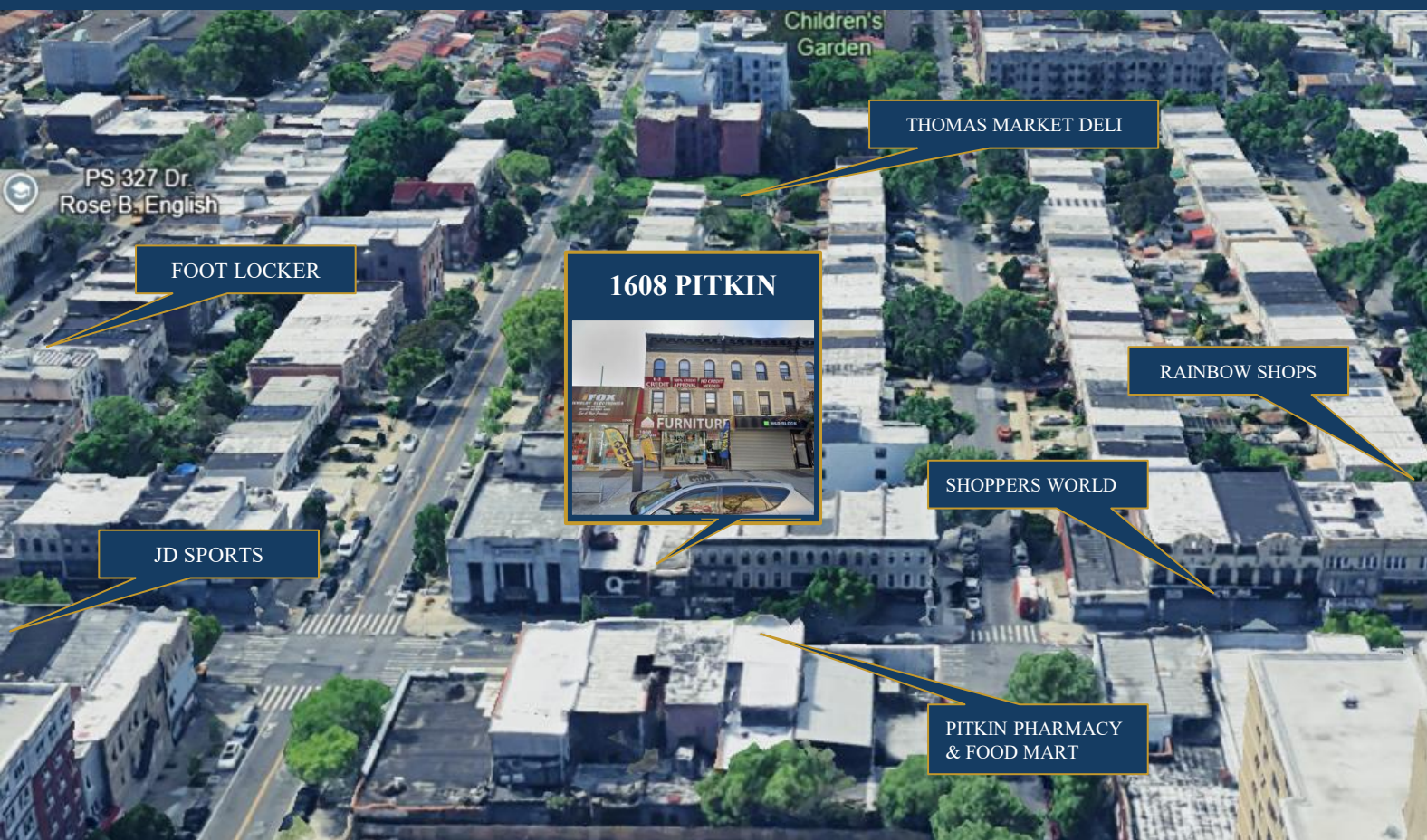


HIGH-TRAFFIC PITKIN AVENUE PRIME RETAIL SPACE FOR LEASE

SURROUNDED BY JD SPORTS, FOOT LOCKER & SHOPPERS WORLD

3,405 SF | Multi-Level | Strong Street Visibility

1608 PITKIN AVE BROOKLYN NY 11212



NEIGHBORING RETAIL TENANTS: Shoppers World, Rainbow Shops, JD Sports, Pitkin Pharmacy and Food Mart, Foot Locker and More

1608 PITKIN AVE
 BROOKLYN NY 11212
 BROWNSVILLE



PROPERTY OVERVIEW

BOROUGH	BROOKLYN
NEIGHBORHOOD	BROWNSVILLE
DESCRIPTION	MIXED-USE
BLOCK AND LOT	03518-0036
LOT DIMENSIONS	20' x 92.92'
BUILT DIMENSIONS	20' x 55'
TAX ASSESSMENT (25/26)	\$11,101
GROSS SQUARE FOOT	4,055 SF

ASKING RENT

\$ 6,500 / MONTH

PROPERTY HIGHLIGHTS

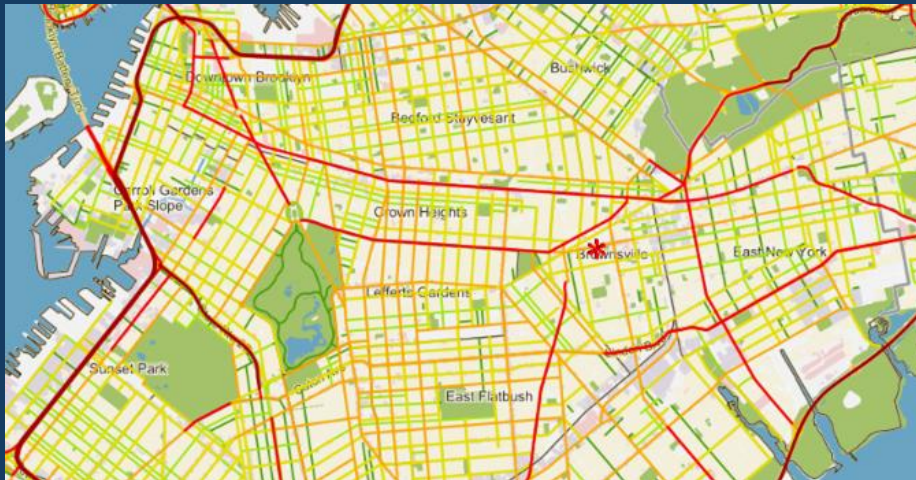
- Positioned on Pitkin Avenue's primary retail corridor
- Surrounded by national & regional retailers
- Strong pedestrian traffic
- Excellent street visibility
- Flexible multi-level layout
- Suitable for retail, QSR, service or medical use
- Finished basement and finished Upper Level – Office & Stock Room included.

	SF	CEILING HEIGHT
GROUND FLOOR	1,855 SF	11 FT
BASEMENT (FINISHED)	1,000 SF	8 FT
MEZZANINE/OFFICE (FINISHED)	550 SF	7 FT
FRONTAGE	20 ft	
POSSESSION	30 DAYS AFTER LEASE EXECUTION	

1608 PITKIN AVE
 BROOKLYN NY 11212
 BROWNSVILLE

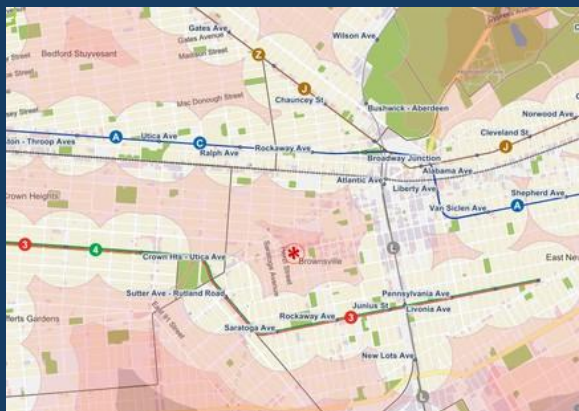


TRAFFIC & DEMOGRAPHICS



Estimated average daily traffic volume on a route segment at a particular count location.

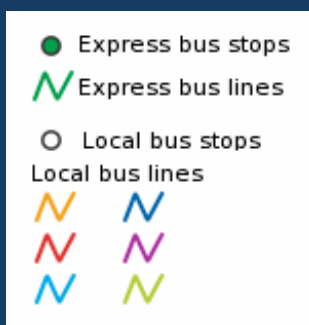
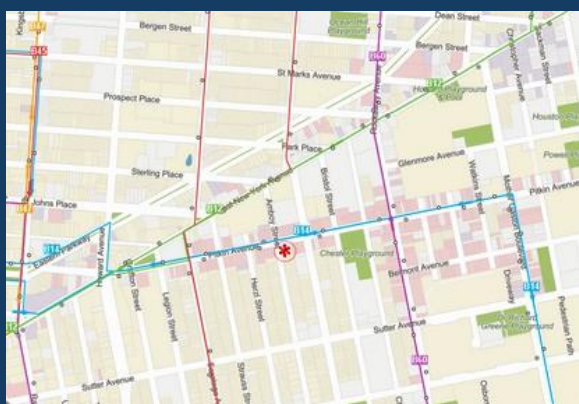
- 75001 - 300000
- 25001 - 75000
- 10001 - 25000
- 4001 - 10000
- 1501 - 4000
- 1 - 1500



Closest station	Rockaway Ave & Livonia Ave at NW Corner
Station lines	\$3
Distance (miles)	0.505

Economic/Employment	Pitkin Ave/Amboy St
Average household income	\$58,158
White collar	83.20%
Blue collar	16.80%

Housing	Pitkin Ave/Amboy St
Family households	61.30%
Households with kids	31.70%
Housing units	34,782
Occupied housing units	32,588
Owner occupied units	13.80%
Average number of people per household	2
Median year structure built	1956
Houses with mortgages	55.30%



Name	Pitkin Ave/Amboy St
Line	B14
Distance (miles)	0.048

Wealth	Pitkin Ave/Amboy St
Median value for units with a mortgage	\$597,800
Median value for units without a mortgage	\$478,200
Median gross rent	1,231
Median mobile home values	0
Median housing costs per month	\$1,257
Population in poverty	33.50%

PROXIMITY TO SUBWAY STATION

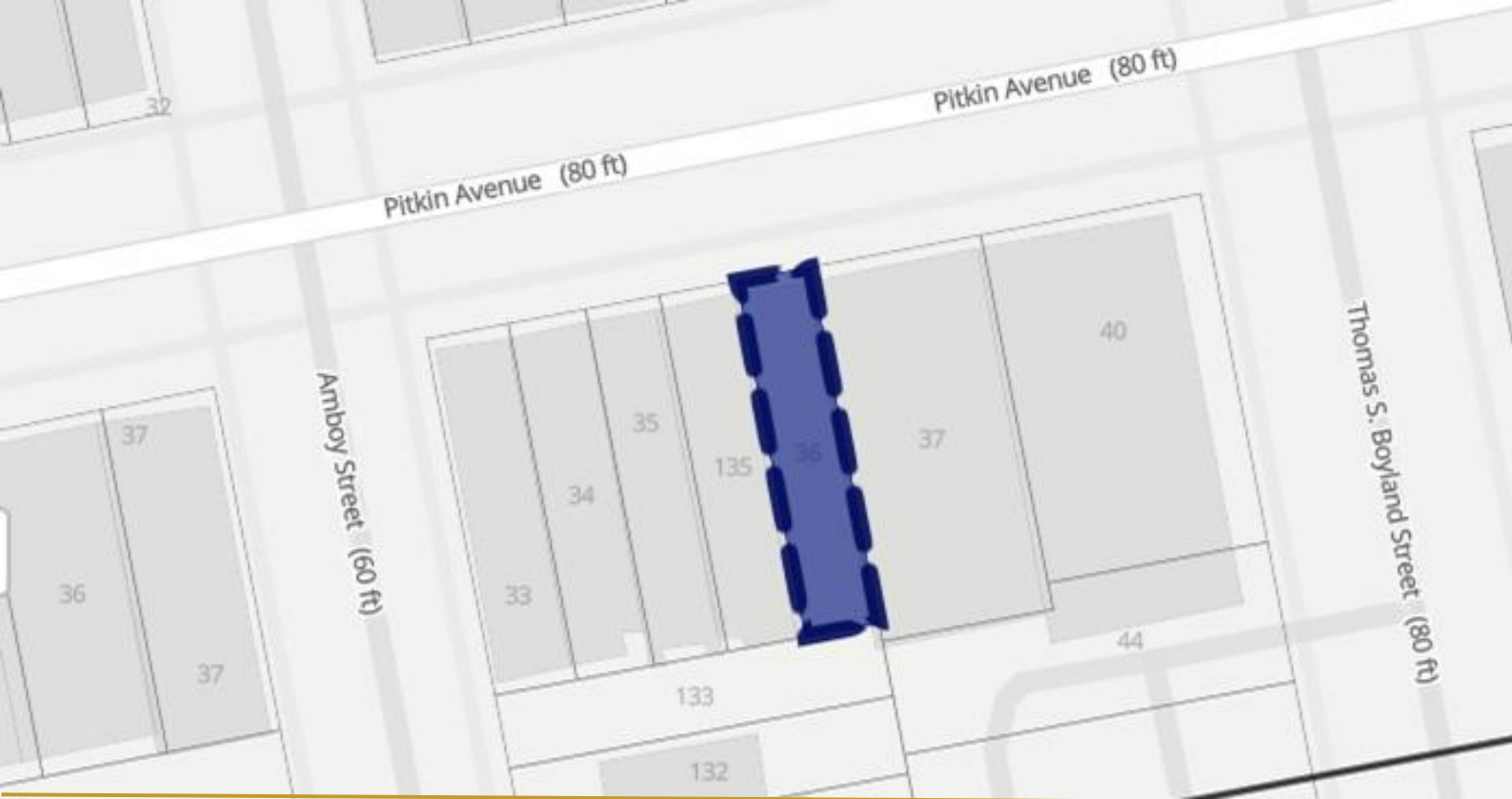
PROXIMITY BUS ROUTES

1608 PITKIN AVE
BROOKLYN NY 11212
BROWNSVILLE

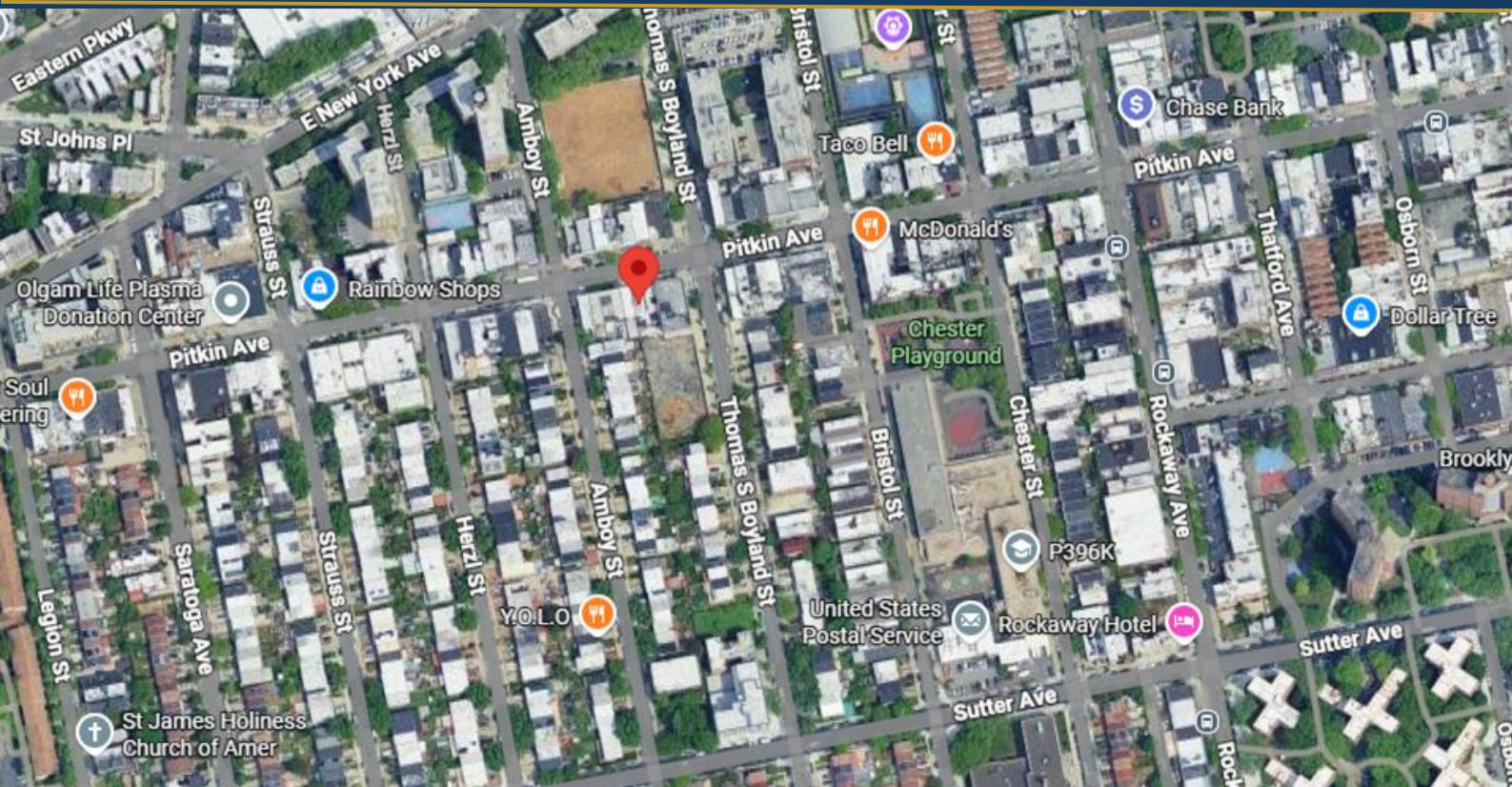


THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

PROPERTY PARCEL & LOT CONFIGURATION



SURROUNDING RETAIL & TRANSIT CORRIDOR





FOR MORE INFORMATION, PLEASE CONTACT

JACK A. COHEN
EXCLUSIVE BROKER

OFFICE: (718) 971-1675

CELL: (917) 533-8905

JACK@JACOHENGROUP.COM

WWW.JACOHENGROUP.COM

LOCATED AT THE VENETIAN CONDOMINIUMS;
431 AVENUE P, BROOKLYN, NY 11230

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.