

118 BATTERY AVENUE

Brooklyn, NY 11209

AVAILABLE SPACE
6,400 SF

LEASE RATE
\$20.00 SF/yr (MG)

FEATURES

- Approximately 6,400 SF of community facility space in excellent condition
- Handicap accessible, multiple means of egress, central air and 8 dedicated parking spaces
- May subdivide
- Located near major streets including the Gowanus Expressway, 7th Avenue, and 86th Street
- Located near numerous anchor tenants



FOR LEASE

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OFFICE

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Brooklyn, NY 11209

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OFFERING SUMMARY

Available SF:	6,400 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	12,500 SF
Year Built:	2004
Building Size:	17,202 SF
Zoning:	R4B

PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate is pleased to present for lease approximately 6,400 SF of vacant ground floor community facility space at 118 Battery Avenue, Brooklyn, NY 11209. The building was recently constructed and the space is in excellent condition. The space features 2 means of egress, handicap accessibility, central air, a sprinkler system, and 8 dedicated parking spaces, including 4 in the underground garage. The space is conveniently located by the Gowanus Expressway, 7th Avenue, and 86th Street. The space is also located near numerous major anchor tenants such as Poly Prep Country Day School, the United States Fort Hamilton Army Garrison, Hamilton Park Nursing and Rehabilitation Center and national tenants on 86th Street's commercial corridor. The space can be subdivided. Suitable uses include medical office, medical testing center or lab, non-profit office, educational use, and community center, among others for community facility use.

PROPERTY HIGHLIGHTS

- Approximately 6,400 SF of community facility space in excellent condition
- Handicap accessible, multiple means of egress, central air and 8 dedicated parking spaces
- May subdivide
- Located near major streets including the Gowanus Expressway, 7th Avenue, and 86th Street

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RELIABLE REAL ESTATE



118 BATTERY AVENUE

Brooklyn, NY 11209

LEASE



PROPERTY DESCRIPTION

Coldwell Banker Reliable Real Estate is pleased to present for lease approximately 6,400 SF of vacant ground floor community facility space at 118 Battery Avenue, Brooklyn, NY 11209. The building was recently constructed and the space is in excellent condition. The space features 2 means of egress, handicap accessibility, central air, a sprinkler system, and 8 dedicated parking spaces, including 4 in the underground garage. The space is conveniently located by the Gowanus Expressway, 7th Avenue, and 86th Street. The space is also located near numerous major anchor tenants such as Poly Prep Country Day School, the United States Fort Hamilton Army Garrison, Hamilton Park Nursing and Rehabilitation Center and national tenants on 86th Street's commercial corridor. The space can be subdivided. Suitable uses include medical office, medical testing center or lab, non-profit office, educational use, and community center, among others for community facility use.

LOCATION DESCRIPTION

Fort Hamilton is a neighborhood in the southern part of Brooklyn in New York City adjacent to Bay Ridge. Its boundaries stretch from the Narrows north to the main commercial strip at 86th Street in Bay Ridge, and from New York Bay east to Seventh Avenue, which runs south to the fort.

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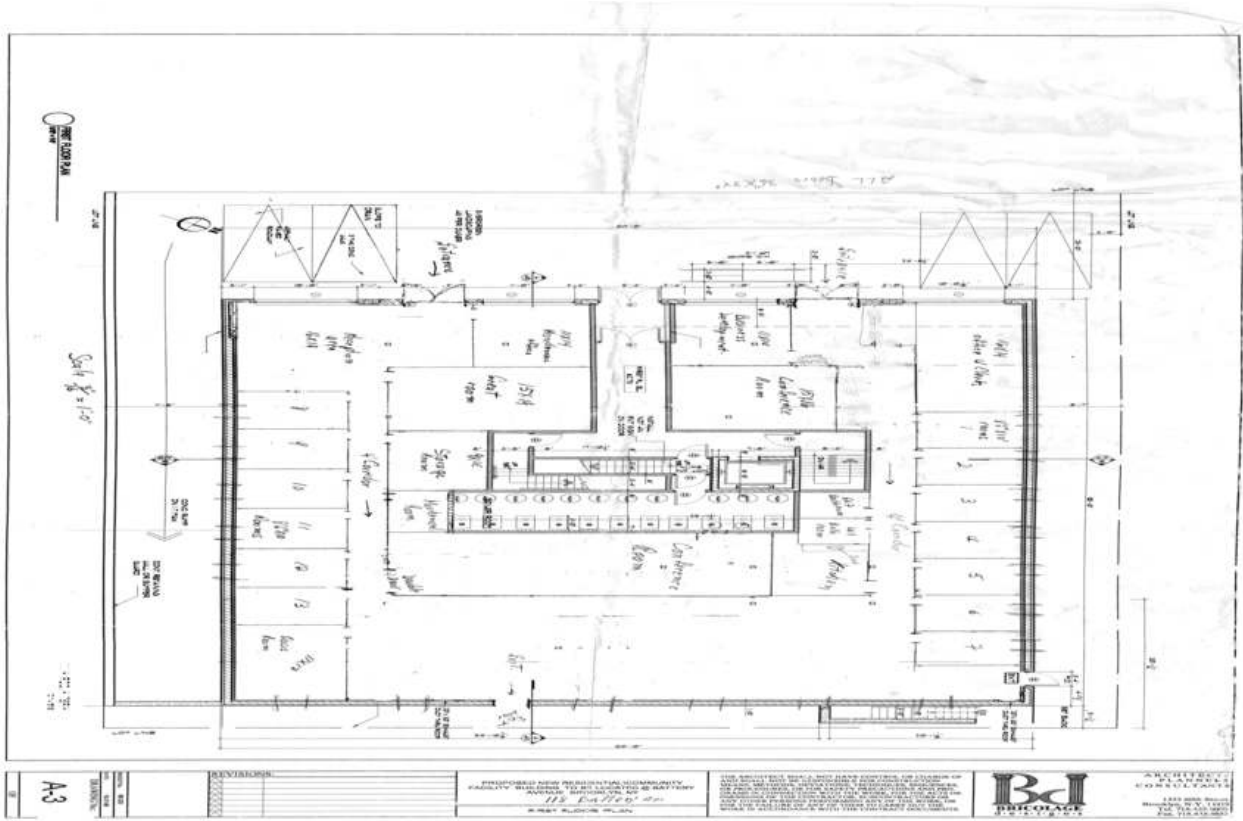




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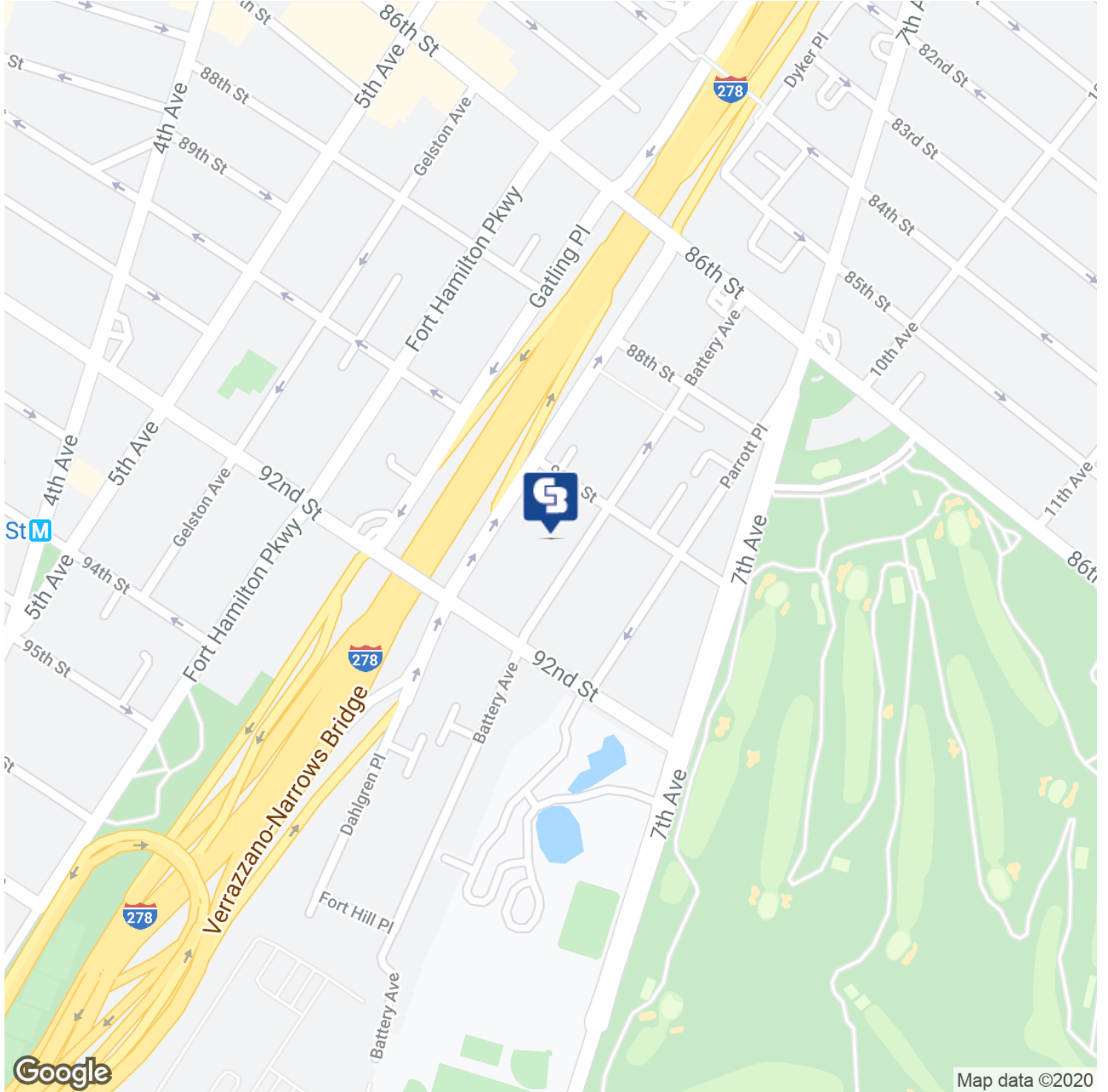
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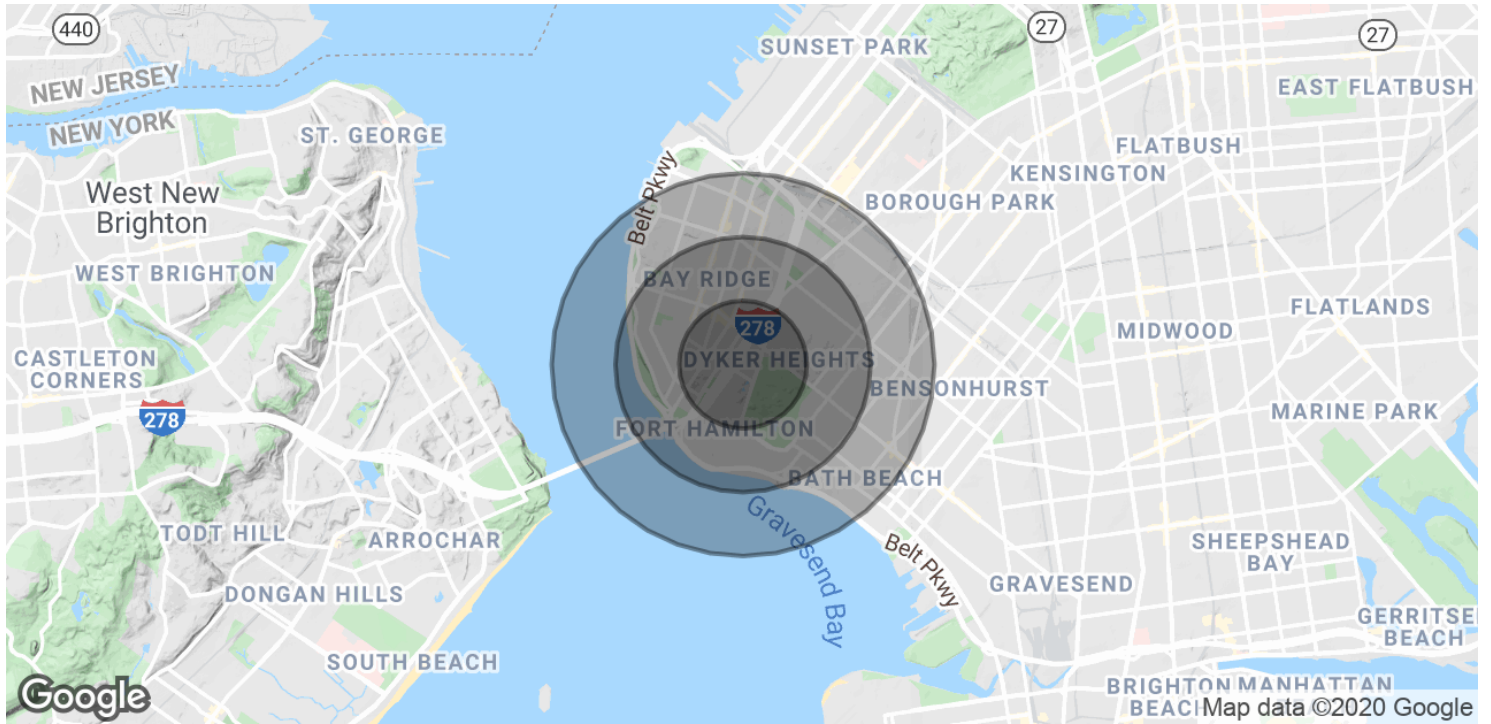
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	18,130	69,724	155,342
Average age	39.5	39.7	38.7
Average age (Male)	37.8	38.4	37.5
Average age (Female)	40.5	41.0	40.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	7,626	28,490	59,920
# of persons per HH	2.4	2.4	2.6
Average HH income	\$70,227	\$77,245	\$71,585
Average house value	\$548,297	\$601,521	\$608,903


* Demographic data derived from 2010 US Census

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RELIABLE REAL ESTATE

A map of New York City and its surrounding areas, including parts of New Jersey and Connecticut. A large blue semi-transparent rectangle is overlaid on the map, covering the area from roughly the Hudson River to the East River and from the Harlem River to the Lower East Side. In the center of this blue area, the text "Demographics for 118 Battery Ave, Brooklyn, New York" is written in white. A blue location pin is placed on the map in the Fort Hamilton area of Brooklyn, with a white circle around its tip. The map shows various neighborhoods, streets, and landmarks like the Statue of Liberty and the Empire State Building. Major highways like I-95, I-278, and I-495 are also visible.

Demographics for 118 Battery Ave, Brooklyn, New York

Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	78,490	626,272	1,440,263
Total Population (Current Year)	81,269	650,714	1,505,883
Total Population (Five Year Projection)	80,825	656,023	1,528,289
Adult Population (US Census 2010)	63,731	468,430	1,105,470
Adult Population (Current Year)	66,445	488,939	1,164,994
Adult Population (Five Year Projection)	65,832	492,221	1,182,136
% Female Population (US Census 2010)	52%	50.59%	51.95%
% Male Population (US Census 2010)	48%	49.41%	48.05%
% Female Population (Current Year)	51.73%	50.32%	51.72%
% Male Population (Current Year)	48.27%	49.68%	48.28%
% Female Population (Five Year Projection)	51.62%	50.27%	51.64%
% Male Population (Five Year Projection)	48.38%	49.73%	48.36%
Total Daytime Population	72,747	522,885	1,207,213
Population aged 16 and under (Children)	17,727	150,504	309,813
Daytime population (Age 16+)	55,020	372,380	897,400
Civilian 16+, at Workplace	30,369	200,020	467,142
Retired population (Age 65+)	12,086	77,438	189,326
Homemakers (Age 16+)	8,838	67,756	143,473

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	19.96%	4.77%	10.23%
% Flourishing Families	0.74%	1.04%	1.6%
% Booming with Confidence	7.99%	1.31%	2.1%
% Suburban Style	0%	0.29%	1.05%
% Thriving Boomers	0%	0.33%	0.69%
% Promising Families	0%	0%	0%
% Young City Solos	6.1%	1.09%	4.15%

% Middle-class Melting Pot	0%	0.41%	0.93%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	65.21%	79.54%	63.48%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.1%	0.16%
% Cultural Connections	0%	11.12%	15.03%
% Golden Year Guardians	0%	0%	0.39%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0.2%
% Unclassified	0%	0%	0%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	40.68	34.98	36.73
% Age 18+	81.76%	75.14%	77.36%
% Age 55+	30.46%	25.06%	27%
% Age 65+	17.62%	13.78%	14.96%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	79.34%	63.03%	59.17%
% Black/African American (2010 US Census, Not Hispanic/Latino)	1.5%	3.16%	19.22%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.11%	0.13%	0.17%
% Asian (2010 US Census, Not Hispanic/Latino)	16.88%	31.77%	19.14%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.03%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.33%	0.31%	0.39%
% Two or more races (2010 US Census, Not Hispanic/Latino)	1.82%	1.57%	1.89%
% White (2010 US Census, Hispanic/Latino)	51.63%	41.32%	40.84%
% Black/African American (2010 US Census, Hispanic/Latino)	2.76%	3.58%	8.16%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.26%	2.01%	1.85%

% Asian (2010 US Census, Hispanic/Latino)	0.69%	0.67%	0.62%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.15%	0.15%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	36.41%	45.61%	41.46%
% Two or more races (2010 US Census, Hispanic/Latino)	7.11%	6.65%	6.96%
% White (Current Year, Not Hispanic/Latino)	75.43%	57.87%	56.69%
% Black/African American (Current Year, Not Hispanic/Latino)	1.07%	2.52%	17.59%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.11%	0.11%	0.15%
% Asian (Current Year, Not Hispanic/Latino)	20.84%	37.3%	22.79%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.03%	0.02%	0.02%
% Some other race (Current Year, Not Hispanic/Latino)	0.32%	0.29%	0.38%
% Two or more races (Current Year, Not Hispanic/Latino)	2.2%	1.88%	2.37%
% White (Current Year), Hispanic/Latino	51.78%	40.51%	40.44%
% Black/African American (Current Year, Hispanic/Latino)	2.92%	3.85%	8.47%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.35%	1.83%	1.71%
% Asian (Current Year, Hispanic/Latino)	0.74%	0.73%	0.65%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.17%	0.14%	0.11%
% Some other race (Current Year, Hispanic/Latino)	35.56%	45.8%	41.17%
% Two or more races (Current Year, Hispanic/Latino)	7.48%	7.14%	7.47%
% White (Five Year Projection, Not Hispanic/Latino)	73.27%	55.71%	55.08%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	1.06%	2.46%	17.52%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.11%	0.11%	0.15%
% Asian (Five Year Projection, Not Hispanic/Latino)	22.66%	39.27%	24.12%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.03%	0.02%	0.02%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.33%	0.29%	0.38%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	2.55%	2.13%	2.72%
% White (Five Year Projection, Hispanic/Latino)	51.5%	40.22%	40.19%
% Black/African American (Five Year Projection, Hispanic/Latino)	2.94%	3.91%	8.61%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.3%	1.75%	1.64%
% Asian (Five Year Projection, Hispanic/Latino)	0.7%	0.71%	0.62%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.16%	0.13%	0.1%
% Some other race (Five Year Projection, Hispanic/Latino)	35.55%	45.89%	41.1%
% Two or more races (Five Year Projection, Hispanic/Latino)	7.84%	7.39%	7.74%

Housing & Households

Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	2.89	16.05	45.75
Total Housing Units (Current Year)	38,457	236,715	587,052
Total Households (Current Year)	34,887	220,548	552,652
Total Households (Five Year Projection)	34,822	222,777	564,453
Owner-Occupied: Owned with a mortgage or loan	7,887	40,758	113,802
Owner-Occupied: Owned free and clear	6,893	35,243	80,554
Renter-Occupied	20,107	144,547	358,296

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	32	194	483
Housing Value \$10,000-\$14,999	8	204	441
Housing Value \$15,000-\$19,999	16	184	639
Housing Value \$20,000-\$24,999	26	218	660
Housing Value \$25,000-\$29,999	18	159	350
Housing Value \$30,000-\$34,999	43	249	366
Housing Value \$35,000-\$39,999	65	403	642
Housing Value \$40,000-\$49,999	72	560	997
Housing Value \$50,000-\$59,999	76	558	1,275
Housing Value \$60,000-\$69,999	125	588	1,244
Housing Value \$70,000-\$79,999	128	544	1,219
Housing Value \$80,000-\$89,999	69	448	887
Housing Value \$90,000-\$99,999	99	572	1,370
Housing Value \$100,000-\$124,999	150	736	2,436
Housing Value \$125,000-\$149,999	170	708	2,474
Housing Value \$150,000-\$174,999	313	1,307	4,334
Housing Value \$175,000-\$199,999	320	1,582	4,888
Housing Value \$200,000-\$249,999	570	2,694	8,037

Housing Value \$250,000-\$299,999	639	3,677	10,221
Housing Value \$300,000-\$399,999	1,008	6,939	19,852
Housing Value \$400,000-\$499,999	1,467	9,682	28,099
Housing Value \$500,000-\$749,999	4,319	22,081	52,282
Housing Value \$750,000-\$999,999	3,208	14,696	31,038
Housing Value \$1,000,000 or more	1,838	7,018	20,122
Total Owner-occupied housing units (OOHU)	14,780	76,001	194,356

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$35,478	\$21,488	\$25,226
Per Capita Income (Current Year, based on Total Population)	\$46,293	\$27,693	\$33,365
Per Capita Income (Five Year Projection, based on Total Population)	\$50,560	\$30,426	\$36,645
Average (Mean) Household Income (Current Year)	\$107,729	\$81,404	\$90,568
Median Household Income (Current Year)	\$74,419	\$55,467	\$60,426

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	5.81%	8.11%	8.86%
% Household Income \$10,000-\$14,999	3.57%	5.69%	5.57%
% Household Income \$15,000-\$19,999	3.38%	5.46%	4.67%
% Household Income \$20,000-\$24,999	3.98%	5.58%	4.66%
% Household Income \$25,000-\$29,999	3.58%	5%	4.14%
% Household Income \$30,000-\$34,999	4%	4.58%	4.21%
% Household Income \$35,000-\$39,999	3.92%	4.4%	3.91%
% Household Income \$40,000-\$44,999	3.23%	3.97%	3.7%
% Household Income \$45,000-\$49,999	2.57%	3.36%	3.22%
% Household Income \$50,000-\$59,999	6.08%	7.02%	6.75%
% Household Income \$60,000-\$74,999	10.25%	9.74%	9.61%
% Household Income \$75,000-\$99,999	13.14%	11.69%	11.92%
% Household Income \$100,000-\$124,999	10.8%	8.48%	8.82%
% Household Income \$125,000-\$149,999	7.86%	5.55%	5.74%
% Household Income \$150,000-\$199,999	7.93%	5.71%	6.64%

Education (Current Year)

Education			
	1-mi.	3-mi.	5-mi.
College undergraduate	3,206	29,361	76,950
Graduate or prof school	1,953	8,452	24,002

Educational Attainment			
	1-mi.	3-mi.	5-mi.
No schooling completed	1,448	21,241	35,042
Nursery to 4th grade	573	8,213	13,166
5th and 6th grade	1,635	23,600	35,437
7th and 8th grade	1,346	16,014	28,291
9th grade	936	16,276	23,419
10th grade	1,136	10,636	19,953
11th grade	585	7,750	17,242
12th grade, no diploma	1,773	19,675	36,368
High school graduate, GED	15,262	118,182	269,587
Some college, <1 year	2,104	12,611	32,150
Some college, 1+ years	5,676	35,837	101,130
Associate's degree	3,721	24,050	63,740
Bachelor's degree	14,327	76,915	220,249
Master's degree	7,700	34,314	111,258
Professional school degree	2,168	7,431	27,040
Doctorate degree	819	3,394	11,689

Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	36,139	252,093	620,254
Total Civilian employed population aged 16+ (Current Year)	37,656	268,682	673,442
Total Civilian employed population aged 16+ (Five Year Projection)	37,004	267,963	677,972

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0.4%	0.51%	0.28%
% Civilian, Employed (2010 US Census)	91.73%	90.1%	89.84%
% Civilian, Unemployed (2010 US Census)	7.87%	9.39%	9.88%
% Not in Labor Force (2010 US Census)	39.65%	42.31%	39.57%
% Armed Forces (Current Year)	0.4%	0.52%	0.28%
% Civilian, Employed (Current Year)	95.82%	95.11%	95.08%
% Civilian, Unemployed (Current Year)	3.79%	4.37%	4.63%
% Not in Labor Force (Current Year)	42.25%	44%	40.93%
% Armed Forces (Five Year Projection)	0.4%	0.52%	0.28%
% Civilian, Employed (Five Year Projection)	95.81%	95.13%	95.1%
% Civilian, Unemployed (Five Year Projection)	3.79%	4.35%	4.62%
% Not in Labor Force (Five Year Projection)	42.7%	44.49%	41.36%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	37,656	268,682	673,442
Car, truck, or van	13,143	82,130	199,412
Public transport (not taxi)	20,075	145,013	380,651
Worked at home	1,233	8,046	24,905

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	398	2,945	6,631
5-9 minutes	1,295	9,560	20,496
10-14 minutes	2,192	17,297	37,803
15-19 minutes	2,633	20,627	46,779
20-24 minutes	2,562	20,015	49,938
25-29 minutes	884	6,214	18,392
30-34 minutes	4,304	34,618	90,832
35-39 minutes	698	5,400	17,878
40-44 minutes	2,210	15,030	45,685
45-59 minutes	6,902	41,349	113,783
60-89 minutes	10,243	67,623	151,993
90+ minutes	2,102	19,958	48,327

Consumer Expenditures (Current Year)

Consumer Expenditures			
	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$20,664,995	\$113,656,118	\$286,865,103
Total Apparel and services	\$71,245,077	\$427,350,787	\$1,080,783,857
Total Cash contributions	\$67,918,290	\$335,936,181	\$899,692,564
Total Education	\$89,975,644	\$460,820,103	\$1,215,885,257
Total Entertainment	\$110,522,321	\$577,882,099	\$1,516,744,551
Total Food	\$292,869,859	\$1,673,490,044	\$4,284,340,566
Total Gifts	\$49,074,122	\$261,858,968	\$674,822,810
Total Healthcare	\$171,284,426	\$905,423,530	\$2,358,296,540
Total Housing	\$888,480,209	\$4,916,141,352	\$12,721,197,351
Total Miscellaneous	\$42,249,899	\$226,066,474	\$582,631,176
Total Personal care products and services	\$33,168,317	\$175,969,769	\$452,241,210
Total Personal insurance and pensions	\$291,257,963	\$1,486,507,099	\$3,999,611,096
Total Reading	\$3,134,304	\$17,299,697	\$44,638,720
Total Tobacco products and smoking supplies	\$11,527,121	\$67,230,674	\$165,388,317
Total Transportation	\$407,378,144	\$2,301,097,229	\$5,854,091,727

Retail Demand by Store Type			
	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$1,591,564,355	\$8,883,123,664	\$22,795,608,905
Building Material & Garden Equipment & Supply Dealers	\$115,357,560	\$597,719,005	\$1,560,328,017
Clothing & Clothing Accessories Stores	\$81,245,199	\$480,841,375	\$1,220,922,269
Electronics and Appliance Stores	\$22,973,543	\$128,769,337	\$331,783,968
Food & Beverage Stores	\$219,738,343	\$1,261,264,138	\$3,196,826,705
Food Services & Drinking Places	\$211,544,120	\$1,176,954,191	\$3,059,847,369
Furniture & Home Furnishings Stores	\$31,960,312	\$173,161,079	\$451,981,692
Gasoline stations	\$105,403,801	\$610,884,015	\$1,545,230,153
General Merchandise Stores	\$200,269,177	\$1,144,414,779	\$2,912,365,550

General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$362,369,987	\$2,072,529,798	\$5,289,004,643
Health & Personal Care Stores	\$94,197,950	\$508,678,203	\$1,299,221,809
Miscellaneous Store Retailers	\$35,159,821	\$192,410,995	\$496,647,472
Motor Vehicle & Parts Dealers	\$255,567,141	\$1,396,859,387	\$3,607,960,255
Nonstore retailers	\$199,990,928	\$1,109,146,864	\$2,851,494,104
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$18,156,459	\$102,020,296	\$260,999,541

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	21	125	330
Construction (15-17)	181	1,486	2,979
Finance, Insurance, & Real Estate (60-69)	300	1,869	4,023
Manufacturing (20-39)	49	695	1,486
Mining (10-14)	1	7	16
Public Administration (90-98)	22	75	203
Retail Trade (52-59)	600	4,691	10,266
Services (70-89)	1,527	9,909	25,196
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	113	1,055	2,485
Wholesale Trade (50-51)	83	1,536	2,968



Confidentiality Statement

118 BATTERY AVENUE

Brooklyn, NY 11209

Confidentiality Statement

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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Coldwell Banker Reliable Commercial Division or the property Ownership.

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.

SBCWORLDWIDE.COM

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