



AVAILABLE FOR SALE
ASKING PRICE \$3,500,000

501 SMITH STREET

Brooklyn, NY, 11231 | **Carroll Gardens and Gowanus**

RENOVATED CORNER RETAIL PROPERTY NEXT TO
TRAIN STOP IN GOWANUS, BROOKLYN

RIPCO
INVESTMENT SALES

501 SMITH STREET, BROOKLYN
FOR SALE

INVESTMENT HIGHLIGHTS

High visibility corner building

Ground floor vacancy offers tremendous value-add and/or owner-user potential

Located next to F & G train stop @ Smith-9 Sts

New 10-year lease for the 2nd floor space

In-place and projected annual gross revenue of \$260,000



AREA DEMOGRAPHICS



| | .25 MILE | .5 MILE | 1 MILE |
|---------------------------------|-----------|-----------|-----------|
| Population | 3,201 | 19,877 | 95,786 |
| Number of Households | 1,443 | 9,104 | 42,024 |
| Average Household Income | \$256,915 | \$215,220 | \$227,796 |
| Median Household Income | \$194,265 | \$141,728 | \$153,856 |
| College Graduates | 88.23% | 67.14% | 73.31% |
| Total Businesses | 295 | 1,066 | 4,195 |
| Total Employees | 3,468 | 13,472 | 53,349 |
| Daytime Population | 4,489 | 21,820 | 93,585 |

CONTACT
EXCLUSIVE AGENT

Alex Svetlaku
646.827.9968
asvetlaku@ripcony.com