

# FOR SALE: STNL C-Town Supermarket

29 Belmont Ave. Brownsville, Brooklyn, NY 11212



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
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120 NORTH VILLAGE AVENUE  
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## Property Information

|                      |                            |
|----------------------|----------------------------|
| Address:             | 29 Belmont Ave             |
| City, State, Zip:    | Brooklyn, NY 11212         |
| Cross Streets:       | Belmont Ave & Thatford Ave |
| Neighborhood:        | Brownsville                |
| Block & Lot:         | 3523-37                    |
| Lot Dimensions:      | 50 ft x 100 ft             |
| Lot SF:              | 5,000                      |
| Building Dimensions: | 50 ft x 100 ft             |
| Building SF:         | 5,000                      |
| Year Built:          | 1930                       |
| Stories:             | 1                          |
| Zoning:              | R6, C1-3                   |
| Tax Year:            | 2026-2027                  |
| Tax Class:           | 4                          |
| Full Tax Bill:       | \$42,694                   |



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## FINANCIAL OVERVIEW

### In-Place Financial Overview

|                      |                    |
|----------------------|--------------------|
| Tenant               | CTown Supermarkets |
| Remaining Lease Term | 5 Years            |
| Annual NNN Rent      | \$90,000 (\$18/SF) |

### Projected Financial Overview

|                 |                       |
|-----------------|-----------------------|
| Tenant          | Projected Supermarket |
| Annual NNN Rent | \$150,000 (\$30/SF)   |





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## AREA RETAIL



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## DEMOGRAPHICS

| Population                      | 0.25 miles | 0.5 miles | 1 mile   |
|---------------------------------|------------|-----------|----------|
| 2010 Population                 | 10,359     | 38,397    | 145,807  |
| 2020 Population                 | 11,055     | 42,778    | 161,045  |
| 2025 Population                 | 10,734     | 42,474    | 160,336  |
| 2030 Population                 | 10,496     | 42,065    | 158,249  |
| 2010-2020 Annual Rate           | 0.65%      | 1.09%     | 1.00%    |
| 2020-2025 Annual Rate           | -0.56%     | -0.14%    | -0.08%   |
| 2025-2030 Annual Rate           | -0.45%     | -0.19%    | -0.26%   |
| <b>Households</b>               |            |           |          |
| 2010 Total Households           | 3,534      | 13,408    | 51,501   |
| 2020 Total Households           | 3,857      | 14,847    | 57,786   |
| 2025 Total Households           | 3,844      | 15,193    | 59,276   |
| 2030 Total Households           | 3,810      | 15,229    | 59,211   |
| 2010-2020 Annual Rate           | 0.88%      | 1.02%     | 1.16%    |
| 2020-2025 Annual Rate           | -0.06%     | 0.44%     | 0.49%    |
| 2025-2030 Annual Rate           | -0.18%     | 0.05%     | -0.02%   |
| 2025 Average Household Size     | 2.68       | 2.57      | 2.59     |
| Wealth Index                    | 21         | 26        | 37       |
| <b>Median Household Income</b>  |            |           |          |
| 2025 Median Household Income    | \$28,690   | \$31,728  | \$47,122 |
| 2030 Median Household Income    | \$31,937   | \$36,516  | \$52,501 |
| 2025-2030 Annual Rate           | 2.17%      | 2.85%     | 2.19%    |
| <b>Average Household Income</b> |            |           |          |
| 2025 Average Household Income   | \$43,295   | \$52,000  | \$67,710 |
| 2030 Average Household Income   | \$48,200   | \$58,331  | \$75,412 |

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## TENANT PROFILE



C-Town Supermarkets is one of the largest independently operated supermarket cooperatives in the northeastern United States, serving diverse urban and suburban communities through a network of independently owned and operated grocery stores. Established in 1975 and supplied through Allegiance Retail Services, C-Town has built its reputation by offering value-oriented pricing, a broad assortment of national brands, and a strong emphasis on fresh produce, meat, dairy, and culturally relevant grocery products. The brand's neighborhood-focused approach allows individual store operators to tailor merchandise selections to the demographics and preferences of their local customer base.

C-Town locations are positioned in densely populated markets where convenience, affordability, and accessibility are key drivers of consumer demand. Many stores operate in infill neighborhoods with limited grocery competition, making them essential retail anchors within their respective communities. The chain attracts a broad customer base that includes families, working professionals, and multicultural households seeking both everyday essentials and specialty international products. This localized merchandising strategy has enabled C-Town to maintain strong customer loyalty and consistent foot traffic across a variety of market conditions.

From a real estate perspective, C-Town represents a stable grocery tenant category that generates frequent repeat visits and serves as a neighborhood traffic driver. The brand's long-standing presence, essential-service nature, and ability to adapt product offerings to local market demands make C-Town an attractive tenant for landlords seeking dependable occupancy and sustained consumer draw.