

**FOR SALE**



THE GRECO REALTY GROUP

8701 4th Ave.,  
Bay Ridge, Brooklyn, NY

Investment Property

# First Time Investment Offering in Fifty Years

📍 8701 4th Ave., Bay Ridge, Brooklyn, NY

## Overview

Bay Ridge, Brooklyn is located at the foot of the Verrazano Narrows Bridge in southwest Brooklyn. Its very dense, affluent, and diverse population has attracted the nation's top retailers to the vibrant commercial corridor at 86th Street between 4th and 5th Avenues.

Among these retailers are Victoria's Secret, Zales, The Children's Place, Gap, Footlocker, Banana Republic, Starbucks, Sephora, McDonald's, Chipotle, and Optimum to name a few.

This two-story commercial building sits at the southeast corner of 87th Street on Fourth Avenue making it highly visible to the dense pedestrian and heavy vehicular traffic just one block south at 86th St.

## Property Details

### Price

\$17,000,000

### Building Size

36,000 SF

### Acreage

34 acre; 121' x 122'

### Zoning

C4-2A

### Lease Terms

Call For Details

### Real Estate Taxes

\$340,000 (2024/2025)

Tenants pay Pro Rata Share

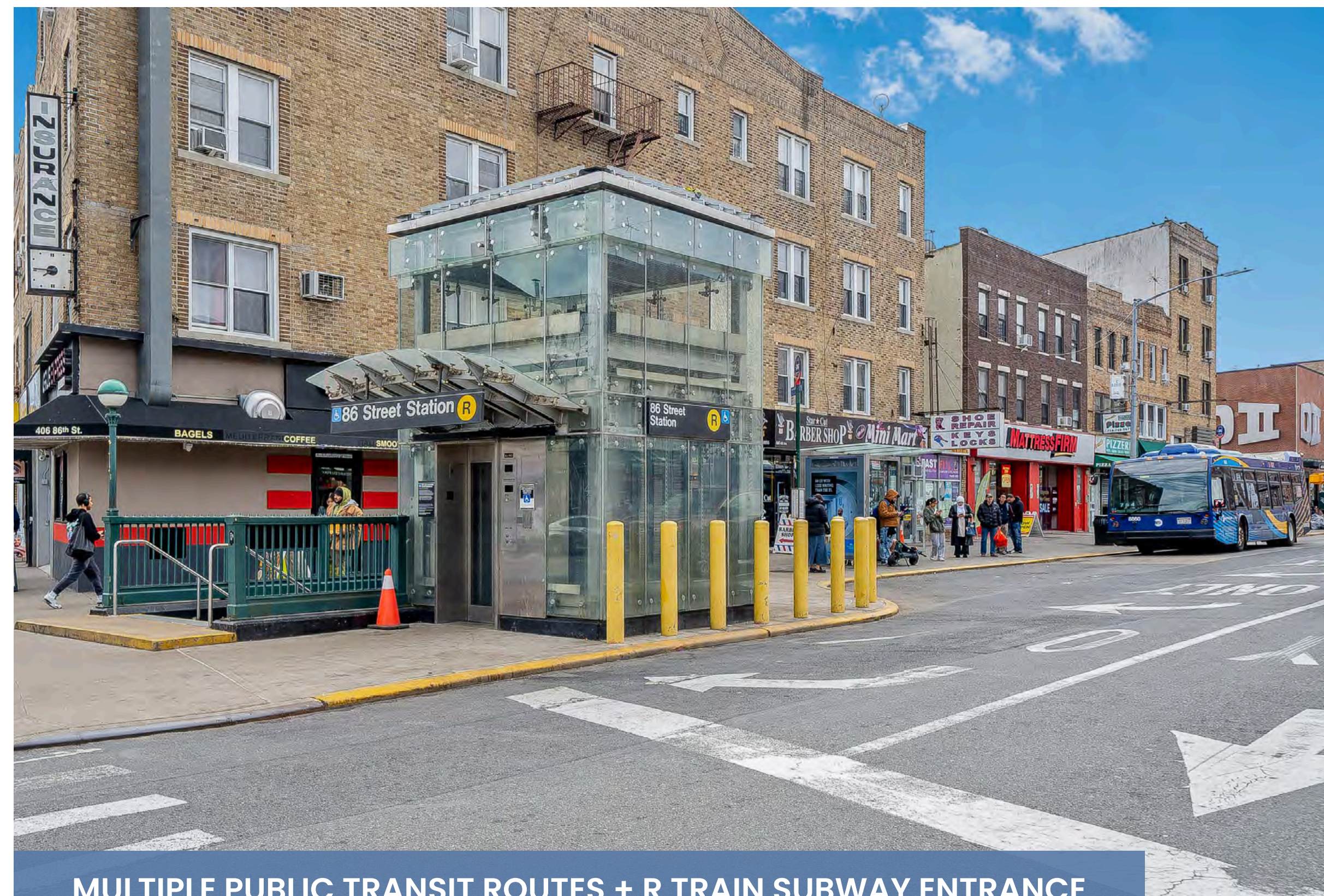
## Tenants

### DII

1st Floor: 12,000 SF +  
Lower Level: 12,000 SF  
(Full Selling Basement)

### Harbor Fitness

2nd Floor: 12,000 SF

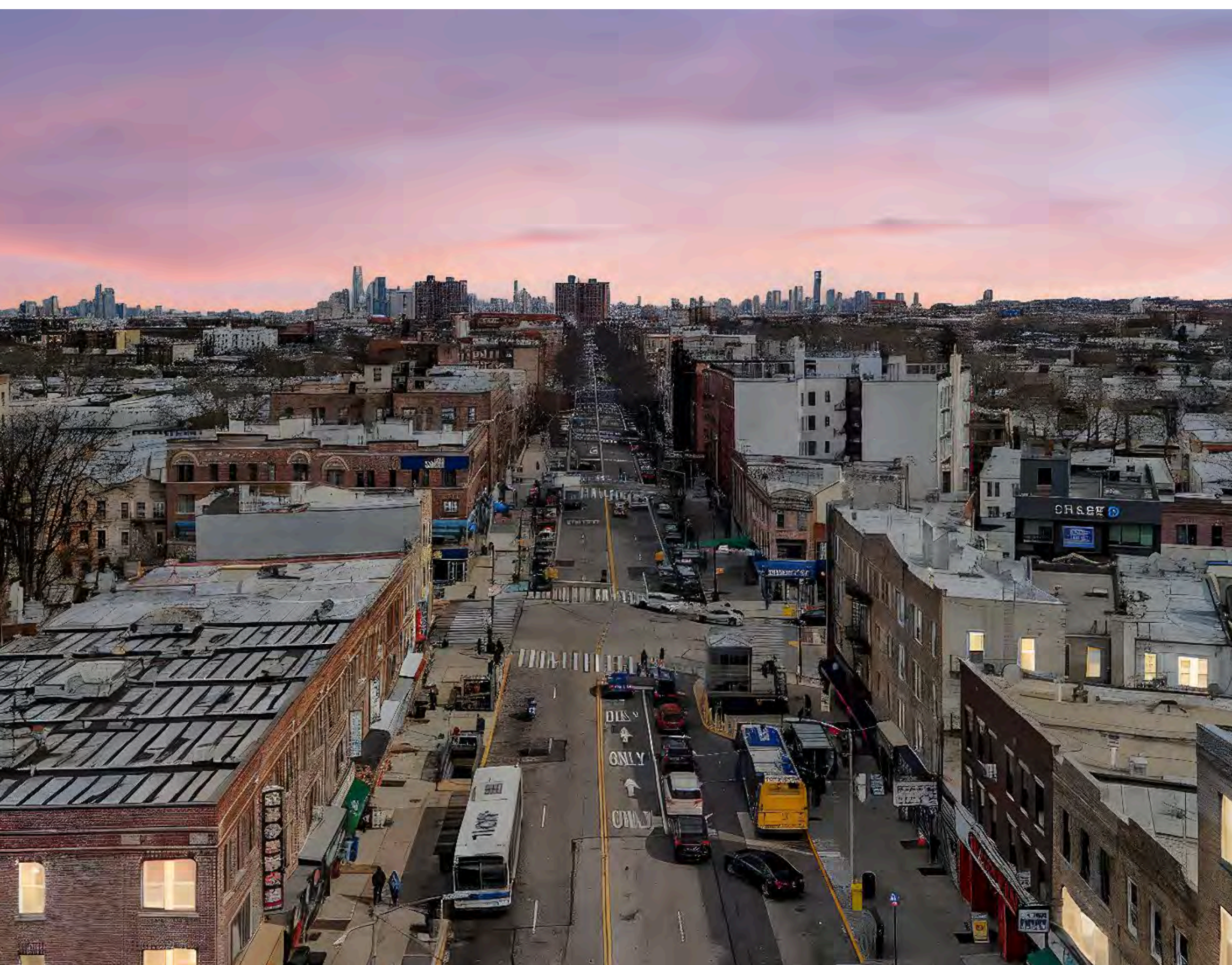


LOCATED AT A 4-WAY SIGNALIZED INTERSECTION

MULTIPLE PUBLIC TRANSIT ROUTES + R TRAIN SUBWAY ENTRANCE ON BOTH SIDES OF 4TH AVENUE



PLANNED INSTALLATION OF ROOFTOP SOLAR PANELS TO LOWER OPERATING OVERHEAD COSTS



SAMPLE OF AN EXTERIOR FACADE SHOWING PLANNED EXTERIOR LIGHTING RENOVATION TO MAXIMIZE NIGHT TIME VISIBILITY

# Site Aerial



## Public Transit

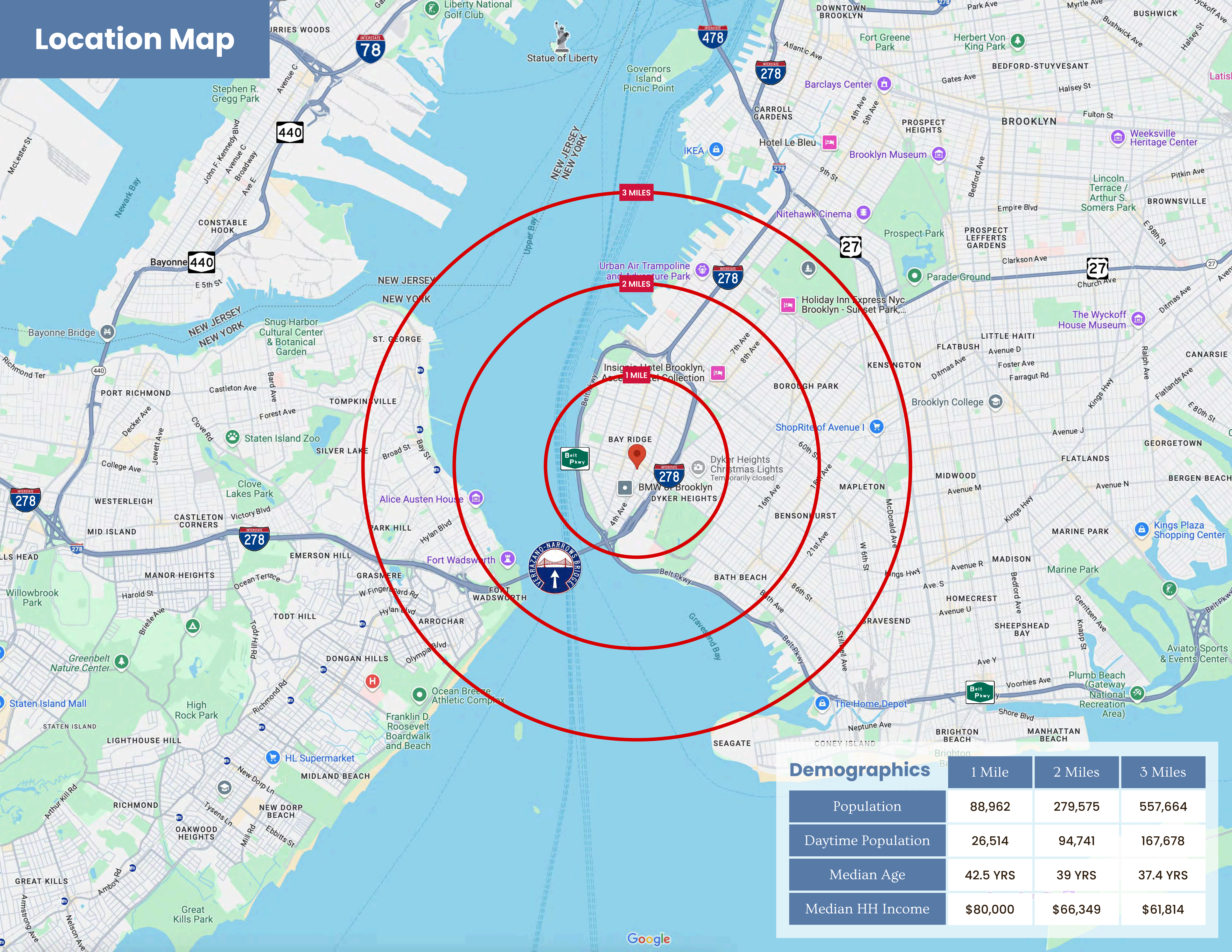
The entrances to the “R” Train subway at the southeast and southwest corners of 86 th St. on 4th Avenue are just 300 feet from the building’s front door! Its 2024 ridership was 2,990,341 people, an increase of 13.4% above 2023 according to the MTA Annual Subway Ridership report.

Six bus lines serve this area: Buses S79–SBS, B1, B16, S93, S53 and B63. The bus stops for Buses S93 and S53 sit opposite the building entrance at 87 th St. and 4th Avenue.

# Market Aerial



# Location Map



## Demographics

	1 Mile	2 Miles	3 Miles
Population	88,962	279,575	557,664
Daytime Population	26,514	94,741	167,678
Median Age	42.5 YRS	39 YRS	37.4 YRS
Median HH Income	\$80,000	\$66,349	\$61,814



THE GRECO REALTY GROUP

# Interested in Learning More?

Stephanie  
Greco

☎ (551) 486-2548

✉ [Stephanie@TheGrecoRealtyGroup.com](mailto:Stephanie@TheGrecoRealtyGroup.com)

Exclusive Real Estate Broker