

Prime Office Space - Bay Ridge, Brooklyn

9217 5th Avenue 2nd Floor, Brooklyn, NY 11209 - For Lease 1,000 SF



For Lease 1,000 SF/\$2,300

Prepared by:
Diego Giocoli
Licensed R.E. Salesperson
Office: 718-921-3100 x124
Mobile: 917-455-4524
Email: Diego.giocoli@coldwellbanker.com



Coldwell Banker Reliable Commercial Division

Phone: (718)921-3100 Web: www.cbrcd.com

7428 Fifth Avenue, Brooklyn, NY 11209

Executive Summary

The Offering:

Coldwell Banker Reliable Commercial Division is pleased to offer this second floor 1,000 SF of office space featuring two offices, waiting area, kitchen and outside deck with neighboring tenants such as Dunkin Donuts, Staples and Chase. The space is ideal for office use.

Location Highlights:

- Fifth Avenue between 92nd Street and 94th Street.
- Improvement district
- Close to public transportation.
- Densely populated neighborhood.
- Neighboring National Tenants

Executive Summary



The Property

9217 5th Avenue, Brooklyn, NY 11209

Property Specifications

Property Type:	Mixed-Use
Space Type:	Second Floor Office Space
Zoning District	R6B
SQ FT	1,000
Lease Term:	Negotiable
Lease Type:	Modified Gross

Price

Lease Price:	\$2,300
Per SF PY Price:	\$27.60



Property Overview

Property Details

Property Address

9217 5th Avenue, Brooklyn, NY 11209

Property Details

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\$27.60/ Per SF

Property Specifications

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Zoning District	R6B
SQ FT	1,000
Lease Term:	Negotiable
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Location Information

Cross Street:	92nd street and 94th street
Located:	Fifth Avenue
Metro Market:	Brooklyn
Submarket:	Bay Ridge
County:	Kings

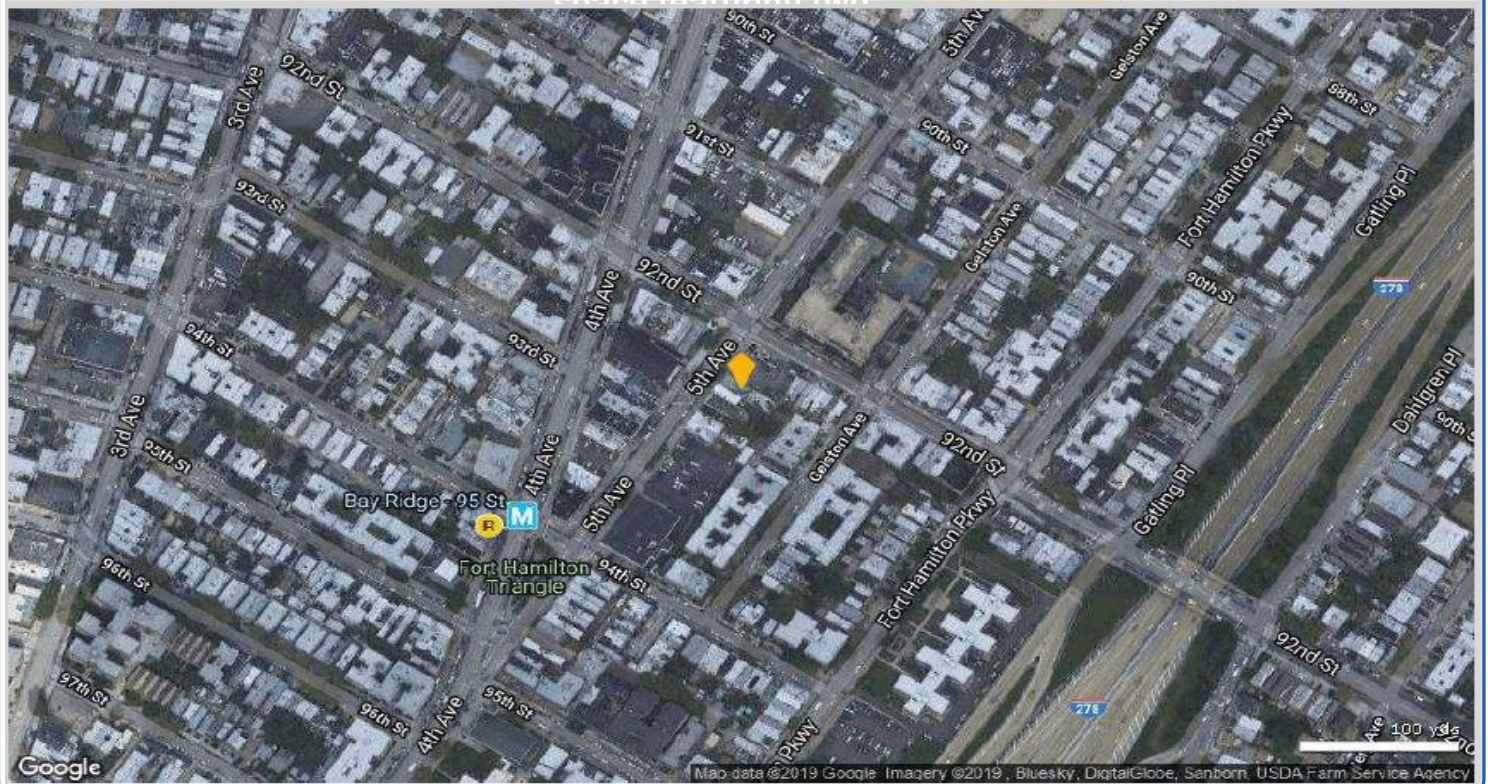
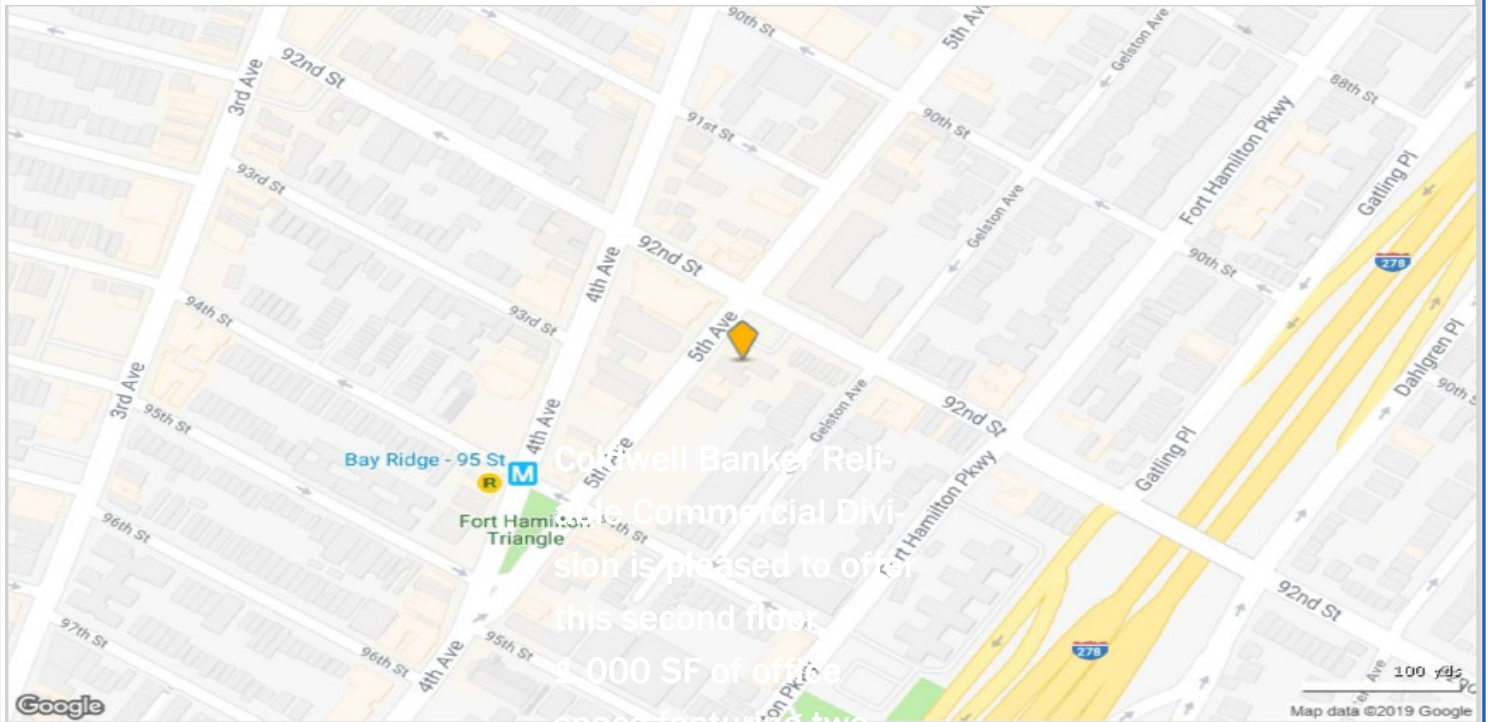
Lease Information

Tenancy:	Multiple Tenants
% Leased:	66%
Space Available:	1,000 SF

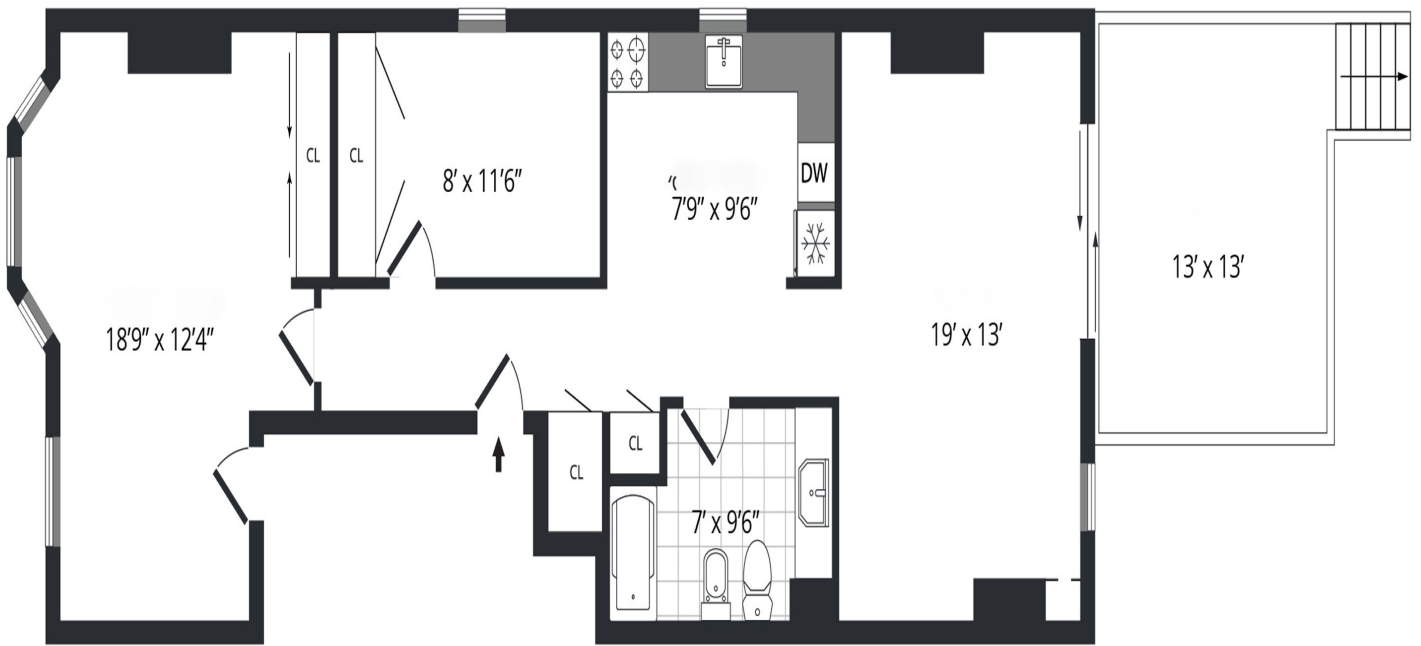


Property Overview

Maps & Aerials



Market Overview



For illustration purposes only

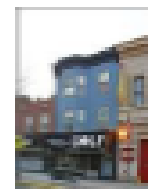


Market Overview

8217 5th Ave, Brooklyn, NY 11208

Building Type: General Retail
 Secondary: Storefront
 GLA: 2,247 SF
 Year Built: -

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	66,269	572,784	1,466,539
2018 Estimate	65,171	570,816	1,444,049
2010 Census	62,532	588,724	1,394,114
Growth 2018 - 2023	1.68%	0.34%	1.56%
Growth 2010 - 2018	4.22%	-3.04%	3.58%
2018 Population by Hispanic Origin	8,185	115,456	241,593
2018 Population	65,171	570,816	1,444,049
White	52,756 80.95%	360,385 63.14%	876,681 60.71%
Black	1,353 2.08%	27,368 4.79%	251,306 17.40%
Am. Indian & Alaskan	279 0.43%	5,660 0.99%	11,750 0.81%
Asian	9,299 14.27%	165,927 29.07%	271,385 18.79%
Hawaiian & Pacific Island	49 0.08%	708 0.12%	1,342 0.09%
Other	1,435 2.20%	10,769 1.89%	31,585 2.19%
U.S. Armed Forces	260	582	815
Households			
2023 Projection	29,271	191,685	529,863
2018 Estimate	28,809	191,105	521,816
2010 Census	27,771	197,526	504,183
Growth 2018 - 2023	1.60%	0.30%	1.54%
Growth 2010 - 2018	3.74%	-3.25%	3.50%
Owner Occupied	10,434 36.22%	61,532 32.20%	166,734 31.95%
Renter Occupied	18,375 63.78%	129,573 67.80%	355,082 68.05%
2018 Households by HH Income	28,811	191,105	521,819
Income: <\$25,000	5,011 17.39%	47,836 25.03%	128,217 24.57%
Income: \$25,000 - \$50,000	4,395 15.25%	39,065 20.44%	98,820 18.94%
Income: \$50,000 - \$75,000	4,513 15.66%	29,621 15.50%	78,136 14.97%
Income: \$75,000 - \$100,000	3,722 12.92%	23,061 12.07%	61,047 11.70%
Income: \$100,000 - \$125,000	2,968 10.30%	17,017 8.90%	46,530 8.92%
Income: \$125,000 - \$150,000	2,019 7.01%	10,825 5.66%	30,476 5.84%
Income: \$150,000 - \$200,000	2,755 9.56%	12,146 6.36%	36,861 7.06%
Income: \$200,000+	3,428 11.90%	11,534 6.04%	41,732 8.00%
2018 Avg Household Income	\$103,870	\$78,709	\$84,933
2018 Med Household Income	\$78,268	\$56,553	\$60,132



Market Overview

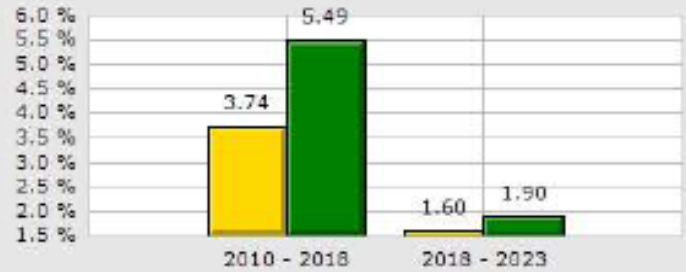
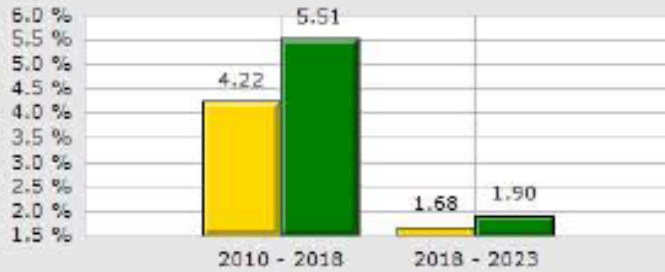
9217 5th Ave, Brooklyn, NY 11209

Type: Retail/Storefront Retail/Residential
 County: Kings

1 Mile
 County

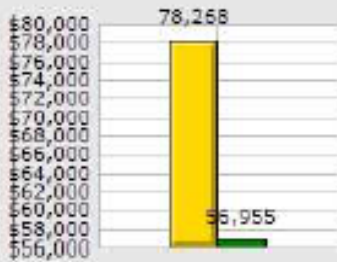
Population Growth

Household Growth



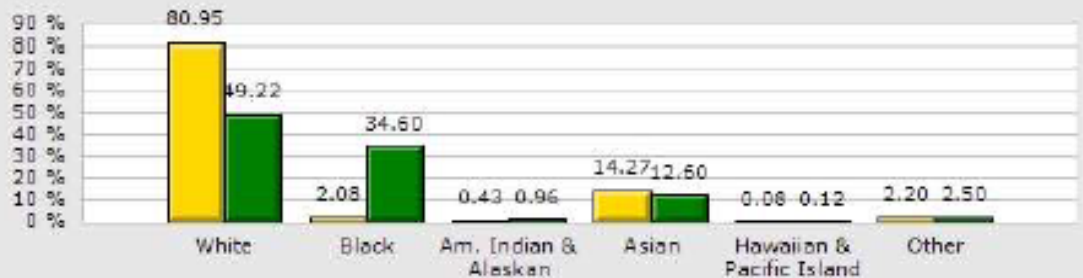
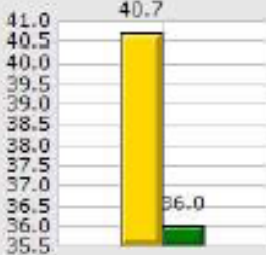
2018 Med Household Inc

2018 Households by Household Income



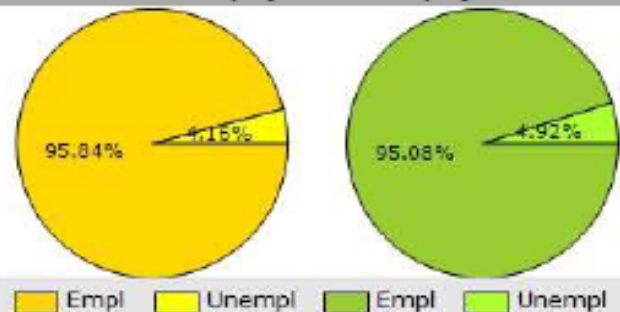
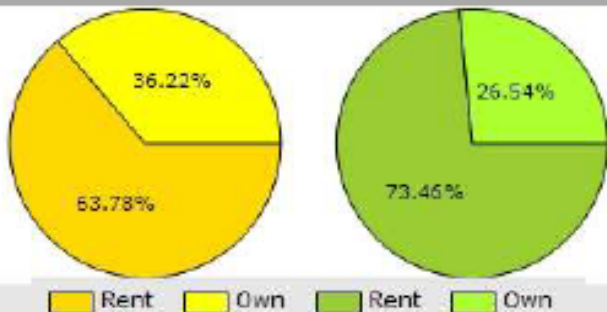
2018 Median Age

2018 Population by Race



2018 Renter vs. Owner

2018 Employed vs. Unemployed



Market Overview

9217 5th Ave, Brooklyn, NY 11209

Type: Retail/Storefront Retail/Residential

County: Kings

	1 Mile		County	
Population Growth				
Growth 2010 - 2018	4.22%		5.51%	
Growth 2018 - 2023	1.68%		1.90%	
Empl	32,280	95.84%	1,243,699	95.08%
Unempl	1,402	4.16%	64,422	4.92%
2018 Population by Race				
	65,170		2,642,792	
White	52,756	80.95%	1,300,725	49.22%
Black	1,353	2.08%	914,303	34.60%
Am. Indian & Alaskan	278	0.43%	25,332	0.96%
Asian	9,299	14.27%	333,120	12.60%
Hawaiian & Pacific Island	49	0.08%	3,121	0.12%
Other	1,435	2.20%	66,191	2.50%
Household Growth				
Growth 2010 - 2018	3.74%		5.49%	
Growth 2018 - 2023	1.60%		1.90%	
Renter Occupied	18,375	63.78%	710,476	73.46%
Owner Occupied	10,434	36.22%	256,712	26.54%
2018 Households by Household Income				
	28,811		967,188	
Income <\$25K	5,011	17.39%	253,749	26.24%
Income \$25K - \$50K	4,395	15.25%	186,948	19.33%
Income \$50K - \$75K	4,513	15.66%	141,664	14.65%
Income \$75K - \$100K	3,722	12.92%	112,253	11.61%
Income \$100K - \$125K	2,968	10.30%	82,149	8.49%
Income \$125K - \$150K	2,019	7.01%	54,350	5.62%
Income \$150K - \$200K	2,755	9.56%	62,379	6.45%
Income \$200K+	3,428	11.90%	73,687	7.62%
2018 Med Household Inc	\$78,268		\$56,955	
2018 Median Age	40.70		36.00	



Market Overview

9217 5th Ave, Brooklyn, NY 11209

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **2,247 SF**
 Year Built: -

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	66,269		572,784		1,466,539	
2018 Estimate	65,171		570,816		1,444,049	
2010 Census	62,532		588,724		1,394,114	
Growth 2018 - 2023	1.68%		0.34%		1.56%	
Growth 2010 - 2018	4.22%		-3.04%		3.58%	
2018 Population by Age						
	65,171		570,816		1,444,049	
Age 0 - 4	4,320	6.63%	41,429	7.26%	103,223	7.15%
Age 5 - 9	3,724	5.71%	38,714	6.78%	93,301	6.46%
Age 10 - 14	3,232	4.96%	36,357	6.37%	86,163	5.97%
Age 15 - 19	2,888	4.43%	33,764	5.92%	81,031	5.61%
Age 20 - 24	3,112	4.78%	36,563	6.41%	89,251	6.18%
Age 25 - 29	4,401	6.75%	46,014	8.06%	112,867	7.82%
Age 30 - 34	5,181	7.95%	47,213	8.27%	116,387	8.06%
Age 35 - 39	5,096	7.82%	42,493	7.44%	105,678	7.32%
Age 40 - 44	4,741	7.27%	37,663	6.60%	94,813	6.57%
Age 45 - 49	4,500	6.90%	35,036	6.14%	89,171	6.18%
Age 50 - 54	4,465	6.85%	34,501	6.04%	89,006	6.16%
Age 55 - 59	4,411	6.77%	33,831	5.93%	88,793	6.15%
Age 60 - 64	4,041	6.20%	30,614	5.36%	82,090	5.68%
Age 65 - 69	3,455	5.30%	25,389	4.45%	69,655	4.82%
Age 70 - 74	2,528	3.88%	17,816	3.12%	49,950	3.46%
Age 75 - 79	1,889	2.90%	12,718	2.23%	35,931	2.49%
Age 80 - 84	1,396	2.14%	9,112	1.60%	25,378	1.76%
Age 85+	1,792	2.75%	11,590	2.03%	31,361	2.17%
Age 65+	11,060	16.97%	76,625	13.42%	212,275	14.70%
Median Age	40.70		35.60		36.90	
Average Age	40.50		37.00		38.00	



Market Overview

9217 5th Ave, Brooklyn, NY 11209

Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	65,171		570,816		1,444,049	
White	52,758	80.95%	380,385	63.14%	876,681	60.71%
Black	1,353	2.08%	27,368	4.79%	251,306	17.40%
Am. Indian & Alaskan	279	0.43%	5,660	0.99%	11,750	0.81%
Asian	9,299	14.27%	165,927	29.07%	271,385	18.79%
Hawaiian & Pacific Island	49	0.08%	708	0.12%	1,342	0.09%
Other	1,435	2.20%	10,769	1.89%	31,585	2.19%
Population by Hispanic Origin	65,171		570,816		1,444,049	
Non-Hispanic Origin	56,986	87.44%	455,360	79.77%	1,202,455	83.27%
Hispanic Origin	8,186	12.56%	115,455	20.23%	241,594	16.73%
2018 Median Age, Male	39.40		34.60		35.40	
2018 Average Age, Male	39.10		35.90		36.60	
2018 Median Age, Female	42.00		36.70		38.30	
2018 Average Age, Female	41.90		38.00		39.20	
2018 Population by Occupation Classification	53,315		447,560		1,145,173	
Civilian Employed	32,280	60.55%	258,669	57.80%	672,008	58.68%
Civilian Unemployed	1,402	2.63%	11,626	2.60%	31,592	2.76%
Civilian Non-Labor Force	19,397	36.38%	176,730	39.49%	440,810	38.49%
Armed Forces	236	0.44%	535	0.12%	763	0.07%
Households by Marital Status						
Married	11,324		92,917		225,426	
Married No Children	6,438		46,441		120,152	
Married w/Children	4,886		46,477		105,274	
2018 Population by Education	50,846		418,578		1,060,894	
Some High School, No Diploma	5,840	11.49%	108,610	25.95%	201,129	18.96%
High School Grad (Incl Equivalency)	10,115	19.89%	103,759	24.79%	255,865	24.12%
Some College, No Degree	9,598	18.88%	67,822	16.20%	192,185	18.12%
Associate Degree	2,951	5.80%	34,589	8.26%	69,814	6.58%
Bachelor Degree	13,125	25.81%	66,382	15.86%	205,701	19.39%
Advanced Degree	9,217	18.13%	37,416	8.94%	136,200	12.84%



Property Overview

9217 5th Ave, Brooklyn, NY 11209

Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	76,833		603,029		1,612,782	
Real Estate & Finance	4,081	5.31%	20,581	3.41%	55,553	3.44%
Professional & Management	19,777	25.74%	107,114	17.76%	331,918	20.58%
Public Administration	1,967	2.56%	8,323	1.38%	24,839	1.54%
Education & Health	8,102	10.54%	64,878	10.76%	195,098	12.10%
Services	5,082	6.61%	66,858	11.09%	160,564	9.96%
Information	1,078	1.40%	5,156	0.86%	20,995	1.30%
Sales	7,752	10.09%	61,302	10.17%	149,508	9.27%
Transportation	16,953	22.08%	138,868	23.03%	377,411	23.40%
Retail	3,007	3.91%	27,398	4.54%	64,935	4.03%
Wholesale	702	0.91%	8,097	1.34%	18,415	1.14%
Manufacturing	1,197	1.56%	14,972	2.48%	29,132	1.81%
Production	2,238	2.91%	28,217	4.68%	61,734	3.83%
Construction	1,575	2.05%	20,845	3.46%	45,542	2.82%
Utilities	1,667	2.17%	14,463	2.40%	39,879	2.47%
Agriculture & Mining	39	0.05%	274	0.05%	562	0.03%
Farming, Fishing, Forestry	22	0.03%	204	0.03%	336	0.02%
Other Services	1,594	2.07%	15,479	2.57%	36,363	2.25%
2018 Worker Travel Time to Job	31,262		251,833		648,553	
<30 Minutes	9,567	30.60%	77,335	30.71%	187,099	28.85%
30-60 Minutes	11,310	36.18%	91,097	36.17%	268,602	41.42%
60+ Minutes	10,385	33.22%	83,401	33.12%	192,852	29.74%
2010 Households by HH Size	27,771		197,526		504,183	
1-Person Households	10,891	39.22%	51,467	26.06%	143,690	28.50%
2-Person Households	8,071	29.08%	50,598	25.62%	140,251	27.82%
3-Person Households	3,717	13.38%	32,098	16.25%	82,135	16.29%
4-Person Households	2,871	10.34%	27,957	14.15%	65,095	12.91%
5-Person Households	1,372	4.94%	15,836	8.02%	34,862	6.91%
6-Person Households	517	1.86%	8,608	4.36%	18,070	3.58%
7 or more Person Households	332	1.20%	10,962	5.55%	20,080	3.98%
2018 Average Household Size	2.20		2.90		2.70	
Households						
2023 Projection	29,271		191,685		529,863	
2018 Estimate	28,809		191,105		521,816	
2010 Census	27,771		197,526		504,183	
Growth 2018 - 2023	1.60%		0.30%		1.54%	
Growth 2010 - 2018	3.74%		-3.25%		3.50%	



Property Overview

9217 5th Ave, Brooklyn, NY 11209

Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	28,811		191,105		521,819	
<\$25,000	5,011	17.39%	47,836	25.03%	128,217	24.57%
\$25,000 - \$50,000	4,395	15.25%	39,065	20.44%	98,820	18.94%
\$50,000 - \$75,000	4,513	15.66%	29,621	15.50%	78,136	14.97%
\$75,000 - \$100,000	3,722	12.92%	23,061	12.07%	61,047	11.70%
\$100,000 - \$125,000	2,968	10.30%	17,017	8.90%	46,530	8.92%
\$125,000 - \$150,000	2,019	7.01%	10,825	5.66%	30,476	5.84%
\$150,000 - \$200,000	2,755	9.56%	12,146	6.36%	36,861	7.06%
\$200,000+	3,428	11.90%	11,534	6.04%	41,732	8.00%
2018 Avg Household Income	\$103,870		\$78,709		\$84,933	
2018 Med Household Income	\$78,268		\$56,553		\$60,132	
2018 Occupied Housing	28,809		191,105		521,816	
Owner Occupied	10,434	36.22%	61,532	32.20%	166,734	31.95%
Renter Occupied	18,375	63.78%	129,573	67.80%	355,082	68.05%
2010 Housing Units	30,961		209,681		558,886	
1 Unit	6,758	21.83%	39,324	18.75%	109,532	19.60%
2 - 4 Units	7,940	25.65%	90,314	43.07%	173,730	31.09%
5 - 19 Units	3,867	12.49%	28,004	13.36%	62,984	11.27%
20+ Units	12,396	40.04%	52,039	24.82%	212,640	38.05%
2018 Housing Value	10,435		61,532		166,735	
<\$100,000	164	1.57%	1,589	2.58%	4,021	2.41%
\$100,000 - \$200,000	316	3.03%	1,466	2.38%	5,721	3.43%
\$200,000 - \$300,000	630	6.04%	3,084	5.01%	10,084	6.05%
\$300,000 - \$400,000	482	4.62%	4,955	8.05%	14,524	8.71%
\$400,000 - \$500,000	318	3.05%	4,488	7.29%	17,800	10.68%
\$500,000 - \$1,000,000	5,248	50.29%	29,128	47.34%	73,201	43.90%
\$1,000,000+	3,277	31.40%	16,822	27.34%	41,384	24.82%
2018 Median Home Value	\$815,119		\$760,642		\$713,231	
2018 Housing Units by Yr Built	31,083		210,317		560,113	
Built 2010+	1,177	3.79%	5,352	2.54%	34,803	6.21%
Built 2000 - 2010	1,936	6.23%	15,297	7.27%	32,563	5.81%
Built 1990 - 1999	277	0.89%	6,505	3.09%	13,704	2.45%
Built 1980 - 1989	697	2.24%	6,422	3.05%	15,907	2.84%
Built 1970 - 1979	1,299	4.18%	10,529	5.01%	29,859	5.33%
Built 1960 - 1969	2,289	7.36%	17,469	8.31%	61,931	11.06%
Built 1950 - 1959	3,773	12.14%	23,986	11.40%	68,540	12.24%
Built <1949	19,635	63.17%	124,757	59.32%	302,806	54.06%
2018 Median Year Built	1947		1947		1948	



Contact Information

Contact Info

For more information, please contact:

Diego Giocoli

Licensed R.E. Salesperson

7428 5th Ave.

Brooklyn, NY, 11209

Phone: 718-921-3100 x124

Fax: 718-921-3110

Mobile: 917-455-4524

Email: Diego.giocoli@coldwellbanker.com

Jason Farca

Licensed R.E. Salesperson

7428 5th Ave.

Brooklyn, NY 11209

Phone: 718-921-3100 x156

Fax: 718-921-3110

Email: Jason.farca@coldwellbanker.com

Coldwell Banker Reliable Commercial Division

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Brooklyn, NY , 11209

Phone: 718-921-3100

Fax: 718-921-3110

Website: cbrcd.com



Confidentiality Statement

Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor 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 Coldwell Banker Reliable Commercial Division or by the lessor.

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.

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.

