

Prime Retail Corner for Lease

1224 Avenue J

corner of East 13th Street
BROOKLYN, NEW YORK 11230



Location Highlights

- 3,300 SF retail storefront located in dense, high traffic location.
- High visibility corner location with 127 feet of street frontage.
- Conveniently located on Avenue J only 3 blocks from the Subway.

FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com

Prime Retail Corner for Lease **1224 Avenue J** Corner of East 13th Street **BROOKLYN, NY 11230**

The Midwood Brooklyn Neighborhood

Brooklyn, the largest of New York City's five boroughs boasts a diverse population of about 2.5 million people. Midwood, which is located in the heart of Brooklyn is an upper middle-class neighborhood largely mixed with both retail commercial and residential properties. Houses in the area which are approximately evenly distributed between multifamily and single family properties – many of which are detached wood framed homes – range in price from \$500,000 to more than \$8,000,000. Among the primary retail corridors of the neighborhood, Avenue J is served by several bus lines and a subway line which connects to Manhattan. Within walking distance, the 26-acre Brooklyn College campus is one of the primary cultural centers of the City University of New York, with theaters, athletic facilities, and lecture halls all open to the community. In addition, a recently constructed branch of Touro College is located right on Avenue J.

Accessibility

Minutes from both the Brooklyn Queens Expressway ("BQE") to the west and the Belt Parkway to the south, Avenue J is also intersected by the main thoroughfares of Coney Island Avenue, Ocean Parkway and Ocean Avenue. Public transportation abounds in the area, with both trains and buses easily accessible within a few blocks.

Subway: Q train running along the Brighton Beach B line stops on Avenue J approximately three blocks to the east.

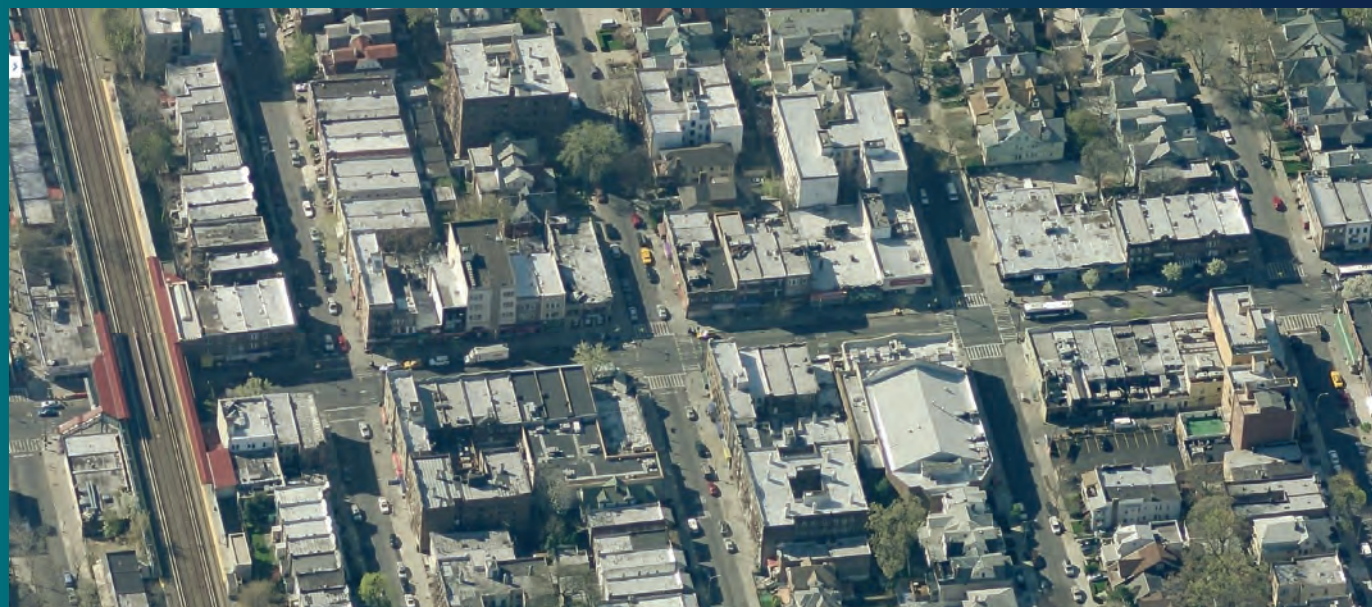
Bus: B6 which connects Canarsie and Bensonhurst, runs along Avenue J as does the B11 which connects Brooklyn College with Borough Park and Sunset Park. The B68 which connects Prospect park with Coney Island runs along Coney Island Avenue, two blocks away.

Long Island Railroad: A station stop in Downtown Brooklyn is accessible via the Atlantic Avenue station in which the Q and B trains stop.

Demographics

The Midwood neighborhood is a mature market, with families by and large seeing greater affluence than surrounding communities. This is evidenced by the notable trend in the neighborhood to convert many of the homes divided into apartment flats back into single family homes. Further, the neighborhood is best characterized as having upper middle income economic demographic characteristics.

An analysis of the income data indicates that the submarket is generally comprised of middle income economic cohort groups, which include the target groups to which the subject property is oriented. More than 22% of the households in Midwood earn more than \$100,000 per annum.

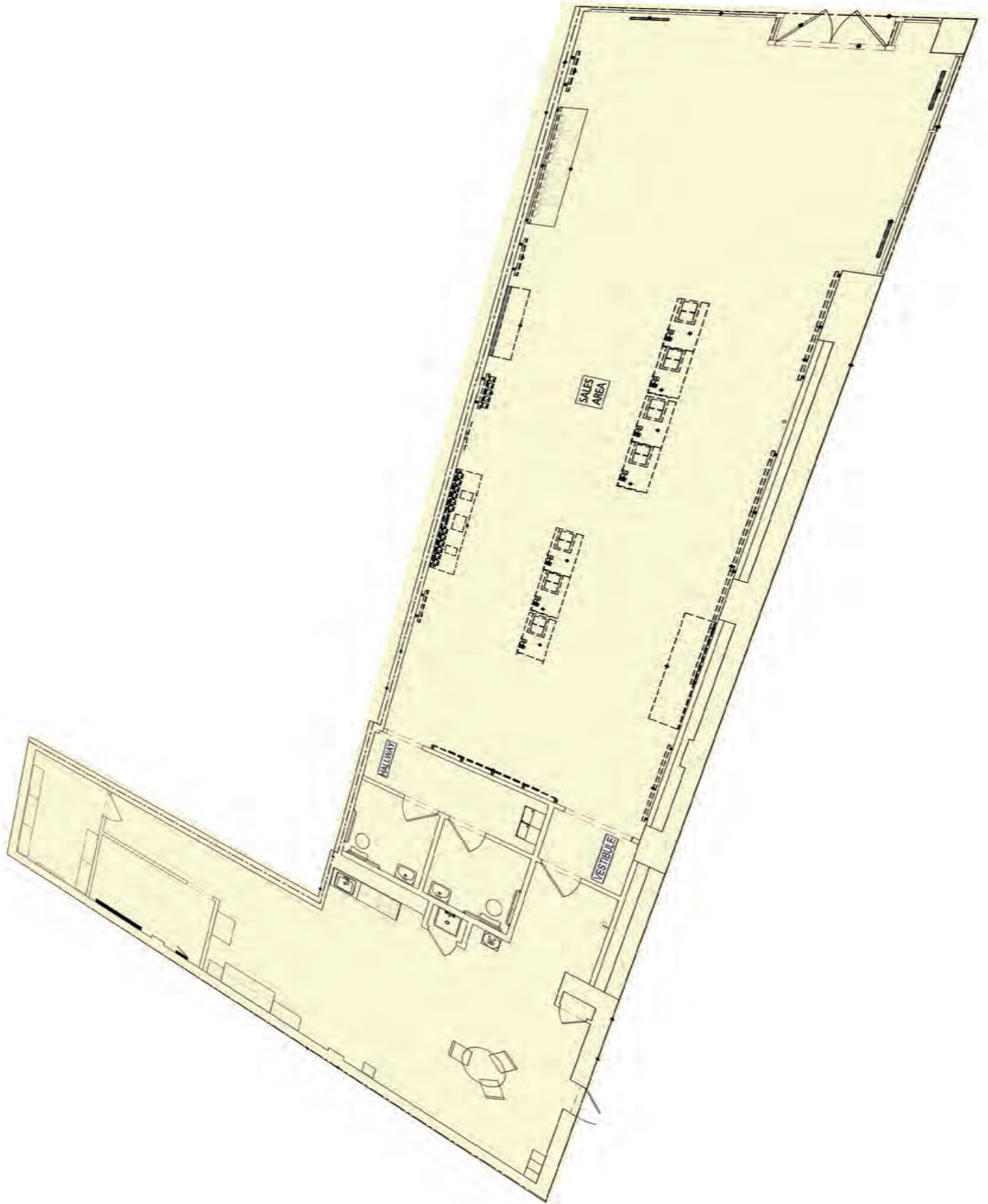


FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com

Prime Retail Corner for Lease **1224 Avenue J**
Corner of East 13th Street **BROOKLYN, NY 11230**

Existing Floor Area Layout



FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com

Prime Retail Corner for Lease **1224 Avenue J** Corner of East 13th Street **BROOKLYN, NY 11230**

Interior Views



FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com

Prime Retail Corner for Lease **1224 Avenue J** Corner of East 13th Street **BROOKLYN, NY 11230**



FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com

Prime Retail Corner for Lease **1224 Avenue J** Corner of East 13th Street **BROOKLYN, NY 11230**

Location Details

Location:	SW Corner of Avenue J & East 13th Street
Street Addresses:	1222-1224 Avenue J & 1012 East 13th Street
City/County, State:	Brooklyn/Kings, NY
Unit:	One story prime retail corner
Use:	Retail / Banking / Franchise
Total Area:	3,300 $\frac{1}{2}$ ft ²
Linear Frontage:	Wraparound with 125 $\frac{1}{2}$ ft of total frontage 25 $\frac{1}{2}$ ft on Avenue J 100 $\frac{1}{2}$ ft on East 13 th Street
Daily Traffic Volume:	12,000 $\frac{1}{2}$ Vehicles (between Coney Island Ave and Ocean Ave) <small>Source: NYC DOT statistics</small>
Mass Transit:	Q Station along B Subway line, B6, B11, and B68 bus lines
Zoning:	C4-3, General Commercial District

Site Summary



FOR MORE INFORMATION, PLEASE CONTACT:

Abraham J. Esses (646) 450-2637
AE@OptimumProperties.com