

MIXED-USE PROPERTY

FOR LEASE

\$2,950 Per Month

BROOKLYN, NY 11229

2624 AVENUE U



FOR MORE INFORMATION

Olga Pidhirnyak

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**COLDWELL
BANKER
COMMERCIAL**

Reliable Real Estate

BROOKLYN, NY 11229

2624 AVENUE U



BROOKLYN, NY 11229
2624 AVENUE U

Property Description

Coldwell Banker Reliable Commercial Division is please to present approximately 650 SF of ground floor retail space for lease at 2624 Avenue U, Brooklyn, NY 11229. The space is centrally located in Sheepshead Bay, across the street from Cherry Hill Gourmet Supermarket. The space features open layout and full basement. All uses will be considered. Nearby tenants include a mix of national tenants such as Dunkin Donuts, Chase Bank, Valley National Bank and 7-Eleven as well as popular neighborhood fixtures like Downtown.

Property Highlights

- Features full basement
- Densely populated area
- Close to B3 bus and Q Ave U train station



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BROOKLYN, NY 11229

2624 AVENUE U



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Available SF: | 650 SF |
| Lease Rate: | \$2,950 per month (MG) |
| Lot Size: | 2,000 SF |
| Year Built: | 1927 |
| Building Size: | 2,680 |

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is please to present approximately 650 SF of ground floor retail space for lease at 2624 Avenue U, Brooklyn, NY 11229. The space is centrally located in Sheepshead Bay, across the street from Cherry Hill Gourmet Supermarket. The space features open layout and full basement. All uses will be considered. Nearby tenants include a mix of national tenants such as Dunkin Donuts, Chase Bank, Valley National Bank and 7-Eleven as well as popular neighborhood fixtures like Downtown.

PROPERTY HIGHLIGHTS

- Features full basement
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2624 AVENUE U

LEASE TYPE | MG

TOTAL SPACE | 650 SF

LEASE TERM | Negotiable

LEASE RATE | \$2,950 per month



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------------------------------|-----------|-----------|----------------|-------------------|
| 650 SF Ground Floor Retail Space | Available | 650 SF | Modified Gross | \$2,950 per month |

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2624 AVENUE U



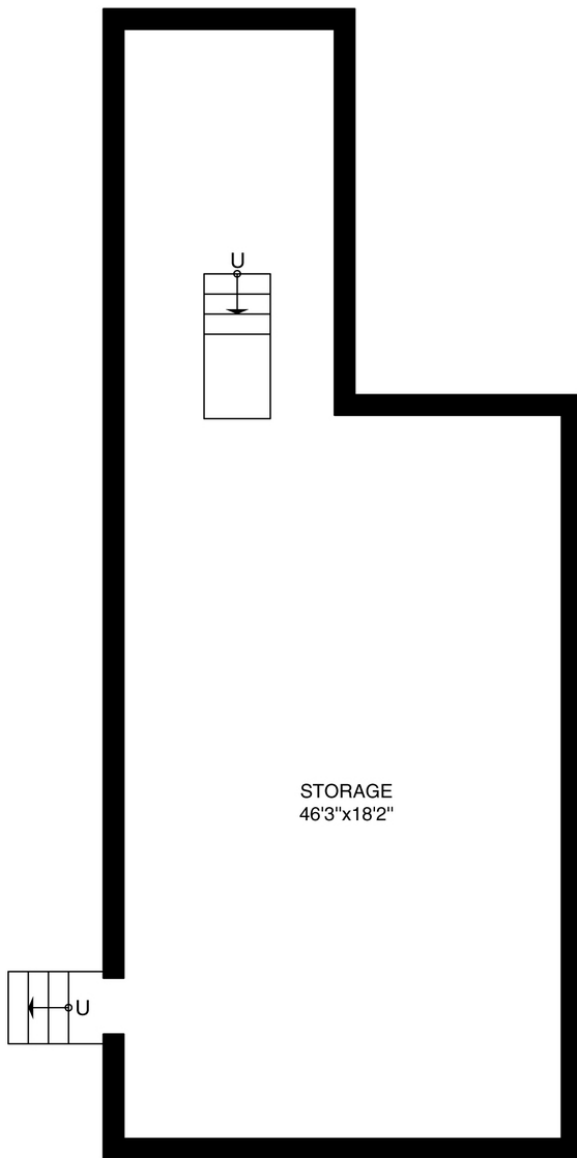
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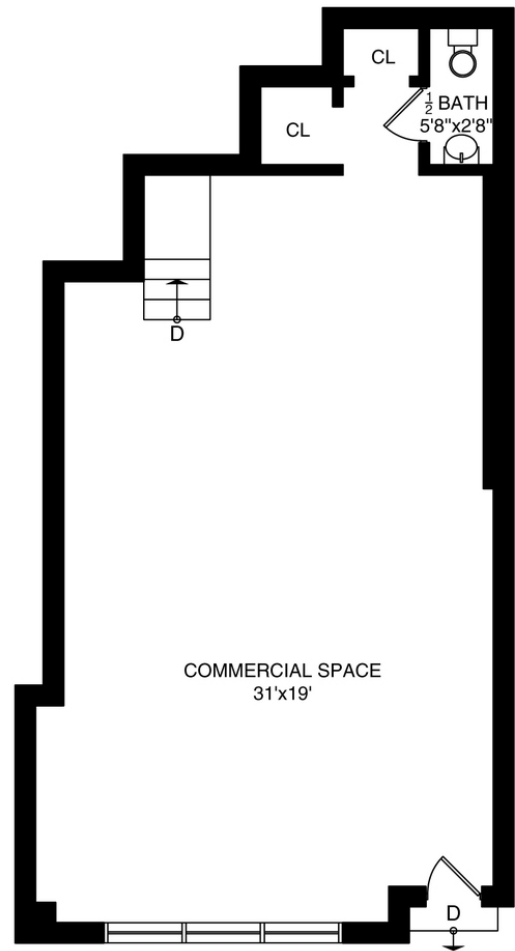
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2624 AVENUE U



BASEMENT



GROUND FLOOR

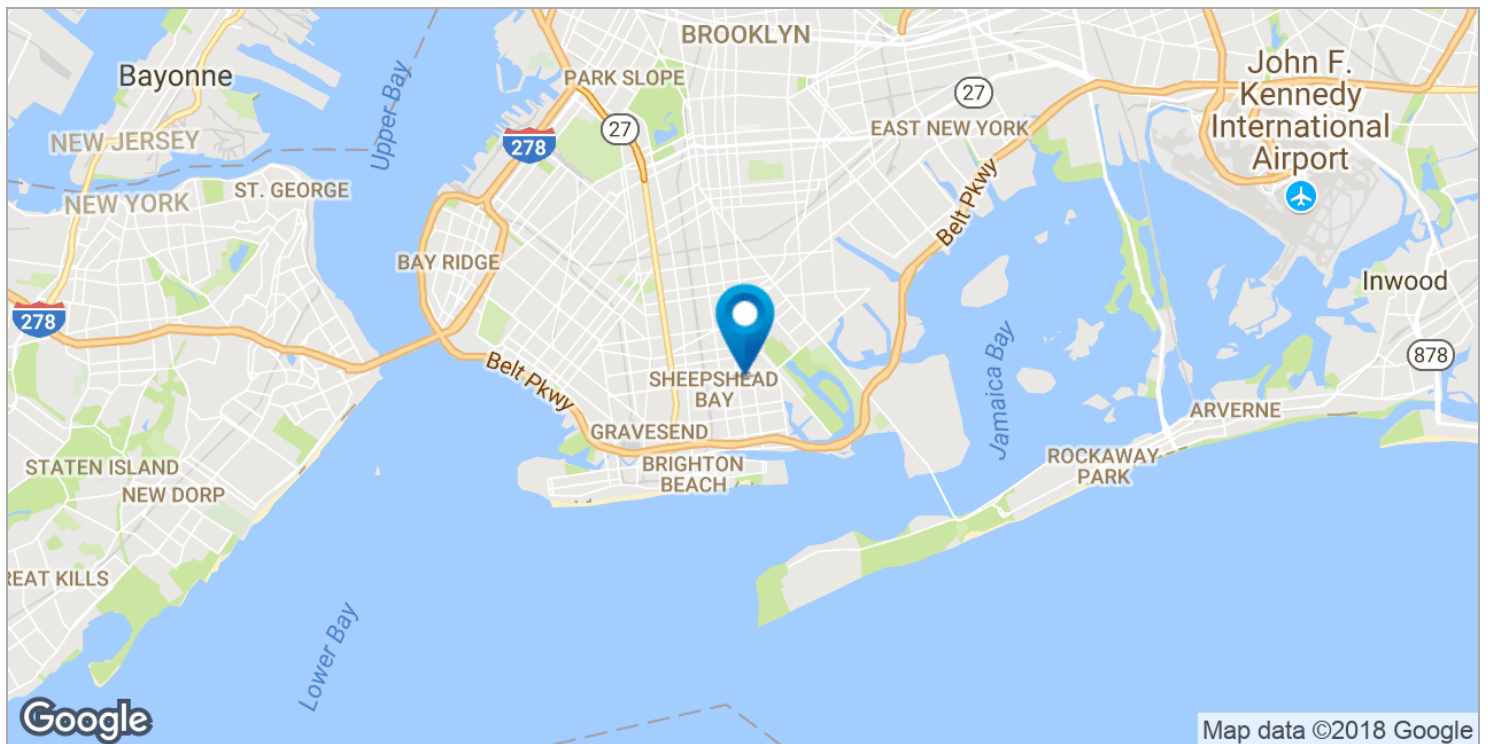
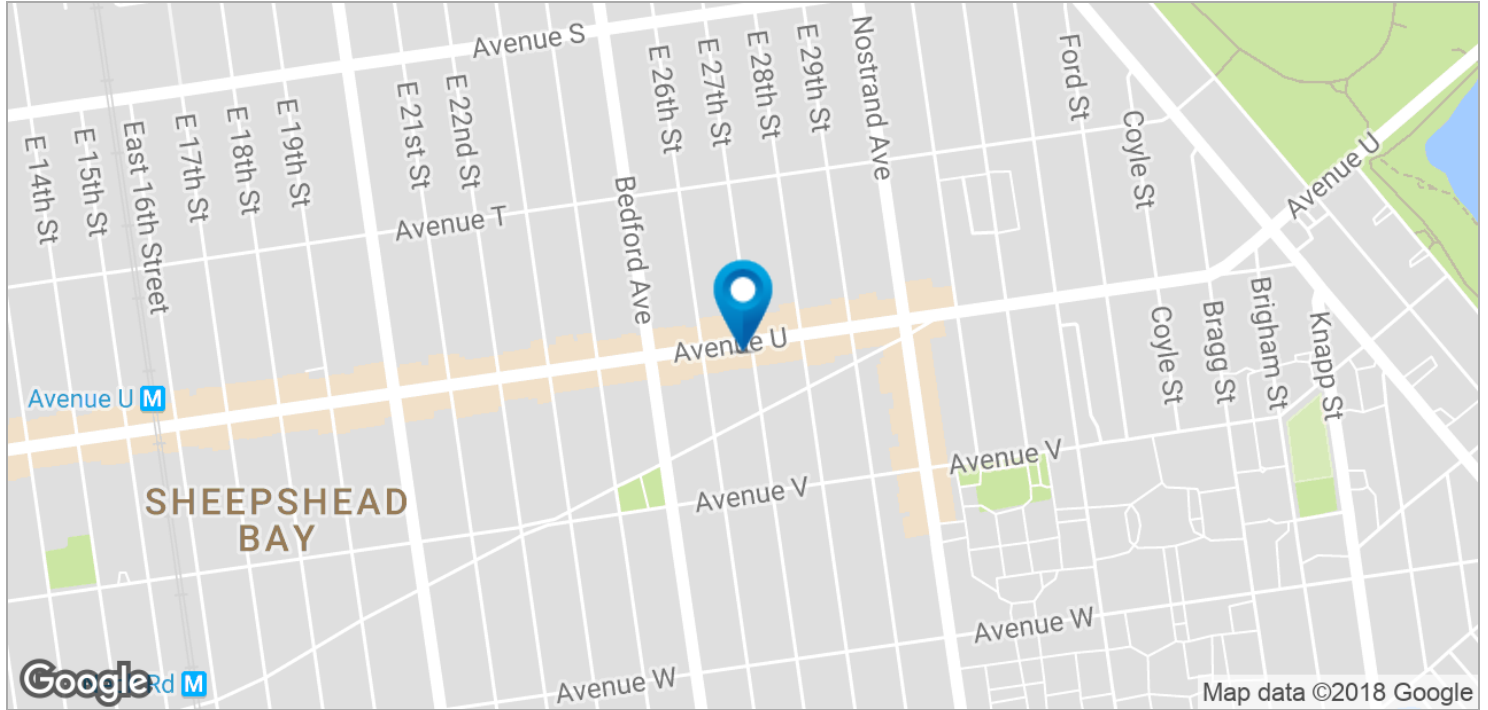
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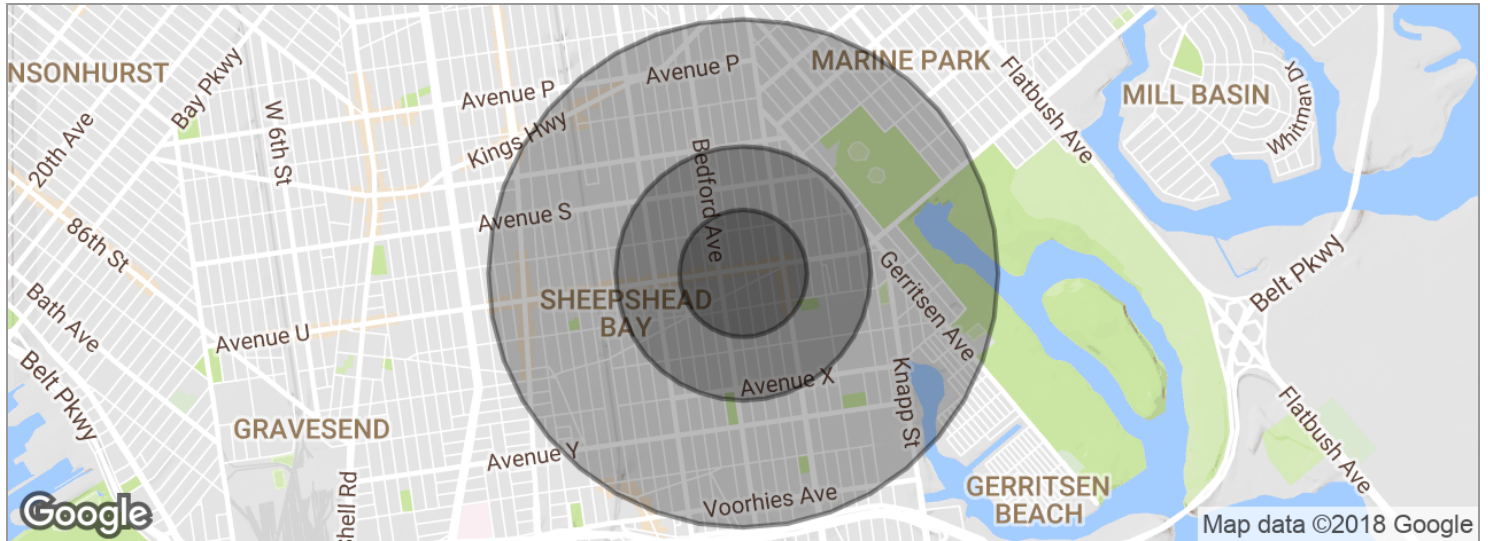
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BROOKLYN, NY 11229

2624 AVENUE U



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total population | 8,536 | 31,335 | 111,807 |
| Median age | 41.5 | 42.0 | 41.4 |
| Median age (male) | 39.0 | 39.2 | 38.1 |
| Median age (Female) | 43.2 | 43.6 | 43.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total households | 2,964 | 11,931 | 43,562 |
| # of persons per HH | 2.9 | 2.6 | 2.6 |
| Average HH income | \$75,128 | \$68,673 | \$65,737 |
| Average house value | \$560,754 | \$548,797 | \$540,514 |

* Demographic data derived from 2010 US Census

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2624 Avenue U, Brooklyn, NY 11229

GLA: **2,680 SF**
Year Built: **1927**

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|----------------|--------|----------------|--------|------------------|--------|
| Population | | | | | | |
| 2023 Projection | 120,975 | | 735,876 | | 1,629,295 | |
| 2018 Estimate | 118,532 | | 724,769 | | 1,606,609 | |
| 2010 Census | 111,013 | | 699,713 | | 1,561,601 | |
| Growth 2018 - 2023 | 2.06% | | 1.53% | | 1.41% | |
| Growth 2010 - 2018 | 6.77% | | 3.58% | | 2.88% | |
| 2018 Population by Age | | | | | | |
| | 118,532 | | 724,769 | | 1,606,609 | |
| Age 0 - 4 | 7,789 | 6.57% | 49,980 | 6.90% | 116,371 | 7.24% |
| Age 5 - 9 | 6,873 | 5.80% | 44,627 | 6.16% | 103,599 | 6.45% |
| Age 10 - 14 | 6,384 | 5.39% | 41,799 | 5.77% | 95,883 | 5.97% |
| Age 15 - 19 | 6,222 | 5.25% | 40,604 | 5.60% | 91,922 | 5.72% |
| Age 20 - 24 | 7,116 | 6.00% | 45,851 | 6.33% | 103,363 | 6.43% |
| Age 25 - 29 | 8,937 | 7.54% | 56,873 | 7.85% | 129,978 | 8.09% |
| Age 30 - 34 | 8,724 | 7.36% | 55,364 | 7.64% | 128,792 | 8.02% |
| Age 35 - 39 | 7,634 | 6.44% | 48,145 | 6.64% | 112,661 | 7.01% |
| Age 40 - 44 | 6,923 | 5.84% | 43,117 | 5.95% | 99,934 | 6.22% |
| Age 45 - 49 | 6,881 | 5.81% | 41,963 | 5.79% | 95,248 | 5.93% |
| Age 50 - 54 | 7,439 | 6.28% | 44,041 | 6.08% | 97,413 | 6.06% |
| Age 55 - 59 | 8,021 | 6.77% | 46,135 | 6.37% | 99,101 | 6.17% |
| Age 60 - 64 | 7,948 | 6.71% | 44,648 | 6.16% | 92,492 | 5.76% |
| Age 65 - 69 | 6,978 | 5.89% | 39,001 | 5.38% | 78,868 | 4.91% |
| Age 70 - 74 | 5,043 | 4.25% | 28,356 | 3.91% | 56,632 | 3.52% |
| Age 75 - 79 | 3,661 | 3.09% | 20,747 | 2.86% | 40,950 | 2.55% |
| Age 80 - 84 | 2,598 | 2.19% | 14,825 | 2.05% | 28,708 | 1.79% |
| Age 85+ | 3,360 | 2.83% | 18,693 | 2.58% | 34,692 | 2.16% |
| Age 65+ | 21,640 | 18.26% | 121,622 | 16.78% | 239,850 | 14.93% |
| Median Age | 39.70 | | 37.80 | | 36.50 | |
| Average Age | 40.30 | | 39.10 | | 37.90 | |

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2624 Avenue U, Brooklyn, NY 11229

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------------|--------|----------------|--------|------------------|--------|
| 2018 Population By Race | 118,532 | | 724,769 | | 1,606,609 | |
| White | 85,165 | 71.85% | 447,022 | 61.68% | 785,476 | 48.89% |
| Black | 6,711 | 5.66% | 132,280 | 18.25% | 517,581 | 32.22% |
| Am. Indian & Alaskan | 388 | 0.33% | 3,747 | 0.52% | 11,418 | 0.71% |
| Asian | 24,273 | 20.48% | 128,680 | 17.75% | 257,606 | 16.03% |
| Hawaiian & Pacific Island | 37 | 0.03% | 438 | 0.06% | 1,277 | 0.08% |
| Other | 1,959 | 1.65% | 12,603 | 1.74% | 33,250 | 2.07% |
| Population by Hispanic Origin | 118,532 | | 724,769 | | 1,606,609 | |
| Non-Hispanic Origin | 109,130 | 92.07% | 651,540 | 89.90% | 1,389,053 | 86.46% |
| Hispanic Origin | 9,402 | 7.93% | 73,229 | 10.10% | 217,556 | 13.54% |
| 2018 Median Age, Male | 37.80 | | 36.00 | | 34.60 | |
| 2018 Average Age, Male | 38.80 | | 37.50 | | 36.30 | |
| 2018 Median Age, Female | 41.70 | | 39.60 | | 38.30 | |
| 2018 Average Age, Female | 41.70 | | 40.50 | | 39.30 | |
| 2018 Population by Occupation Classification | 96,241 | | 580,251 | | 1,272,393 | |
| Civilian Employed | 54,074 | 56.19% | 329,771 | 56.83% | 740,420 | 58.19% |
| Civilian Unemployed | 2,394 | 2.49% | 14,823 | 2.55% | 36,286 | 2.85% |
| Civilian Non-Labor Force | 39,770 | 41.32% | 235,498 | 40.59% | 495,088 | 38.91% |
| Armed Forces | 3 | 0.00% | 159 | 0.03% | 599 | 0.05% |
| Households by Marital Status | | | | | | |
| Married | 21,845 | | 121,080 | | 233,220 | |
| Married No Children | 12,949 | | 68,234 | | 126,382 | |
| Married w/Children | 8,896 | | 52,846 | | 106,838 | |
| 2018 Population by Education | 88,066 | | 527,421 | | 1,165,671 | |
| Some High School, No Diploma | 12,553 | 14.25% | 85,778 | 16.26% | 224,462 | 19.26% |
| High School Grad (Incl Equivalency) | 23,027 | 26.15% | 139,782 | 26.50% | 307,715 | 26.40% |
| Some College, No Degree | 16,440 | 18.67% | 105,229 | 19.95% | 234,832 | 20.15% |
| Associate Degree | 3,918 | 4.45% | 25,512 | 4.84% | 70,200 | 6.02% |
| Bachelor Degree | 20,101 | 22.82% | 107,241 | 20.33% | 204,590 | 17.55% |
| Advanced Degree | 12,027 | 13.66% | 63,879 | 12.11% | 123,872 | 10.63% |

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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|----------------|--------|----------------|--------|------------------|--------|
| 2018 Population by Occupation | 129,350 | | 790,931 | | 1,797,667 | |
| Real Estate & Finance | 5,155 | 3.99% | 27,662 | 3.50% | 54,486 | 3.03% |
| Professional & Management | 27,395 | 21.18% | 153,096 | 19.36% | 326,948 | 18.19% |
| Public Administration | 1,888 | 1.46% | 12,049 | 1.52% | 29,486 | 1.64% |
| Education & Health | 16,209 | 12.53% | 107,996 | 13.65% | 236,648 | 13.16% |
| Services | 10,714 | 8.28% | 75,442 | 9.54% | 196,377 | 10.92% |
| Information | 1,338 | 1.03% | 6,991 | 0.88% | 19,028 | 1.06% |
| Sales | 13,406 | 10.36% | 78,360 | 9.91% | 169,721 | 9.44% |
| Transportation | 28,279 | 21.86% | 176,050 | 22.26% | 428,621 | 23.84% |
| Retail | 5,505 | 4.26% | 32,616 | 4.12% | 72,164 | 4.01% |
| Wholesale | 2,084 | 1.61% | 10,060 | 1.27% | 18,958 | 1.05% |
| Manufacturing | 2,456 | 1.90% | 13,460 | 1.70% | 29,250 | 1.63% |
| Production | 5,081 | 3.93% | 32,269 | 4.08% | 70,301 | 3.91% |
| Construction | 3,706 | 2.87% | 23,275 | 2.94% | 51,575 | 2.87% |
| Utilities | 3,769 | 2.91% | 24,628 | 3.11% | 51,567 | 2.87% |
| Agriculture & Mining | 38 | 0.03% | 279 | 0.04% | 562 | 0.03% |
| Farming, Fishing, Forestry | 22 | 0.02% | 219 | 0.03% | 361 | 0.02% |
| Other Services | 2,305 | 1.78% | 16,479 | 2.08% | 41,614 | 2.31% |
| 2018 Worker Travel Time to Job | 52,541 | | 321,087 | | 718,650 | |
| <30 Minutes | 15,166 | 28.87% | 94,636 | 29.47% | 193,640 | 26.94% |
| 30-60 Minutes | 19,120 | 36.39% | 121,375 | 37.80% | 294,908 | 41.04% |
| 60+ Minutes | 18,255 | 34.74% | 105,076 | 32.73% | 230,102 | 32.02% |
| 2010 Households by HH Size | 43,062 | | 255,244 | | 557,381 | |
| 1-Person Households | 12,627 | 29.32% | 71,509 | 28.02% | 153,762 | 27.59% |
| 2-Person Households | 12,849 | 29.84% | 71,649 | 28.07% | 151,209 | 27.13% |
| 3-Person Households | 7,249 | 16.83% | 42,728 | 16.74% | 95,181 | 17.08% |
| 4-Person Households | 5,413 | 12.57% | 32,801 | 12.85% | 73,084 | 13.11% |
| 5-Person Households | 2,614 | 6.07% | 17,739 | 6.95% | 40,704 | 7.30% |
| 6-Person Households | 1,289 | 2.99% | 9,300 | 3.64% | 20,826 | 3.74% |
| 7 or more Person Households | 1,021 | 2.37% | 9,518 | 3.73% | 22,615 | 4.06% |
| 2018 Average Household Size | 2.50 | | 2.70 | | 2.70 | |
| Households | | | | | | |
| 2023 Projection | 46,549 | | 267,426 | | 579,978 | |
| 2018 Estimate | 45,661 | | 263,527 | | 572,125 | |
| 2010 Census | 43,061 | | 255,244 | | 557,381 | |
| Growth 2018 - 2023 | 1.94% | | 1.48% | | 1.37% | |
| Growth 2010 - 2018 | 6.04% | | 3.25% | | 2.65% | |

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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| 2018 Households by HH Income | 45,661 | | 263,529 | | 572,123 | |
| <\$25,000 | 11,563 | 25.32% | 65,613 | 24.90% | 149,495 | 26.13% |
| \$25,000 - \$50,000 | 8,523 | 18.67% | 50,449 | 19.14% | 116,903 | 20.43% |
| \$50,000 - \$75,000 | 6,614 | 14.49% | 40,063 | 15.20% | 89,637 | 15.67% |
| \$75,000 - \$100,000 | 5,200 | 11.39% | 32,301 | 12.26% | 68,956 | 12.05% |
| \$100,000 - \$125,000 | 5,008 | 10.97% | 24,106 | 9.15% | 48,432 | 8.47% |
| \$125,000 - \$150,000 | 2,830 | 6.20% | 15,217 | 5.77% | 30,360 | 5.31% |
| \$150,000 - \$200,000 | 2,762 | 6.05% | 18,294 | 6.94% | 34,804 | 6.08% |
| \$200,000+ | 3,161 | 6.92% | 17,486 | 6.64% | 33,536 | 5.86% |
| 2018 Avg Household Income | \$82,110 | | \$81,389 | | \$76,842 | |
| 2018 Med Household Income | \$59,632 | | \$59,043 | | \$55,012 | |
| 2018 Occupied Housing | 45,661 | | 263,527 | | 572,125 | |
| Owner Occupied | 19,123 | 41.88% | 97,357 | 36.94% | 174,730 | 30.54% |
| Renter Occupied | 26,538 | 58.12% | 166,170 | 63.06% | 397,395 | 69.46% |
| 2010 Housing Units | 50,441 | | 284,525 | | 613,455 | |
| 1 Unit | 13,299 | 26.37% | 64,379 | 22.63% | 111,173 | 18.12% |
| 2 - 4 Units | 12,616 | 25.01% | 83,670 | 29.41% | 198,625 | 32.38% |
| 5 - 19 Units | 2,493 | 4.94% | 17,023 | 5.98% | 63,205 | 10.30% |
| 20+ Units | 22,033 | 43.68% | 119,453 | 41.98% | 240,452 | 39.20% |
| 2018 Housing Value | 19,125 | | 97,358 | | 174,731 | |
| <\$100,000 | 657 | 3.44% | 2,858 | 2.94% | 4,914 | 2.81% |
| \$100,000 - \$200,000 | 1,709 | 8.94% | 4,557 | 4.68% | 6,530 | 3.74% |
| \$200,000 - \$300,000 | 1,086 | 5.68% | 5,933 | 6.09% | 9,820 | 5.62% |
| \$300,000 - \$400,000 | 884 | 4.62% | 7,573 | 7.78% | 15,521 | 8.88% |
| \$400,000 - \$500,000 | 2,144 | 11.21% | 11,569 | 11.88% | 21,114 | 12.08% |
| \$500,000 - \$1,000,000 | 10,084 | 52.73% | 45,934 | 47.18% | 81,593 | 46.70% |
| \$1,000,000+ | 2,561 | 13.39% | 18,934 | 19.45% | 35,239 | 20.17% |
| 2018 Median Home Value | \$652,841 | | \$676,220 | | \$680,570 | |
| 2018 Housing Units by Yr Built | 50,506 | | 285,138 | | 614,772 | |
| Built 2010+ | 4,085 | 8.09% | 20,593 | 7.22% | 42,444 | 6.90% |
| Built 2000 - 2010 | 3,972 | 7.86% | 17,821 | 6.25% | 31,962 | 5.20% |
| Built 1990 - 1999 | 572 | 1.13% | 4,597 | 1.61% | 11,991 | 1.95% |
| Built 1980 - 1989 | 830 | 1.64% | 5,620 | 1.97% | 16,295 | 2.65% |
| Built 1970 - 1979 | 2,022 | 4.00% | 15,117 | 5.30% | 38,798 | 6.31% |
| Built 1960 - 1969 | 6,578 | 13.02% | 42,091 | 14.76% | 78,794 | 12.82% |
| Built 1950 - 1959 | 9,552 | 18.91% | 42,537 | 14.92% | 86,065 | 14.00% |
| Built <1949 | 22,895 | 45.33% | 136,762 | 47.96% | 308,423 | 50.17% |
| 2018 Median Year Built | 1951 | | 1950 | | 1949 | |

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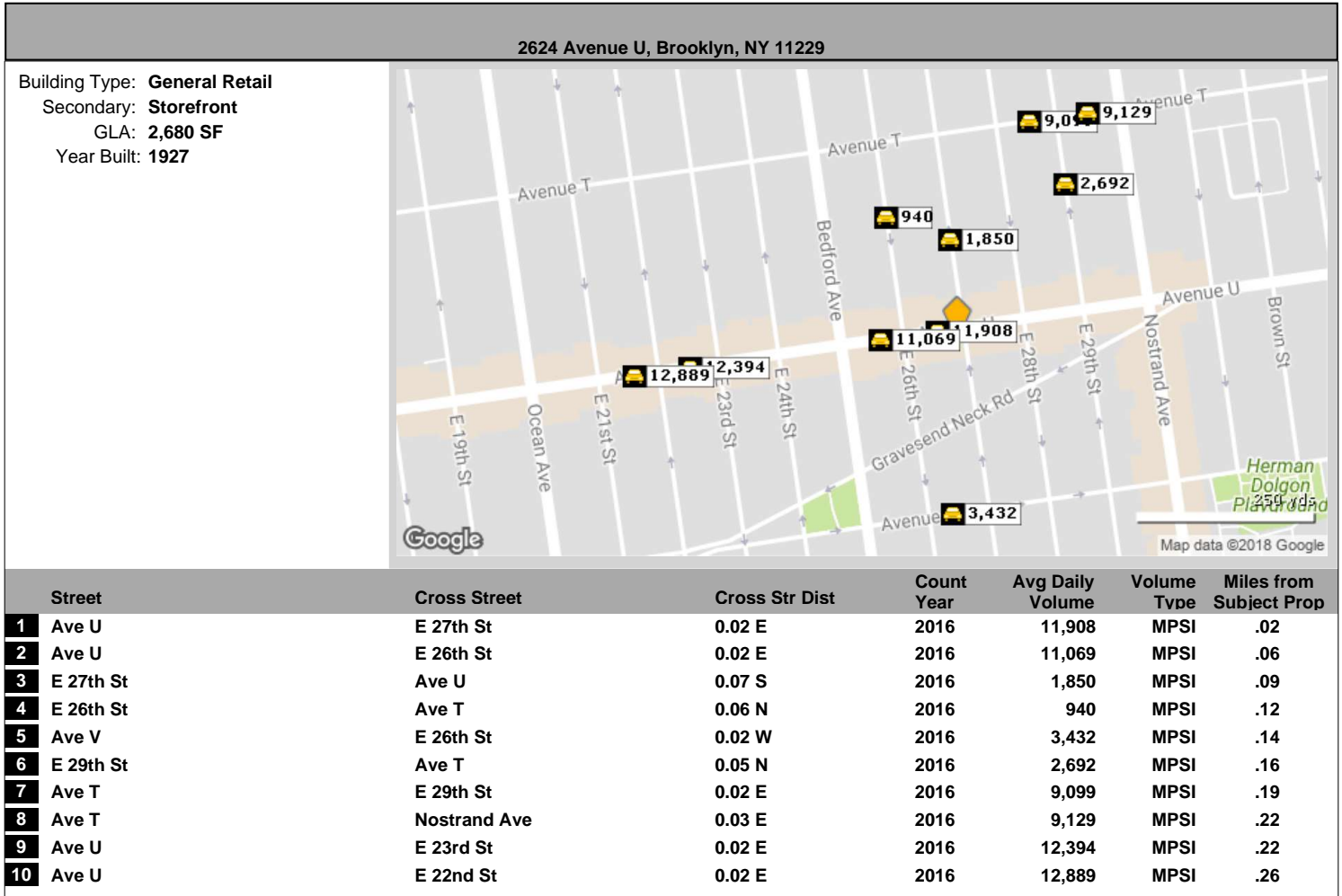
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2624 AVENUE U

Traffic Count Report



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