

RETAIL PROPERTY

# FOR LEASE

3919 4TH AVENUE, BROOKLYN, NY 11232

**APPROXIMATELY 650 SF  
GROUND FLOOR RETAIL SPACE  
\$1,900 PER MONTH**

FOR MORE INFORMATION

**Kimberly Fong**

718.921.3100 x161

[kimberlyfong.cb@gmail.com](mailto:kimberlyfong.cb@gmail.com)

**Olga Pidhirnyak**

718.921.3100 x110

[olga.pidhirnyak@coldwellbanker.com](mailto:olga.pidhirnyak@coldwellbanker.com)



**COLDWELL  
BANKER  
COMMERCIAL**

**Reliable Real Estate**



3919 4TH AVENUE, BROOKLYN, NY 11232

## 650 SF GROUND FLOOR RETAIL SPACE



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## 650 SF GROUND FLOOR RETAIL SPACE

### Property Description

Coldwell Banker Reliable Real Estate is pleased to offer for lease approximately 650 SF of ground floor retail space for lease at 3919 4th Avenue, Brooklyn, NY 11232. The open space is in vanilla box condition and has been white boxed and painted by the Landlord since photos were taken. Suitable uses include but are not limited to a café and professional office. The space is conveniently located in Sunset Park, which has experienced a high level of commercial and residential development. The space is close to Industry City, a major Brooklyn retail and professional hub, and multiple train and bus lines. Nearby tenants include the Brooklyn Nets, Costco, Burger King, TD Bank and Domino's Pizza, among others.

### Property Highlights

- Close proximity to 36th Street D, N and R trains and B35 and B70 buses
- Close to anchor tenants including the Brooklyn Nets, Costco, Burger King, TD Bank and Domino's Pizza
- High level of vehicular traffic
- Densely populated area


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718.921.3100 x161

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**Olga Pidhirnyak**

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### OFFERING SUMMARY

Available SF:	650 SF
Lease Rate:	\$1,900 per month (MG)
Lot Size:	1,875 SF
Building Size:	4,153 SF

### PROPERTY OVERVIEW

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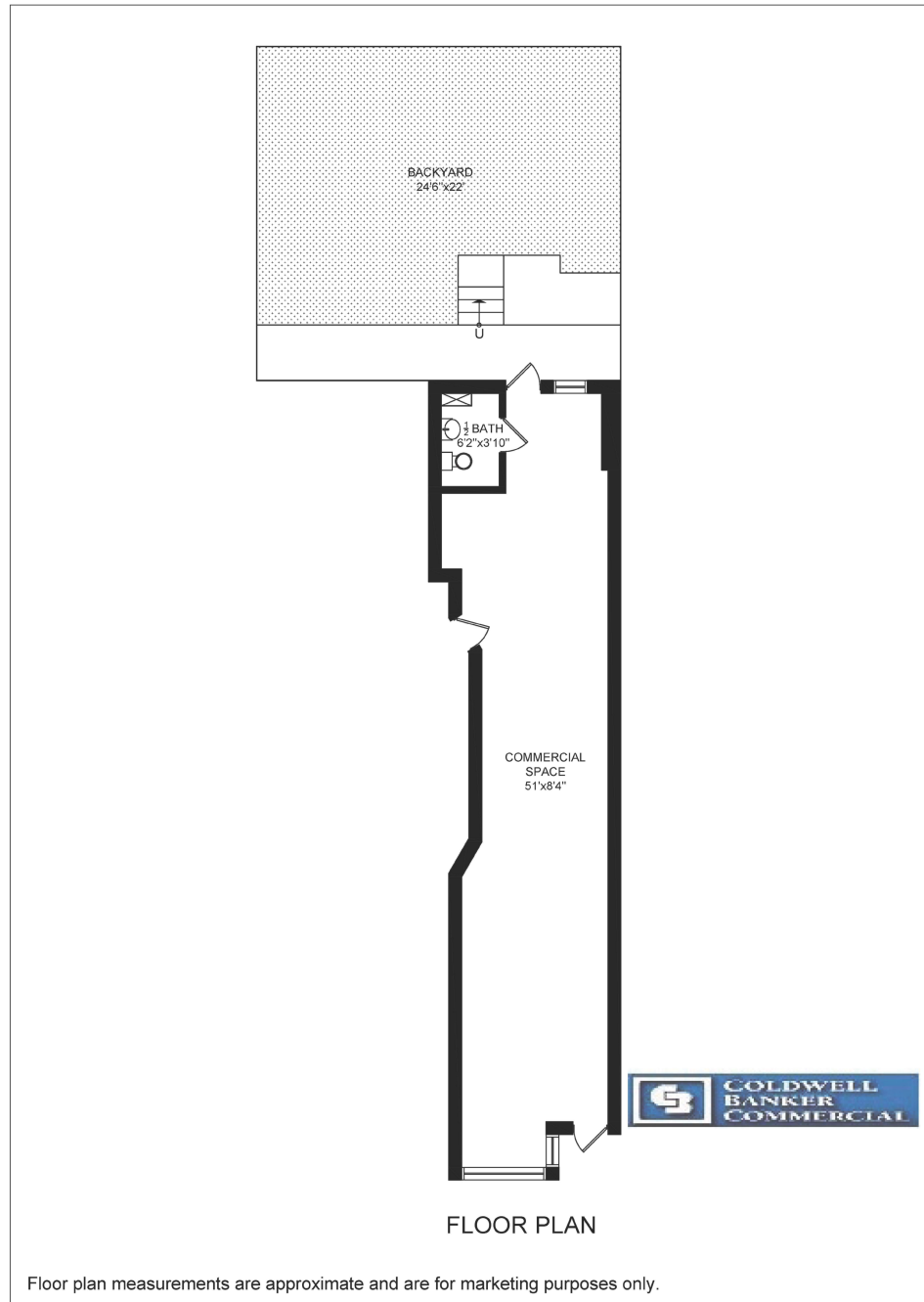
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Floor plan measurements are approximate and are for marketing purposes only.

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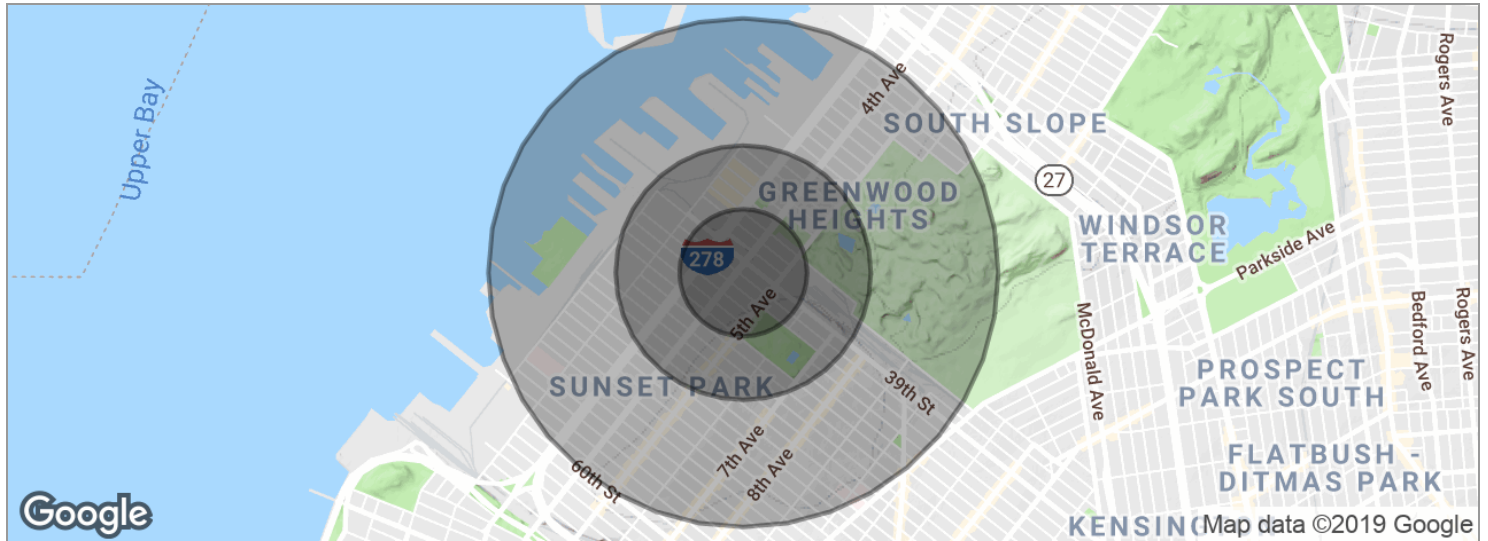
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# 650 SF GROUND FLOOR RETAIL SPACE



	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total population	10,362	31,301	117,878
Median age	29.4	30.8	31.4
Median age (male)	29.1	29.7	30.5
Median age (Female)	30.1	32.8	32.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	3,219	10,078	36,270
# of persons per HH	3.2	3.1	3.3
Average HH income	\$56,904	\$55,754	\$51,279
Average house value	\$597,144	\$586,175	\$603,458
<b>ETHNICITY (%)</b>			
Hispanic	80.4%	72.0%	51.4%
<b>RACE (%)</b>			
White	46.4%	46.4%	40.0%
Black	1.1%	3.0%	3.8%
Asian	4.2%	11.2%	30.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	1.7%	1.1%
Other	46.8%	34.9%	22.3%

\* Demographic data derived from 2010 US Census

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Population	1-mi.	3-mi.	5-mi.
<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Population (US Census 2010)	109,400	823,530	2,076,023
Total Population (Current Year)	111,331	863,407	2,189,332
Total Population (Five Year Projection)	111,867	873,257	2,243,734
Adult Population (US Census 2010)	82,600	629,361	1,596,772
Adult Population (Current Year)	84,656	667,521	1,706,793
Adult Population (Five Year Projection)	84,027	665,998	1,731,482
% Female Population (US Census 2010)	48.32%	51.59%	52.41%
% Male Population (US Census 2010)	51.68%	48.41%	47.59%
% Female Population (Current Year)	47.99%	51.33%	52.17%
% Male Population (Current Year)	52.01%	48.67%	47.83%
% Female Population (Five Year Projection)	47.89%	51.16%	51.93%
% Male Population (Five Year Projection)	52.11%	48.84%	48.07%
Total Daytime Population	107,723	828,650	2,440,818
Population aged 16 and under (Children)	21,473	196,442	471,152
Daytime population (Age 16+)	86,250	632,208	1,969,666
Civilian 16+, at Workplace	60,908	392,955	1,297,761
Retired population (Age 65+)	8,617	82,499	230,186
Homemakers (Age 16+)	9,420	79,874	200,373
<b>Population Mosaic (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% Power Elite	0%	13.92%	10.49%
% Flourishing Families	0%	0.14%	0.56%
% Booming with Confidence	0%	0.84%	0.74%
% Suburban Style	0%	0%	0.53%
% Thriving Boomers	0%	0%	0.13%
% Promising Families	0%	0%	0%
% Young City Solos	4.06%	11.7%	10.16%
% Middle-class Melting Pot	0%	0%	0.09%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	42.06%	51.03%	50.62%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0%	0.94%
% Cultural Connections	53.88%	22.12%	25.29%
% Golden Year Guardians	0%	0.26%	0.28%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0.07%

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Age	1-mi.	3-mi.	5-mi.
Median Age, Total	31.84	34.44	34.78
% Age 18+	74.95%	76.23%	77.08%
% Age 55+	17.32%	21.76%	23.14%
% Age 65+	8.45%	11.2%	12.16%

Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	30.95%	55.59%	46.64%
% Black/African American (2010 US Census, Not Hispanic/Latino)	5%	20.48%	33.39%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.32%	0.18%	0.2%
% Asian (2010 US Census, Not Hispanic/Latino)	60.9%	21%	17.27%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.06%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.6%	0.45%	0.41%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.17%	2.27%	2.07%
% White (2010 US Census, Hispanic/Latino)	38.8%	40.03%	38.54%
% Black/African American (2010 US Census, Hispanic/Latino)	3.83%	8.1%	11.57%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.52%	1.95%	1.73%
% Asian (2010 US Census, Hispanic/Latino)	0.43%	0.61%	0.56%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.04%	0.11%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	47.85%	41.95%	40.14%
% Two or more races (2010 US Census, Hispanic/Latino)	6.53%	7.25%	7.33%
% White (Current Year, Not Hispanic/Latino)	26.82%	54.1%	45.86%
% Black/African American (Current Year, Not Hispanic/Latino)	3.69%	18.72%	31.49%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.28%	0.17%	0.19%
% Asian (Current Year, Not Hispanic/Latino)	66.16%	23.77%	19.53%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.06%	0.03%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.53%	0.45%	0.4%
% Two or more races (Current Year, Not Hispanic/Latino)	2.46%	2.76%	2.5%
% White (Current Year, Hispanic/Latino)	37.4%	39.67%	38.46%
% Black/African American (Current Year, Hispanic/Latino)	4.05%	8.3%	11.7%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	2.33%	1.84%	1.64%
% Asian (Current Year, Hispanic/Latino)	0.47%	0.62%	0.57%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.04%	0.11%	0.12%
% Some other race (Current Year, Hispanic/Latino)	48.76%	41.81%	39.89%
% Two or more races (Current Year, Hispanic/Latino)	6.96%	7.65%	7.61%
% White (Five Year Projection, Not Hispanic/Latino)	25%	52.78%	45.04%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	3.5%	18.4%	30.93%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.29%	0.17%	0.19%
% Asian (Five Year Projection, Not Hispanic/Latino)	67.92%	25.01%	20.53%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.06%	0.03%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.52%	0.45%	0.41%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	2.71%	3.17%	2.87%
% White (Five Year Projection, Hispanic/Latino)	36.97%	39.61%	38.49%
% Black/African American (Five Year Projection, Hispanic/Latino)	3.99%	8.11%	11.38%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	2.27%	1.77%	1.58%
% Asian (Five Year Projection, Hispanic/Latino)	0.46%	0.59%	0.54%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.04%	0.1%	0.11%
% Some other race (Five Year Projection, Hispanic/Latino)	40.18%	41.07%	40.17%

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Housing & Households	1-mi.	3-mi.	5-mi.
<b>Housing and Household's</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Land Area (Estimated Square Miles)	3.16	19.19	54.64
Total Housing Units (Current Year)	32,829	331,999	873,997
Total Households (Current Year)	32,042	317,337	824,145
Total Households (Five Year Projection)	33,134	328,038	863,700
Owner-Occupied: Owned with a mortgage or loan	3,886	54,783	146,598
Owner-Occupied: Owned free and clear	2,909	33,775	83,812
Renter-Occupied	25,759	233,586	603,521
<b>Housing Value (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Housing Value < \$10,000	24	153	686
Housing Value \$10,000-\$14,999	16	147	576
Housing Value \$15,000-\$19,999	6	266	653
Housing Value \$20,000-\$24,999	10	220	523
Housing Value \$25,000-\$29,999	4	116	371
Housing Value \$30,000-\$34,999	4	154	502
Housing Value \$35,000-\$39,999	24	276	773
Housing Value \$40,000-\$49,999	73	399	1,249
Housing Value \$50,000-\$59,999	45	538	1,405
Housing Value \$60,000-\$69,999	68	600	1,501
Housing Value \$70,000-\$79,999	68	582	1,401
Housing Value \$80,000-\$89,999	36	477	1,105
Housing Value \$90,000-\$99,999	43	588	1,496
Housing Value \$100,000-\$124,999	65	945	2,487
Housing Value \$125,000-\$149,999	53	760	2,143
Housing Value \$150,000-\$174,999	82	1,318	4,028
Housing Value \$175,000-\$199,999	161	1,808	4,864
Housing Value \$200,000-\$249,999	260	3,231	9,090
Housing Value \$250,000-\$299,999	343	4,517	12,710
Housing Value \$300,000-\$399,999	601	7,502	26,142
Housing Value \$400,000-\$499,999	977	10,731	35,617
Housing Value \$500,000-\$749,999	2,378	23,296	60,918
Housing Value \$750,000-\$999,999	1,223	16,703	34,227
Housing Value \$1,000,000 or more	231	13,231	25,943
Total Owner-occupied housing units (OOHU)	6,795	88,557	230,410
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Per Capita Income (2010 US Census, based on Total Popu	\$15,753	\$27,710	\$27,372
Per Capita Income (Current Year, based on Total Populati	\$17,860	\$34,164	\$32,895
Per Capita Income (Five Year Projection, based on Total P	\$20,290	\$37,979	\$37,288

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% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	9.93%	8.13%	10.33%
% Household Income \$10,000-\$14,999	7.31%	5.38%	6.17%
% Household Income \$15,000-\$19,999	7.11%	5.27%	5.48%
% Household Income \$20,000-\$24,999	7.2%	4.79%	5.03%
% Household Income \$25,000-\$29,999	6.07%	4.62%	4.54%
% Household Income \$30,000-\$34,999	5.4%	4.24%	4.44%
% Household Income \$35,000-\$39,999	5.5%	4.01%	4.05%
% Household Income \$40,000-\$44,999	4.89%	3.91%	3.8%
% Household Income \$45,000-\$49,999	3.6%	3.41%	3.34%
% Household Income \$50,000-\$59,999	8.25%	7.58%	7.11%
% Household Income \$60,000-\$74,999	9.41%	9.78%	9.25%
% Household Income \$75,000-\$99,999	10.14%	11.14%	10.72%
% Household Income \$100,000-\$124,999	6.42%	8.09%	7.91%
% Household Income \$125,000-\$149,999	2.81%	5.08%	4.73%
% Household Income \$150,000-\$199,999	3.35%	6.4%	5.73%
% Household Income \$200,000-\$249,999	1.17%	3.46%	2.92%
% Household Income \$250,000-\$499,999	0.99%	2.72%	2.68%
% Household Income \$500,000+	0.45%	1.98%	1.79%

Education (Current Year)	1-mi.	3-mi.	5-mi.
<b>Education</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
College undergraduate	4,648	42,410	116,691
Graduate or prof school	816	16,791	40,633
<b>Educational Attainment</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
No schooling completed	5,234	20,849	46,618
Nursery to 4th grade	3,084	9,049	21,220
5th and 6th grade	7,590	24,818	51,765
7th and 8th grade	4,752	19,778	47,113
9th grade	5,799	16,481	31,630
10th grade	2,331	12,926	33,523
11th grade	1,771	9,884	31,323
12th grade, no diploma	4,066	20,638	46,904
High school graduate, GED	15,470	138,915	378,655
Some college, <1 year	1,238	15,458	44,023
Some college, 1+ years	4,882	53,983	160,784
Associate's degree	3,158	28,655	81,637
Bachelor's degree	9,475	128,483	320,170
Master's degree	3,594	67,844	155,540
Professional school degree	909	20,478	42,559
Doctorate degree	372	8,326	17,872
<b>Employment and Occupation</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
<b>Employment and Occupation</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Civilian employed population aged 16+ (2010 US Ce	48,458	378,855	930,163
Total Civilian employed population aged 16+ (Current Year	49,560	394,917	982,073
Total Civilian employed population aged 16+ (Five Year Pl	49,946	400,437	1,013,477

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% Armed Forces (2010 US Census)	0%	0.25%	
% Civilian, Employed (2010 US Census)	86.93%	89.99%	89.87%
% Civilian, Unemployed (2010 US Census)	13.07%	9.77%	9.93%
% Not in Labor Force (2010 US Census)	34.76%	35.16%	37.24%
% Armed Forces (Current Year)	0%	0.26%	0.21%
% Civilian, Employed (Current Year)	92.11%	93.63%	93.51%
% Civilian, Unemployed (Current Year)	7.89%	6.12%	6.28%
% Not in Labor Force (Current Year)	38.33%	38.57%	40.21%
% Armed Forces (Five Year Projection)	0%	0.24%	0.19%
% Civilian, Employed (Five Year Projection)	92.42%	93.88%	93.75%
% Civilian, Unemployed (Five Year Projection)	7.58%	5.88%	6.05%
% Not in Labor Force (Five Year Projection)	37.45%	37.65%	39.24%

Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	49,560	394,917	982,073
Car, truck, or van	10,614	84,201	226,927
Public transport (not taxi)	29,306	245,257	587,804
Worked at home	1,371	17,791	41,162

Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	672	4,349	11,436
5-9 minutes	1,762	11,843	31,256
10-14 minutes	3,004	19,614	53,666
15-19 minutes	3,588	24,264	70,076
20-24 minutes	3,462	31,003	83,964
25-29 minutes	848	12,468	34,603
30-34 minutes	7,986	60,007	157,003
35-39 minutes	1,263	13,729	30,641
40-44 minutes	3,315	31,671	68,845
45-59 minutes	7,637	72,895	164,972
60-89 minutes	10,815	74,647	179,043
90+ minutes	3,835	20,636	55,407

Consumer Expenditures (Current Year)	1-mi.	3-mi.	5-mi.
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Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$14,431,518	\$184,472,080	\$427,955,143
Total Apparel and services	\$56,125,603	\$690,026,054	\$1,666,328,791
Total Cash contributions	\$36,753,200	\$482,254,746	\$1,191,968,311
Total Education	\$40,565,693	\$524,095,514	\$1,267,376,964
Total Entertainment	\$66,639,552	\$832,054,296	\$2,030,648,339
Total Food	184,054,787	2,257,309,853	\$5,447,847,769
Total Gifts	\$29,335,692	\$378,714,614	\$918,302,454
Total Healthcare	105,107,259	1,346,472,360	\$3,245,026,961
Total Housing	618,688,298	7,372,423,162	\$18,061,069,622
Total Miscellaneous	\$24,544,240	\$351,022,108	\$819,374,480
Total Personal care products and services	\$20,450,241	\$250,079,618	\$604,409,906
Total Personal insurance and pensions	184,687,438	2,565,342,903	\$6,030,225,172
Total Reading	\$1,918,903	\$27,176,092	\$65,691,084
Total Tobacco products and smoking supplies	\$9,594,456	\$96,214,025	\$241,790,547

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Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	090,540,284	3,211,505,928	\$32,108,816,428
Building Material & Garden Equipment & Supply Dealers	\$66,431,320	\$870,292,629	\$2,110,444,848
Clothing & Clothing Accessories Stores	\$61,440,471	\$769,468,545	\$1,856,929,366
Electronics and Appliance Stores	\$17,141,435	\$206,578,464	\$506,069,576
Food & Beverage Stores	152,550,982	1,792,958,733	\$4,385,498,482
Food Services & Drinking Places	127,725,571	1,686,279,616	\$3,970,256,535
Furniture & Home Furnishings Stores	\$20,713,059	\$262,698,301	\$637,865,694
Gasoline stations	\$78,583,382	\$886,139,960	\$2,175,072,742
General Merchandise Stores	139,666,284	1,669,986,357	\$4,082,980,592
General Merchandise, Apparel and Accessories, Furniture	260,947,218	3,178,830,077	\$7,737,673,973
Health & Personal Care Stores	\$58,428,476	\$709,225,862	\$1,746,781,366
Miscellaneous Store Retailers	\$23,132,057	\$285,794,092	\$698,414,892
Motor Vehicle & Parts Dealers	200,528,607	2,278,857,175	\$5,580,350,757
Nonstore retailers	127,917,357	1,594,780,872	\$3,878,448,132
Sporting Goods, Hobby, Musical Instrument, and Book St	\$16,281,284	\$198,445,322	\$479,703,446

Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	17	236	490
Construction (15-17)	296	1,977	4,173
Finance, Insurance, & Real Estate (60-69)	191	2,754	8,651
Manufacturing (20-39)	239	1,237	3,144
Mining (10-14)	2	13	35
Public Administration (90-98)	21	197	954
Retail Trade (52-59)	944	7,059	17,516
Services (70-89)	1,438	17,110	48,132
Transportation, Communications, Electric, Gas, & Sanitar	192	1,405	3,792
Wholesale Trade (50-51)	487	2,196	5,288

**Kimberly Fong**

718.921.3100 x161

kimberlyfong.cb@gmail.com

**Olga Pidhirnyak**

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

3919 4TH AVENUE, BROOKLYN, NY 11232

## Traffic

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
39th St	3rd Ave	0.05 NW	9,546	2016	0.08	MPSI...
38th St	3rd Ave	0.03 NW	12,060	2012	0.13	AADT
4th Ave	37th St	0.02 SW	34,665	2016	0.16	MPSI...
39th St	3rd Ave	0.08 SE	8,051	2016	0.23	MPSI...
5th Ave	33rd St	0.02 SW	13,230	2016	0.38	MPSI...
43rd St	2nd Ave	0.05 SE	1,738	2012	0.39	AADT
1st Ave	40th St	0.02 SW	3,266	2016	0.45	MPSI...
48th St	5th Ave	0.07 NW	3,300	2016	0.46	MPSI...
6th Ave	48th St	0.02 SW	6,750	2016	0.48	MPSI...
3rd Ave	50th St	0.02 SW	28,213	2012	0.51	AADT

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