



531 86TH STREET

BROOKLYN, NY 11209

Timothy King

O: 718.687.4210

tim.king@svn.com

Dominic Mascara

O: 718.935.0534

dominic.mascara@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	CALL FOR DETAILS
Building Size:	37,412 SF
TOTAL AVAILABLE:	19,430 SF
Ground Floor:	3,580 SF
Second Floor:	14,650 SF
Mezzanine:	1,200 SF
Zoning:	C4-2A
Market:	Bay Ridge
Submarket:	86th Street Corridor

PROPERTY SUMMARY

SVN CPEX Real Estate has been exclusively retained to lease this prime retail space located at 531 86th Street in Brooklyn, New York's Bay Ridge neighborhood between 5th Avenue and Fort Hamilton Parkway. This 19,430 SF retail space is available immediately and boasts 40 feet of frontage and 165 feet of signage opportunity on the building. The building offers terrific exposure and heavy traffic on one of Brooklyn's major shopping corridors with thousands of daily vehicles. The building boasts escalators, elevator, loading conveyers, HVAC, and sprinklers.

TRANSPORTATION

Readily accessible by car to the Belt Parkway, Gowanus Expressway, and the Verrazzano Bridge. Located one block away from the R subway station at 86th Street & 4th Avenue. Additionally, the B1, B8, B16, B63 and B70 bus lines service the area. Parking is available at the adjacent municipal parking lot which features over 200 parking spaces.

NEIGHBORING TENANTS: WENDY'S, PANDA EXPRESS, FEDEX OFFICE VERIZON, VICTORIA'S SECRET, BATH & BODY WORKS, SPRINT, T-MOBILE, BANK OF AMERICA, FOOT LOCKER, GAP, BANANA REPUBLIC, MCDONALD'S, CHILDREN'S PLACE, SPECTRUM, NEW YORK & CO., STARBUCKS

Location Description

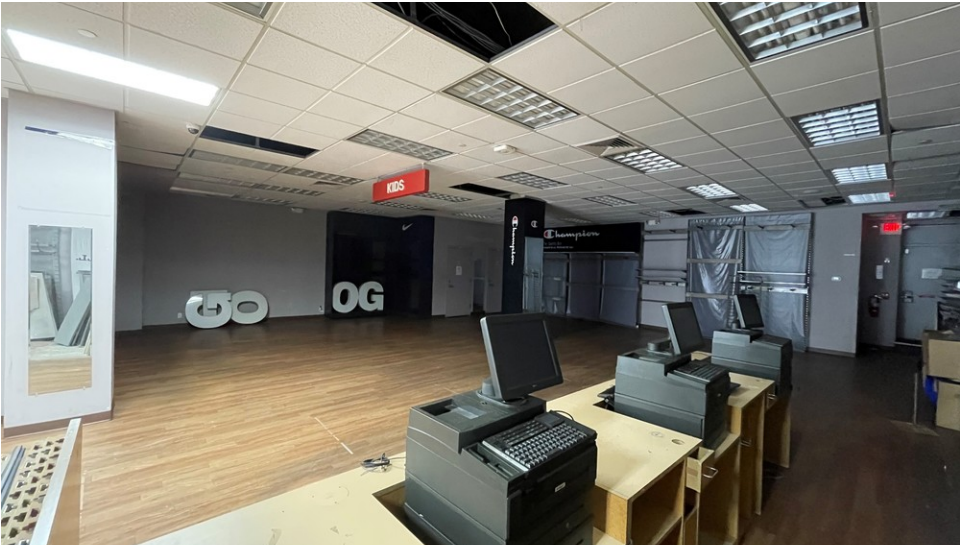


LOCATION DESCRIPTION

- Powerful retail corridor
- Incredible co-tenants
- Gigantic signage
- Huge ceiling heights
- All uses considered
- Escalator to second floor
- Mezzanine for stock/back of house

LOCATION DETAILS

Market	Bay Ridge
Sub Market	86th Street Corridor
County	Kings
Cross Streets	86th Street & 5th Avenue



531 86TH STREET BROOKLYN, NY 11209

Demographics Map & Report

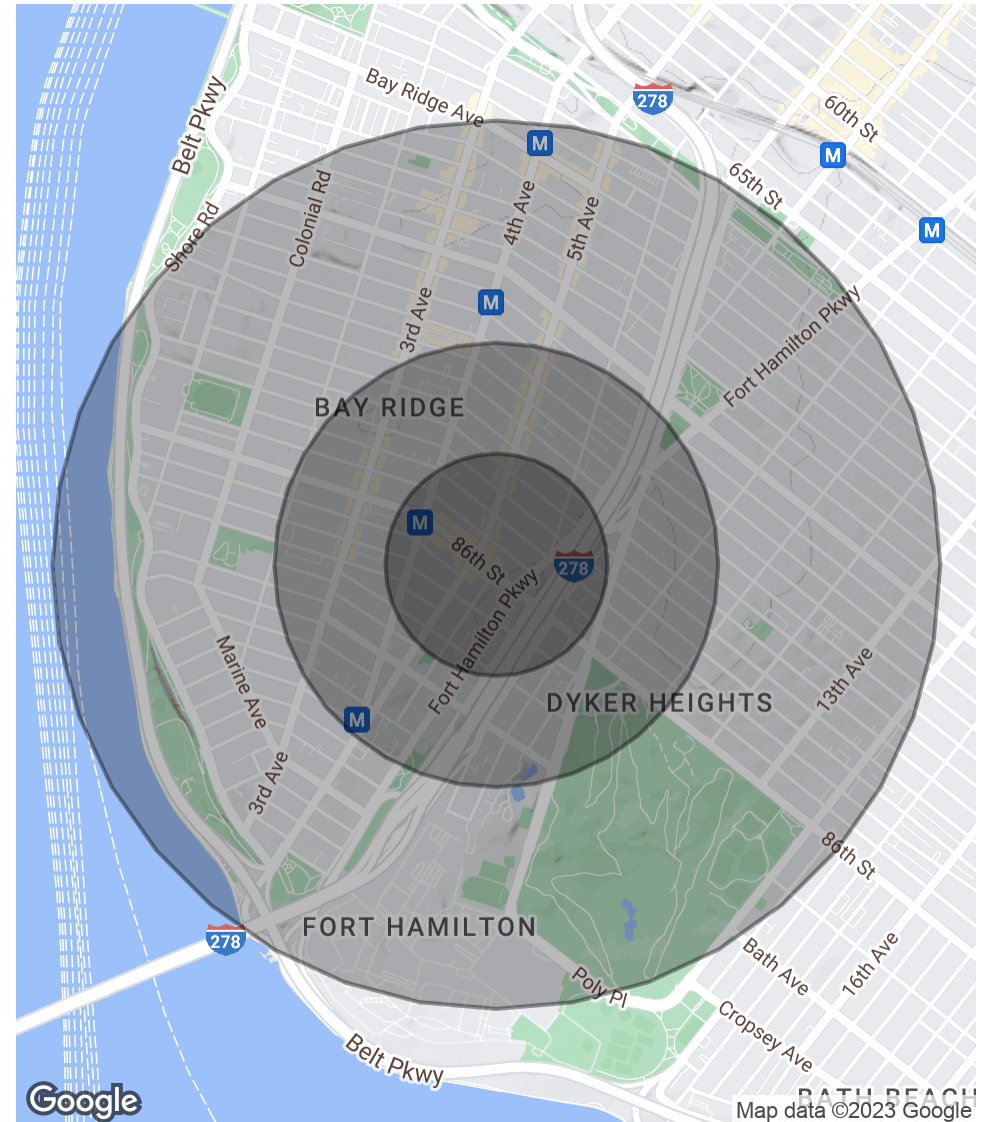
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,217	29,466	88,814
Average Age	35.6	37.3	38.7
Average Age (Male)	35.7	36.6	37.5
Average Age (Female)	35.2	38.0	40.1

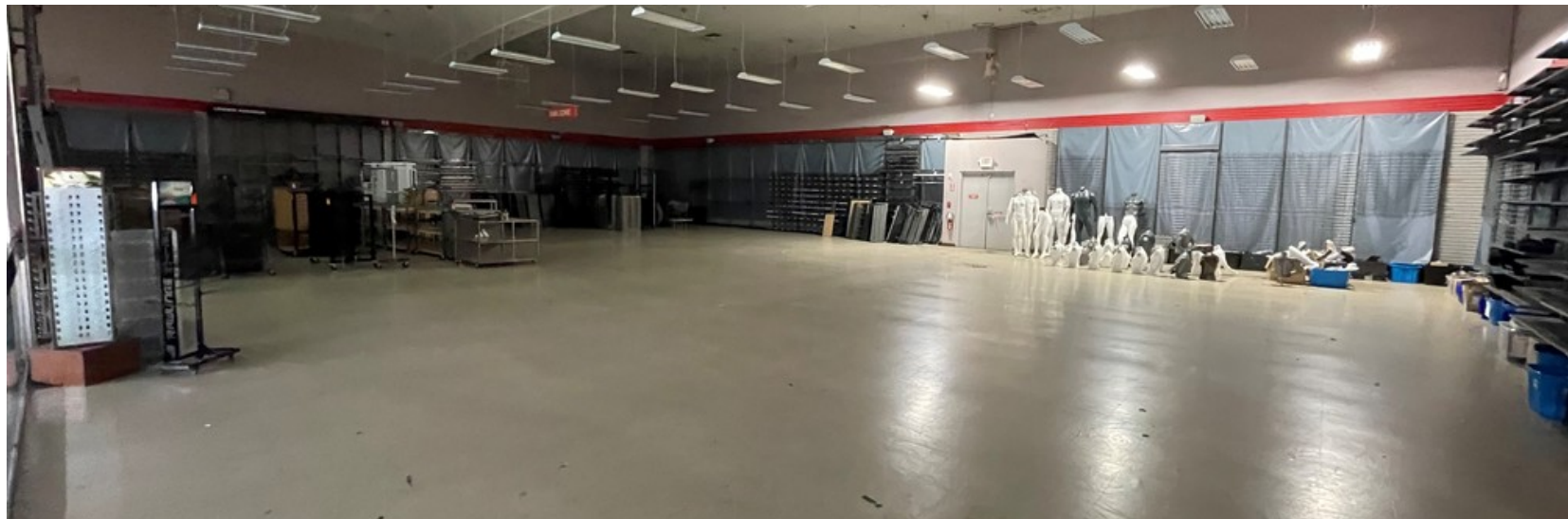
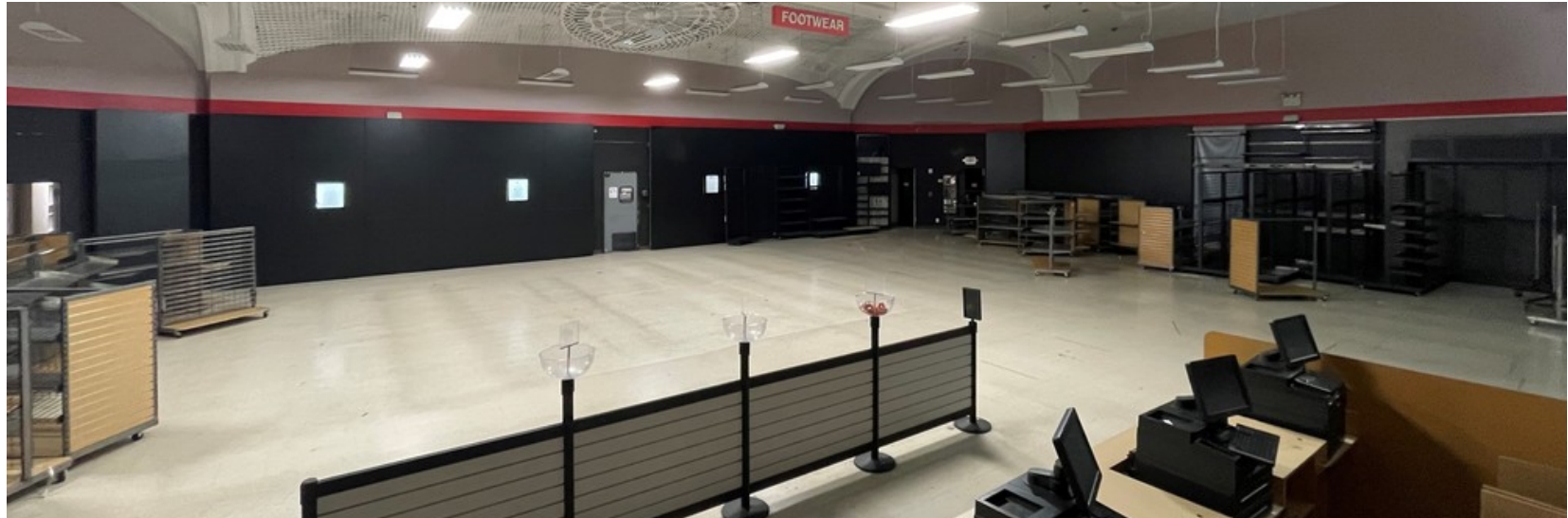
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,557	12,425	36,009
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$65,244	\$72,387	\$74,107
Average House Value	\$539,749	\$590,078	\$607,545

* Demographic data derived from 2020 ACS - US Census



Additional Photos





9920 4th Avenue
Brooklyn, NY 11209
718.687.4210
<https://www.svn.com>