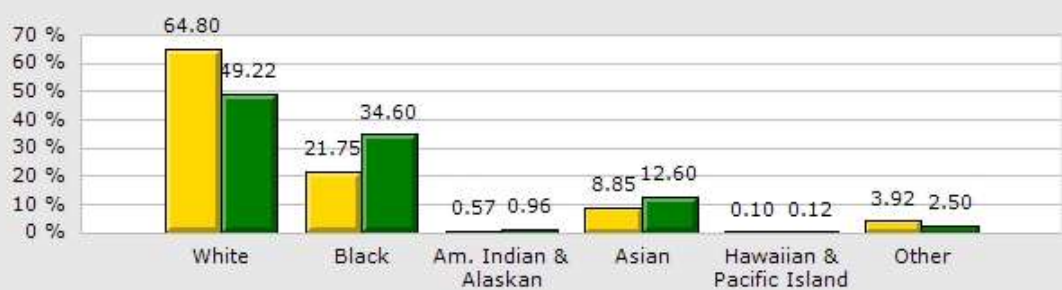
2018 Households by Household Income



2018 Median Age



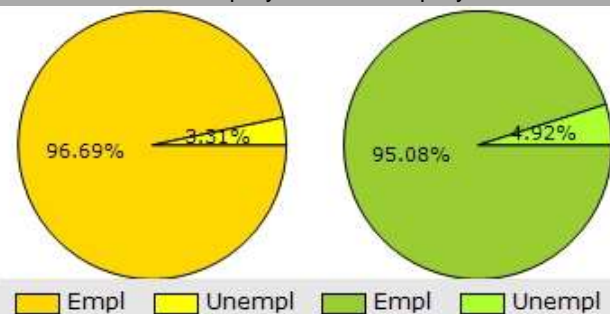
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



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Demographic Market Comparison Report

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2018	10.72%		5.51%	
Growth 2018 - 2023	2.73%		1.90%	
Empl	78,753	96.69%	1,243,699	95.08%
Unempl	2,695	3.31%	64,422	4.92%
<b>2018 Population by Race</b>				
White	87,353	64.80%	1,300,725	49.22%
Black	29,325	21.75%	914,303	34.60%
Am. Indian & Alaskan	765	0.57%	25,332	0.96%
Asian	11,934	8.85%	333,120	12.60%
Hawaiian & Pacific Island	141	0.10%	3,121	0.12%
Other	5,285	3.92%	66,191	2.50%
<b>Household Growth</b>				
Growth 2010 - 2018	9.31%		5.49%	
Growth 2018 - 2023	2.51%		1.90%	
Renter Occupied	42,237	70.45%	710,476	73.46%
Owner Occupied	17,716	29.55%	256,712	26.54%
<b>2018 Households by Household Income</b>				
Income <\$25K	7,083	11.81%	253,749	26.24%
Income \$25K - \$50K	6,918	11.54%	186,948	19.33%
Income \$50K - \$75K	6,620	11.04%	141,664	14.65%
Income \$75K - \$100K	7,441	12.41%	112,253	11.61%
Income \$100K - \$125K	6,137	10.24%	82,149	8.49%
Income \$125K - \$150K	5,365	8.95%	54,359	5.62%
Income \$150K - \$200K	7,460	12.44%	62,379	6.45%
Income \$200K+	12,929	21.57%	73,687	7.62%
2018 Med Household Inc	\$107,799		\$56,955	
2018 Median Age	37.70		36.00	

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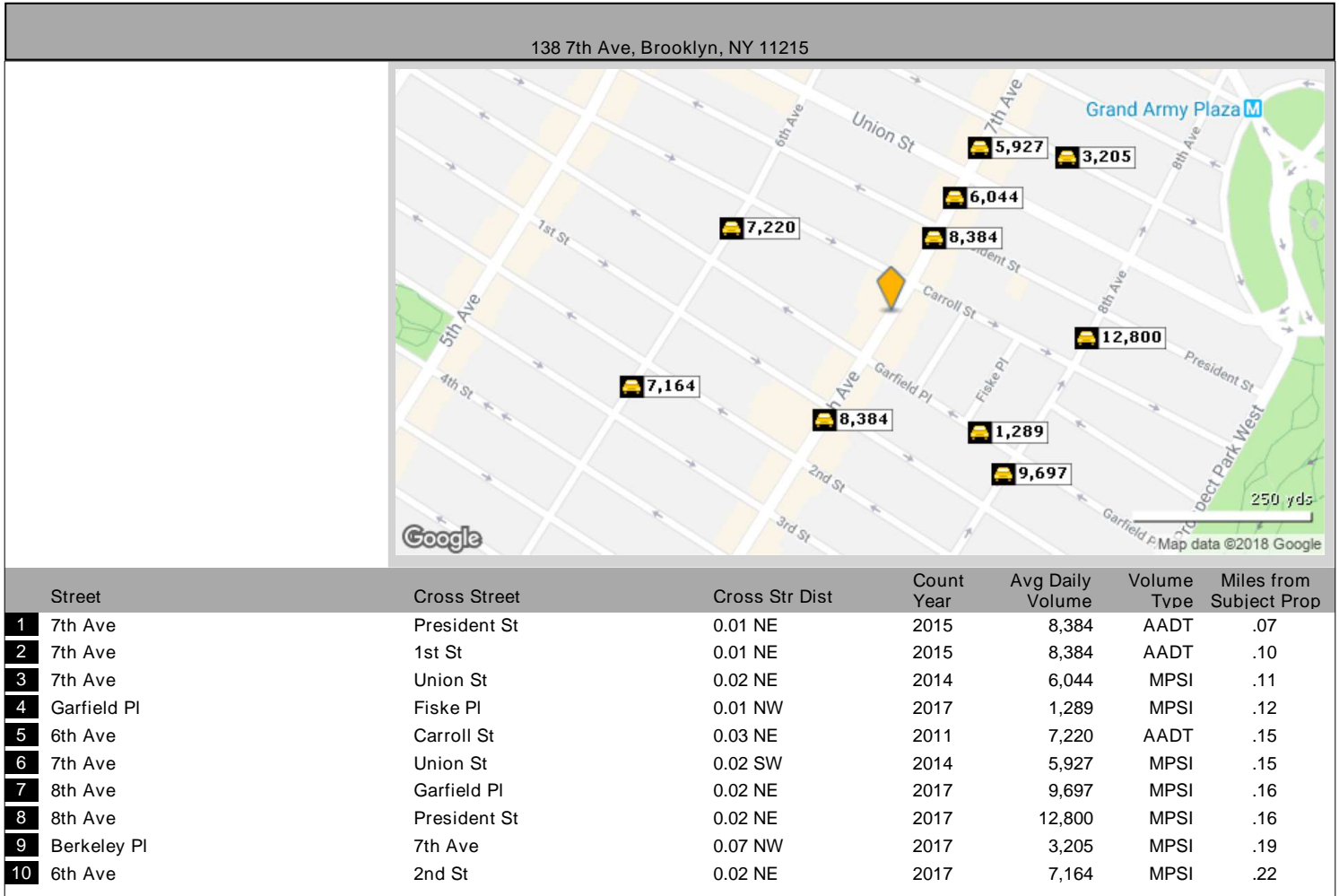
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Traffic Count Report



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## Confidentiality Statement

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This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant 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 Reliable Commercial Division or by Ownership.

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

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.

