

# Prime Retail - Sheepshead Bay, Brooklyn

4175 Bedford Avenue, Brooklyn, NY 11229 - For Lease 350 SF



**For Lease 350 SF/\$1,475**

Prepared by:

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Coldwell Banker Reliable Commercial Division

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7428 Fifth Avenue, Brooklyn, NY 11209

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## Executive Summary

### The Offering:

Coldwell Banker Reliable Commercial Division is pleased to offer this 350 SF of retail space with neighboring tenants such as Dunkin Donuts and Chase. The space is ideal for professional use or a dry goods operation

### Location Highlights:

- Avenue U and Bedford Ave Businesses
- Improvement district
- Close to public transportation.
- Densely populated neighborhood.
- Neighboring National Tenants

## Executive Summary



### The Property

4175 Bedford Avenue, Brooklyn, NY 11229

### Property Specifications

Property Type:	Mixed-Use
Space Type:	Ground Floor Retail
Zoning District	R4
SQ FT	350
Lease Term:	Negotiable
Lease Type:	Modified Gross

### Price

Lease Price:	\$1,475
Per SF PY Price:	\$50.57



## Property Overview

### Property Details

#### Property Address

4175 Bedford Avenue, Brooklyn, NY 11229

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Coldwell Banker Reliable Commercial Division is pleased to offer 350 SFF of retail space with neighboring tenants such as Dunkin Donuts and Chase. The space is ideal for professional use or a dry goods operation.

#### Price

\$1,475/Per Month  
\$50.57/ Per SF

#### Property Specifications

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#### Location Information

Cross Street:	Avenue U and Avenue T
Located:	Bedford Avenue
Metro Market:	Brooklyn
Submarket:	Sheepshead Bay
County:	Kings

#### Lease Information

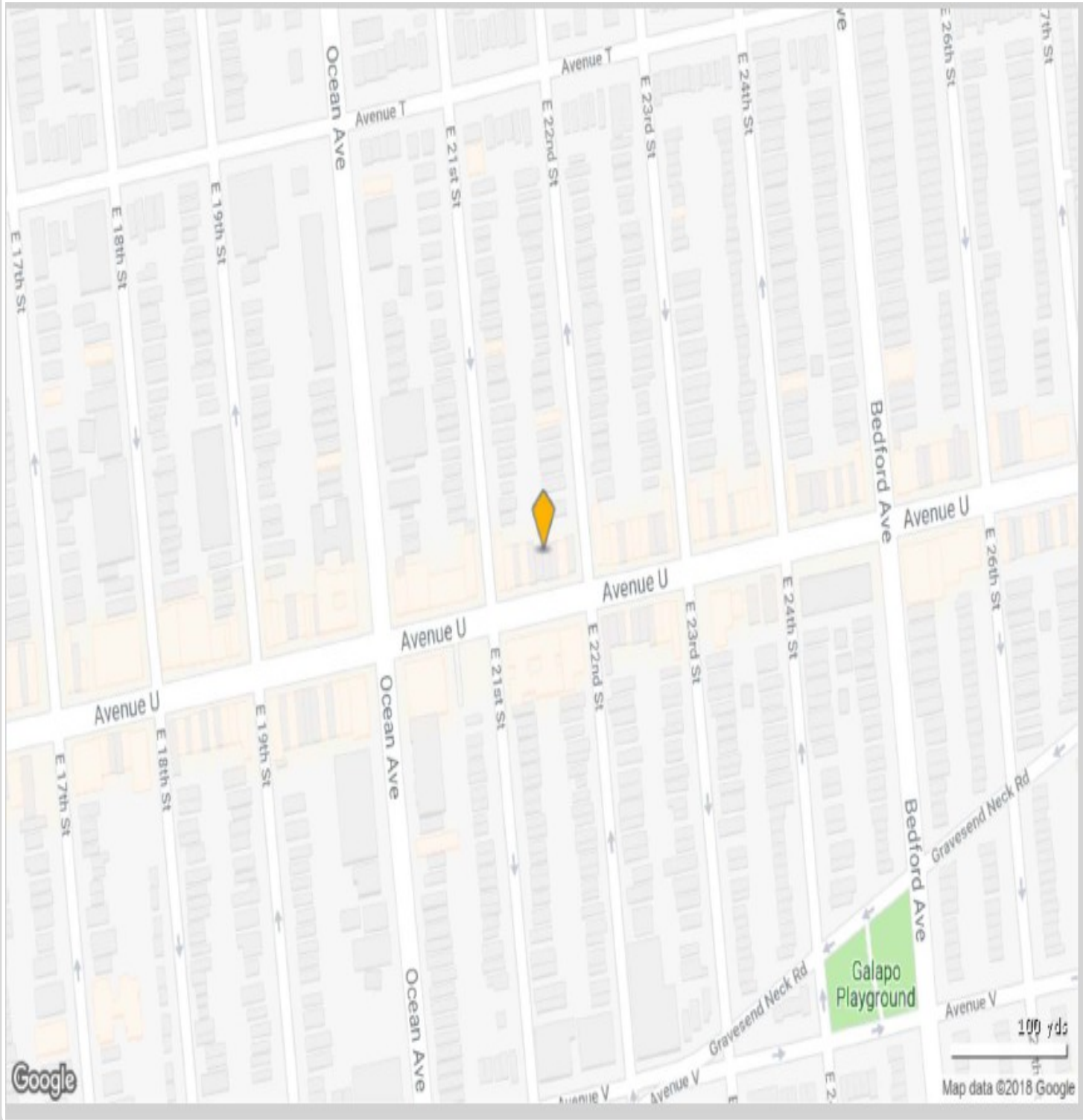
Tenancy:	Multiple Tenants
% Leased:	85%
Space Available:	350 SF





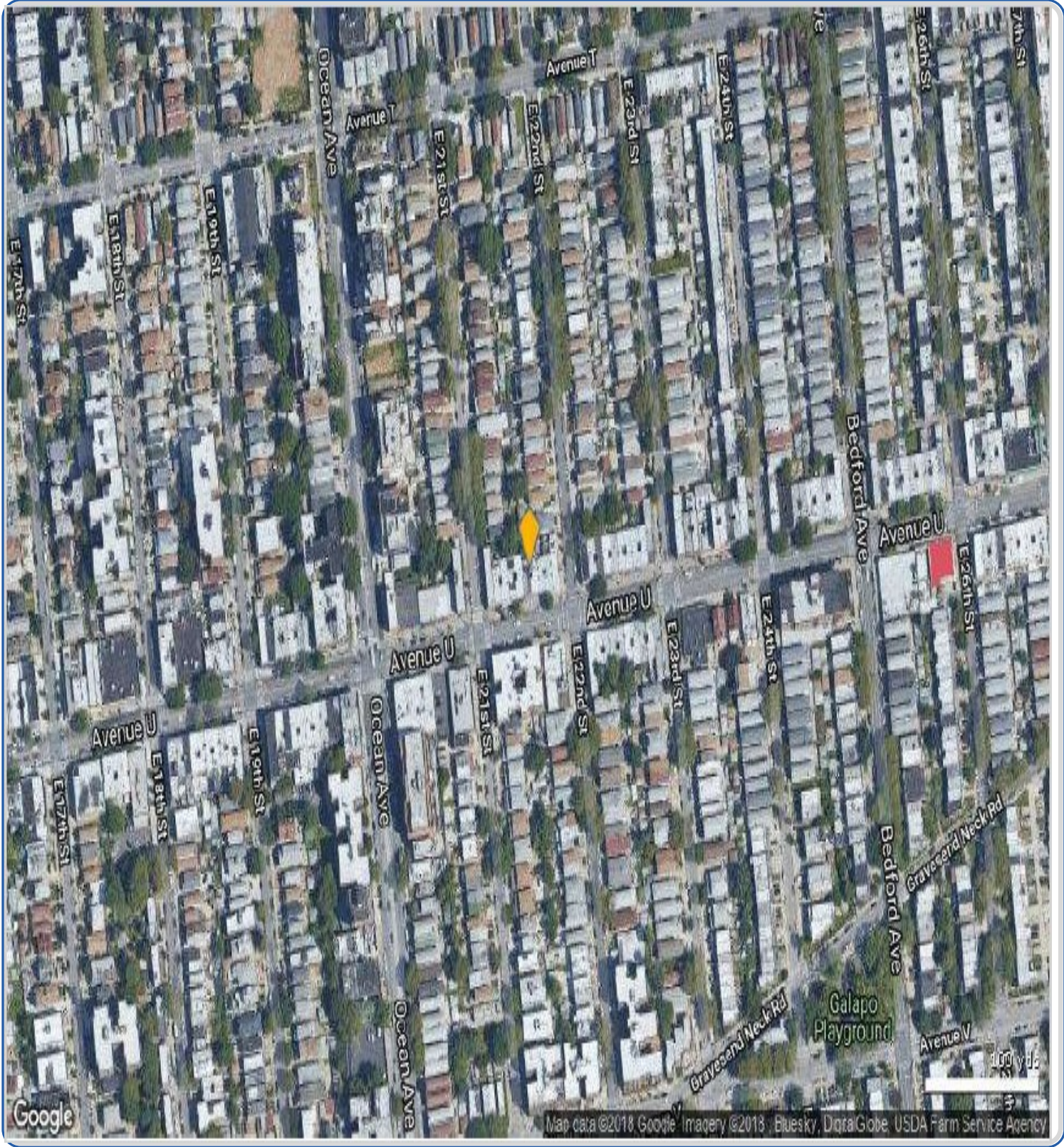
# Property Overview

## Maps & Aerials





# Market Overview





## Market Overview

**Building Type:** General Retail  
**Secondary:** Storefront Retail/Residential  
**GLA:** 1,936 SF  
**Year Built:** 1925  
**Total Available:** 0 SF  
**% Leased:** 100%  
**Rent/SF/Yr:** -



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$1,228,622</b>	<b>\$6,589,589</b>	<b>\$13,208,982</b>
<b>Total Apparel</b>	<b>\$78,890</b>	<b>\$442,734</b>	<b>\$925,185</b>
Women's Apparel	32,179	178,763	371,501
Men's Apparel	16,884	93,809	193,317
Girl's Apparel	5,743	33,209	70,644
Boy's Apparel	3,920	22,597	48,161
Infant Apparel	3,628	20,886	44,635
Footwear	16,536	93,870	196,927
<b>Total Entertainment &amp; Hobbies</b>	<b>\$97,287</b>	<b>\$512,719</b>	<b>\$1,024,770</b>
Entertainment	13,578	73,462	149,370
Audio & Visual Equipment/Service	48,929	263,821	545,926
Reading Materials	5,581	27,882	52,008
Pets, Toys, & Hobbies	29,199	147,554	277,466
Personal Items	88,642	467,539	924,550
<b>Total Food and Alcohol</b>	<b>\$370,692</b>	<b>\$1,999,234</b>	<b>\$4,045,835</b>
Food At Home	210,026	1,146,277	2,337,061
Food Away From Home	136,164	726,607	1,461,655
Alcoholic Beverages	24,502	126,350	247,120
<b>Total Household</b>	<b>\$187,543</b>	<b>\$984,243</b>	<b>\$1,936,659</b>
House Maintenance & Repair	26,406	131,631	239,646
Household Equip & Furnishings	73,912	391,884	782,911
Household Operations	62,924	333,986	665,542
Housing Costs	24,301	126,742	248,559



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>4,806</b>	<b>29,268</b>	<b>6</b>
Retail & Wholesale Trade	777	4,000	5
Hospitality & Food Service	264	2,439	9
Real Estate, Renting, Leasing	263	1,845	7
Finance & Insurance	257	1,256	5
Information	98	593	6
Scientific & Technology Services	416	2,322	6
Management of Companies	4	12	3
Health Care & Social Assistance	1,709	8,439	5
Educational Services	131	4,043	31
Public Administration & Sales	10	362	38
Arts, Entertainment, Recreation	26	108	4
Utilities & Waste Management	153	627	4
Construction	147	772	5
Manufacturing	81	392	5
Agriculture, Mining, Fishing	1	3	3
Other Services	469	2,055	4

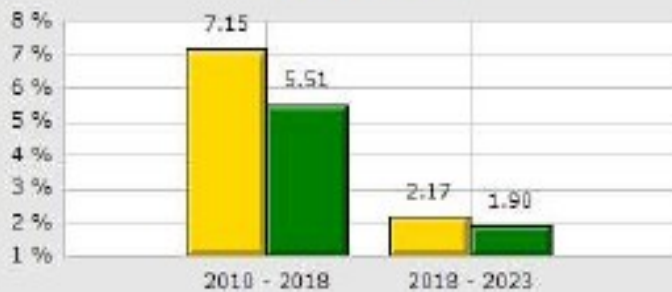


# Market Overview

Type: Retail/Storefront Retail/Residential  
 County: Kings

1 Mile  
 County

Population Growth



Household Growth



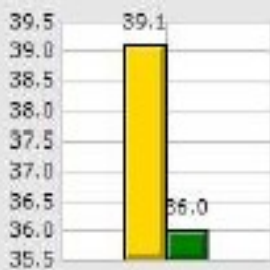
2018 Med Household Inc



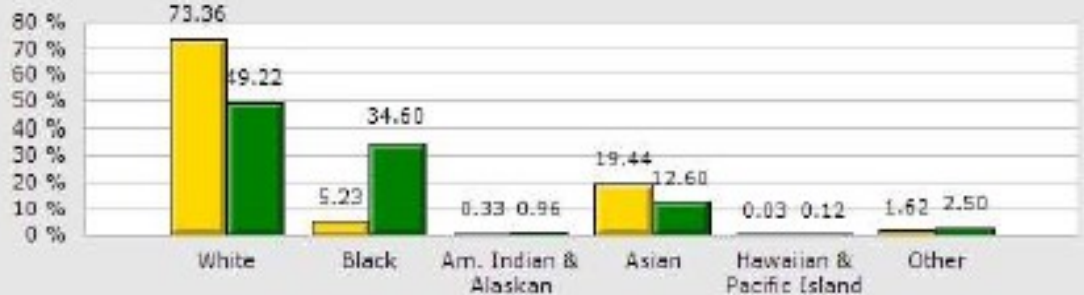
2018 Households by Household Income



2018 Median Age



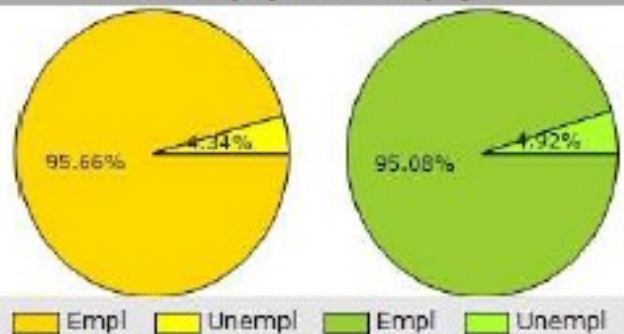
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed





# Market Overview

Type: **Retail/Storefront Retail/Residential**  
 County: **Kings**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2018	7.15%		5.51%	
Growth 2018 - 2023	2.17%		1.90%	
Empl	59,588	95.66%	1,243,699	95.08%
Unempl	2,701	4.34%	64,422	4.92%
<b>2018 Population by Race</b>				
	132,569		2,642,792	
White	97,249	73.36%	1,300,725	49.22%
Black	6,932	5.23%	914,303	34.60%
Am. Indian & Alaskan	435	0.33%	25,332	0.96%
Asian	25,768	19.44%	333,120	12.60%
Hawaiian & Pacific Island	38	0.03%	3,121	0.12%
Other	2,147	1.62%	66,191	2.50%
<b>Household Growth</b>				
Growth 2010 - 2018	6.58%		5.49%	
Growth 2018 - 2023	2.08%		1.90%	
Renter Occupied	30,976	60.65%	710,476	73.46%
Owner Occupied	20,097	39.35%	256,712	26.54%
<b>2018 Households by Household Income</b>				
	51,073		967,188	
Income <\$25K	13,555	26.54%	253,749	26.24%
Income \$25K - \$50K	9,614	18.82%	186,948	19.33%
Income \$50K - \$75K	7,405	14.50%	141,664	14.65%
Income \$75K - \$100K	5,860	11.47%	112,253	11.61%
Income \$100K - \$125K	5,225	10.23%	82,149	8.49%
Income \$125K - \$150K	2,896	5.67%	54,359	5.62%
Income \$150K - \$200K	2,990	5.85%	62,379	6.45%
Income \$200K+	3,528	6.91%	73,687	7.62%
2018 Med Household Inc	\$57,349		\$56,955	
2018 Median Age	39.10		36.00	



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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	135,444	774,347	1,641,619
2018 Estimate	132,569	762,354	1,618,100
2010 Census	123,727	736,248	1,573,112
Growth 2018 - 2023	2.17%	1.57%	1.45%
Growth 2010 - 2018	7.15%	3.55%	2.86%
<b>2018 Population by Hispanic Origin</b>			
2018 Population	10,205	79,349	223,286
2018 Population	132,569	762,354	1,618,100
White	97,249 73.36%	474,366 62.22%	808,924 49.99%
Black	6,931 5.23%	129,333 16.96%	500,542 30.93%
Am. Indian & Alaskan	435 0.33%	3,989 0.52%	11,710 0.72%
Asian	25,768 19.44%	141,024 18.50%	262,043 16.19%
Hawaiian & Pacific Island	38 0.03%	477 0.06%	1,295 0.08%
Other	2,147 1.62%	13,165 1.73%	33,587 2.08%
U.S. Armed Forces	3	153	650
<b>Households</b>			
2023 Projection	52,134	280,503	586,538
2018 Estimate	51,074	276,245	578,296
2010 Census	47,922	267,300	563,117
Growth 2018 - 2023	2.08%	1.54%	1.43%
Growth 2010 - 2018	6.58%	3.35%	2.70%
Owner Occupied	20,097 39.35%	99,335 35.96%	178,403 30.85%
Renter Occupied	30,976 60.65%	176,910 64.04%	399,893 69.15%
<b>2018 Households by HH Income</b>			
Income: <\$25,000	13,555 26.54%	71,242 25.79%	149,114 25.79%
Income: \$25,000 - \$50,000	9,614 18.82%	53,460 19.35%	117,509 20.32%
Income: \$50,000 - \$75,000	7,405 14.50%	42,371 15.34%	91,259 15.78%
Income: \$75,000 - \$100,000	5,860 11.47%	32,871 11.90%	69,374 12.00%
Income: \$100,000 - \$125,000	5,225 10.23%	24,396 8.83%	49,460 8.55%
Income: \$125,000 - \$150,000	2,896 5.67%	15,688 5.68%	30,915 5.35%
Income: \$150,000 - \$200,000	2,990 5.85%	18,510 6.70%	35,752 6.18%
Income: \$200,000+	3,528 6.91%	17,706 6.41%	34,914 6.04%
2018 Avg Household Income	\$80,435	\$79,739	\$77,662
2018 Med Household Income	\$57,349	\$57,325	\$55,636





# Property Overview

Building Type: General Retail  
 Secondary: Storefront  
 GLA: 1,936 SF  
 Year Built: 1925

Total Available: 0 SF  
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 Rent/SF/Yr: -



Description	2010	2018	2023
<b>Population</b>	<b>123,727</b>	<b>132,569</b>	<b>135,444</b>
Age 0 - 4	7,548 6.10%	8,877 6.70%	8,897 6.57%
Age 5 - 9	7,076 5.72%	7,854 5.92%	8,628 6.37%
Age 10 - 14	6,948 5.62%	7,268 5.48%	8,013 5.92%
Age 15 - 19	7,709 6.23%	7,033 5.31%	7,474 5.52%
Age 20 - 24	8,637 6.98%	8,074 6.09%	7,536 5.56%
Age 25 - 29	8,541 6.90%	10,187 7.68%	8,574 6.33%
Age 30 - 34	7,770 6.28%	9,959 7.51%	9,538 7.04%
Age 35 - 39	7,537 6.09%	8,619 6.50%	9,475 7.00%
Age 40 - 44	7,320 5.92%	7,710 5.82%	8,671 6.40%
Age 45 - 49	8,337 6.74%	7,561 5.70%	7,930 5.85%
Age 50 - 54	8,866 7.17%	8,103 6.11%	7,733 5.71%
Age 55 - 59	8,786 7.10%	8,702 6.56%	7,987 5.90%
Age 60 - 64	8,458 6.84%	8,641 6.52%	8,191 6.05%
Age 65 - 69	4,815 3.89%	7,643 5.77%	7,827 5.78%
Age 70 - 74	4,873 3.94%	5,562 4.20%	6,612 4.88%
Age 75 - 79	3,548 2.87%	4,075 3.07%	4,931 3.64%
Age 80 - 84	3,387 2.74%	2,914 2.20%	3,344 2.47%
Age 85+	3,571 2.89%	3,787 2.86%	4,081 3.01%
<b>Age 15+</b>	<b>102,155 82.56%</b>	<b>108,570 81.90%</b>	<b>109,904 81.14%</b>
<b>Age 20+</b>	<b>94,446 76.33%</b>	<b>101,537 76.59%</b>	<b>102,430 75.63%</b>
<b>Age 65+</b>	<b>20,194 16.32%</b>	<b>23,981 18.09%</b>	<b>26,795 19.78%</b>
<b>Median Age</b>	<b>40</b>	<b>39</b>	<b>40</b>
<b>Average Age</b>	<b>40.10</b>	<b>40.00</b>	<b>40.40</b>
<b>Population By Race</b>	<b>123,727</b>	<b>132,569</b>	<b>135,444</b>
White	94,798 76.62%	97,249 73.36%	97,731 72.16%
Black	5,742 4.64%	6,931 5.23%	6,915 5.11%
Am. Indian & Alaskan	403 0.33%	435 0.33%	431 0.32%
Asian	20,868 16.87%	25,768 19.44%	27,988 20.66%
Hawaiian & Pacific Islander	29 0.02%	38 0.03%	36 0.03%
Other	1,700 1.37%	2,147 1.62%	2,343 1.73%



## Property Overview

White	7,885	81.31%	8,048	78.87%	8,081	78.45%
Black	932	9.86%	1,230	12.05%	1,275	12.41%
Am. Indian & Alaskan	340	3.60%	368	3.61%	363	3.53%
Asian	188	1.97%	181	1.77%	183	1.78%
Hawaiian & Pacific Islander	19	0.20%	29	0.28%	28	0.27%
Other	288	3.05%	349	3.42%	365	3.55%
<b>Household by Household Income</b>	<b>47,921</b>		<b>51,073</b>		<b>52,135</b>	
<\$25,000	14,227	29.69%	13,555	26.54%	13,678	26.24%
\$25,000 - \$50,000	11,526	24.05%	9,614	18.82%	9,587	18.39%
\$50,000 - \$75,000	7,156	14.93%	7,405	14.50%	7,489	14.36%
\$75,000 - \$100,000	5,573	11.63%	5,860	11.47%	5,922	11.36%
\$100,000 - \$125,000	3,335	6.96%	5,225	10.23%	5,505	10.56%
\$125,000 - \$150,000	2,633	5.49%	2,896	5.67%	2,983	5.72%
\$150,000 - \$200,000	2,059	4.30%	2,990	5.85%	3,156	6.05%
\$200,000+	1,412	2.95%	3,528	6.91%	3,815	7.32%
<b>Average Household Income</b>	<b>\$64,183</b>		<b>\$80,435</b>		<b>\$82,121</b>	
<b>Median Household Income</b>	<b>\$45,351</b>		<b>\$57,349</b>		<b>\$58,572</b>	





## Contact Information

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For more information, please contact:

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## Confidentiality Statement

### *Confidentiality Statement*

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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 must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written lease to be prepared by the owner and executed by both parties; and (iii) approved by Owner and such other parties who may have an interest in the Property. Neither the prospective lessee nor owner shall be bound until execution of the lease, which lease shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

