

FOR SALE OR LEASE

472 86TH STREET

Brooklyn, NY 11209

EXCLUSIVELY OFFERED BY:

TIMOTHY KING

O: 718.687.4210

tim.king@svn.com

DOMINIC MASCARA

O: 718.935.0534

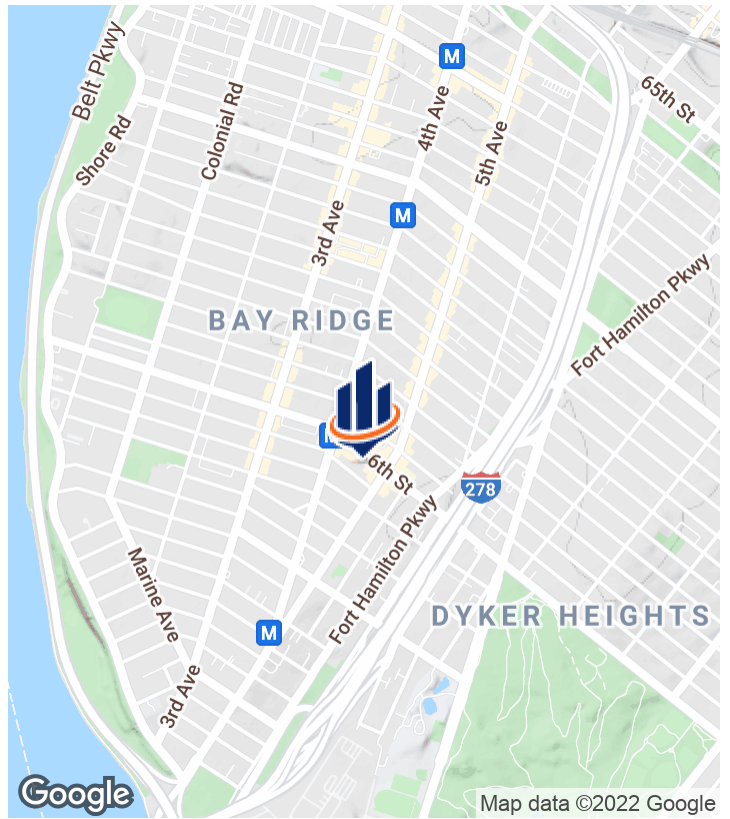
dominic.mascara@svn.com

DINO VELOVIC

O: 718.208.1859

dino.velovic@svn.com





OFFERING SUMMARY

BUILDING SIZE:	12,800 SF
AVAILABLE SF:	20,000+/- SF (Buildable)
LOT SIZE:	6,600 SF
MARKET:	Bay Ridge
SUBMARKET:	86th Street

PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to sell or lease this prime retail space located at 472 86th Street in Brooklyn, New York's Bay Ridge neighborhood between 4th Avenue and 5th Avenue. Currently part of a larger space formerly occupied by C21 Stores, this unique multi-level block through retail gem is available for the first time in 60 years.

This approximately 12,800+/- SF retail space is available and provides frontage on 86th Street, as well as 87th Street, and massive signage opportunity on the building. The building offers terrific exposure and heavy traffic on one of Brooklyn's major shopping corridors with thousands of daily vehicles. If built full, the site offers approximately 20K SF.

Readily accessible by car to the Belt Parkway, Gowanus Expressway, and the Verrazano Bridge. Located one block away from the R subway station at 86th Street and 4th Avenue. Additionally, B1, B8, B16, B63 and B70 bus lines. Parking is available at the nearby municipal parking lot which features over 200 parking spaces. Parking is also available with street metered parking, and opposite the 87th Street frontage at the former Century 21 parking lot.

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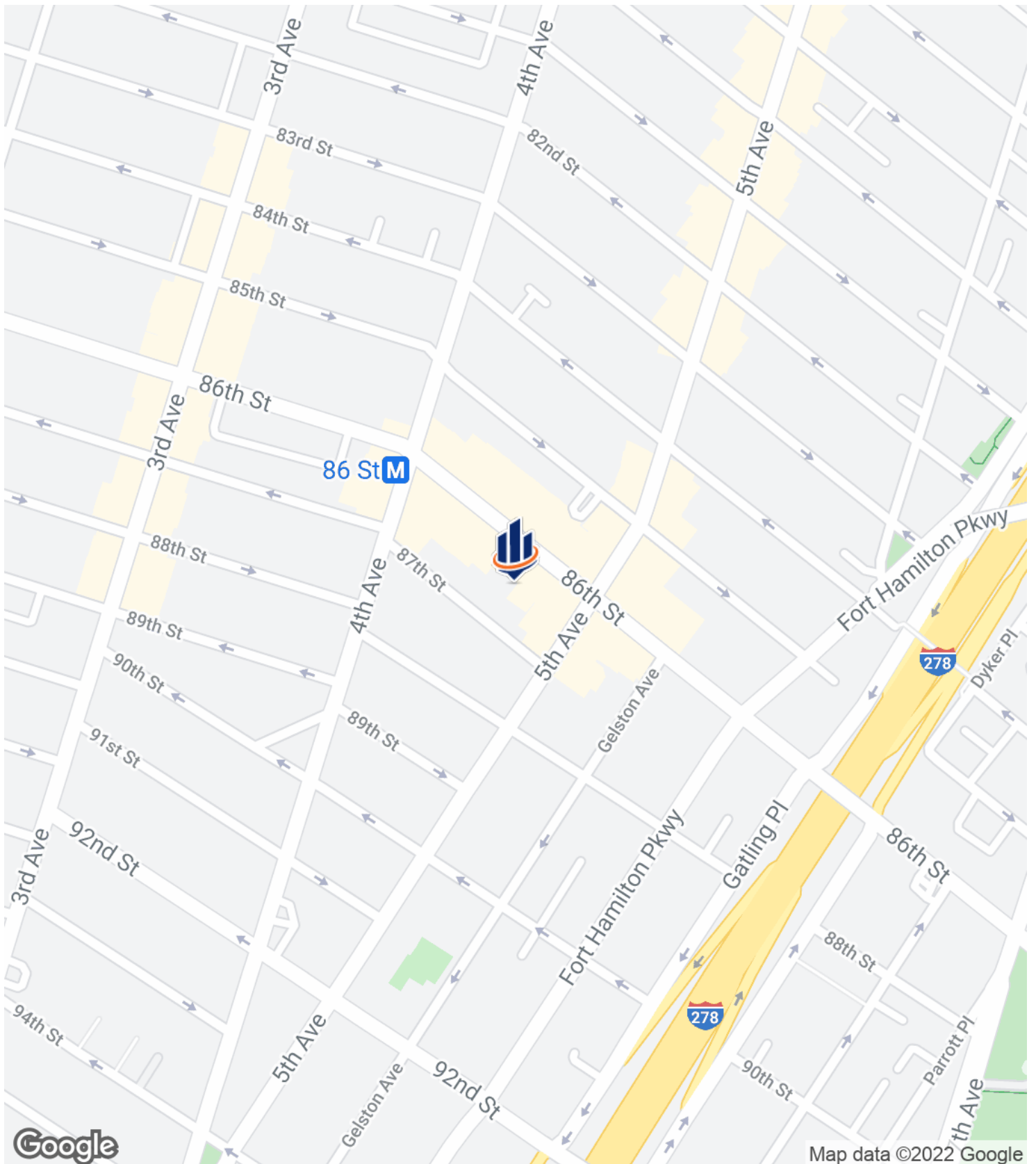
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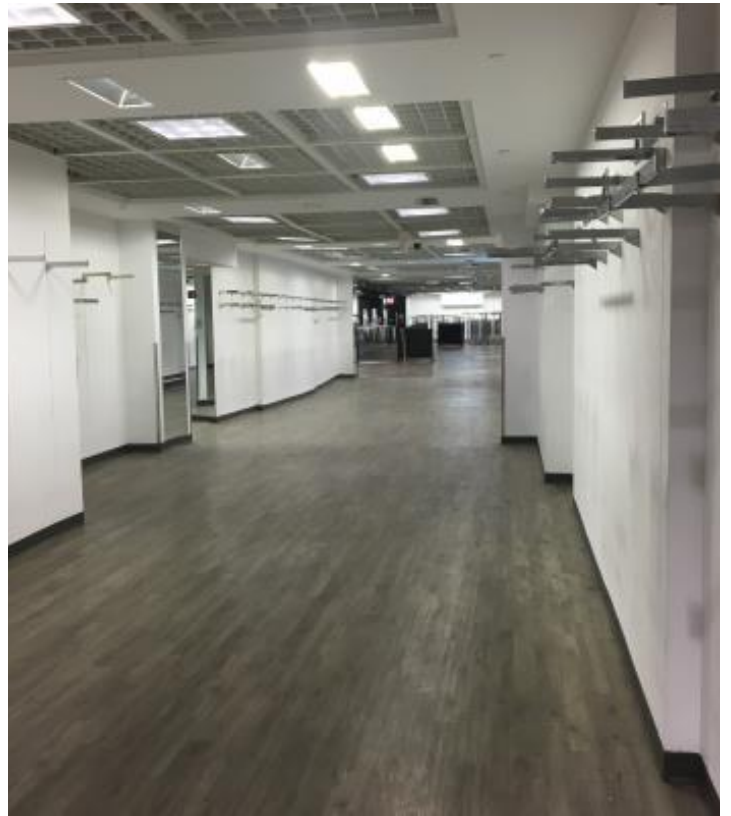
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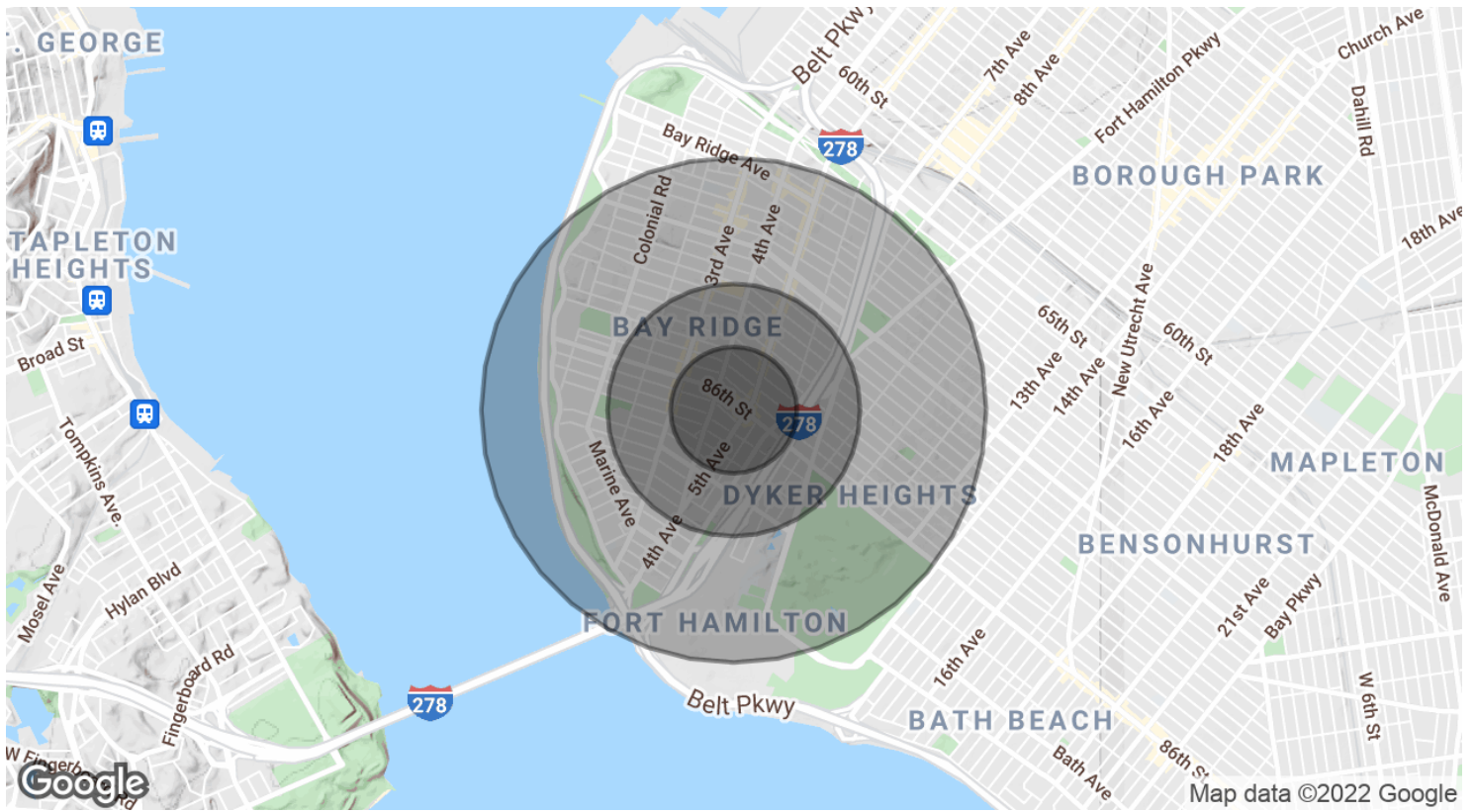
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

TOTAL POPULATION	8,506	31,118	87,119
AVERAGE AGE	35.7	36.9	38.9
AVERAGE AGE (MALE)	35.3	36.4	37.5
AVERAGE AGE (FEMALE)	35.4	37.5	40.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

TOTAL HOUSEHOLDS	3,705	13,354	35,854
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$68,272	\$72,958	\$73,955
AVERAGE HOUSE VALUE	\$506,569	\$581,246	\$603,624

* Demographic data derived from 2010 US Census

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