

FOR LEASE

5311 5TH AVENUE

Brooklyn, NY 11220

PRESENTED BY:

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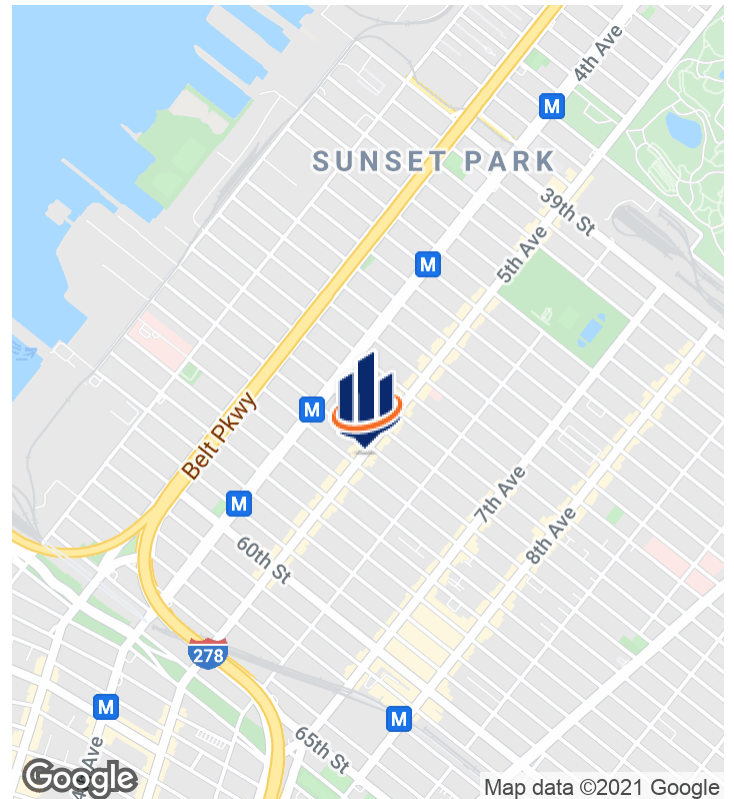
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OFFERING SUMMARY

LEASE RATE:	Upon Request
BUILDING SIZE:	4,920 SF
GROUND FLOOR:	1,200 SF
BASEMENT:	1,000 SF
FREE RENT:	Negotiable
TERM:	10+ Years
RE TAXES:	Pro Rata
UTILITIES:	Submetered

PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to lease this prime retail space located at 5311 5th Avenue between 53rd and 54th Street in Sunset Park, NY. This mixed-use building offers a 1,200 SF retail space which is available immediately. On the exterior, the space boasts 20 feet of frontage with large storefront windows allowing for an excellent source of sunlight. The space is currently a white box and is suitable for an array of tenants seeking to lease space on a heavily trafficked corridor by both pedestrians and cars. Inside the retail space, there are two bathrooms currently. The basement is accessible from both the street, for easy loading, and through a staircase inside the space.

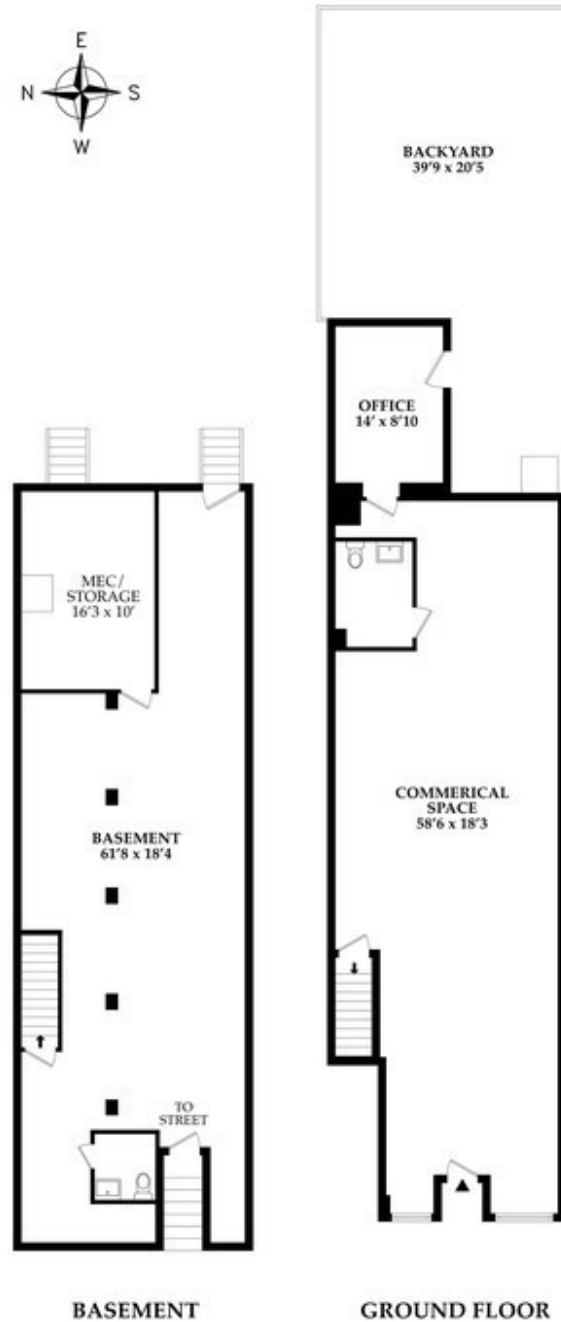
LOCAL RETAILERS

Retailers in the neighborhood benefit from the bustling sound of the corridor's traffic. Thousands of pedestrians, along with cars, travel on 5th Avenue for shopping, banking, food and other daily needs. A few notable retailers within a few blocks include: AT&T CELLULAR, C TOWN SUPERMARKETS, FABCO SHOES, FIVE BELOW, FLAMINGO FURNITURE, FOOT LOCKER, GAME STOP, GNC, ITALIAN GOLD JEWELRY, INC., JIMMY JAZZ, OPTIMUM BEAUTY SUPPLY, RAINBOW SHOPS, RITE AID, S & A STORES, T-MOBILE, WALGREEN'S AND CAPITAL ONE BANK.

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5311 5TH AVE COMMERCIAL SPACE

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

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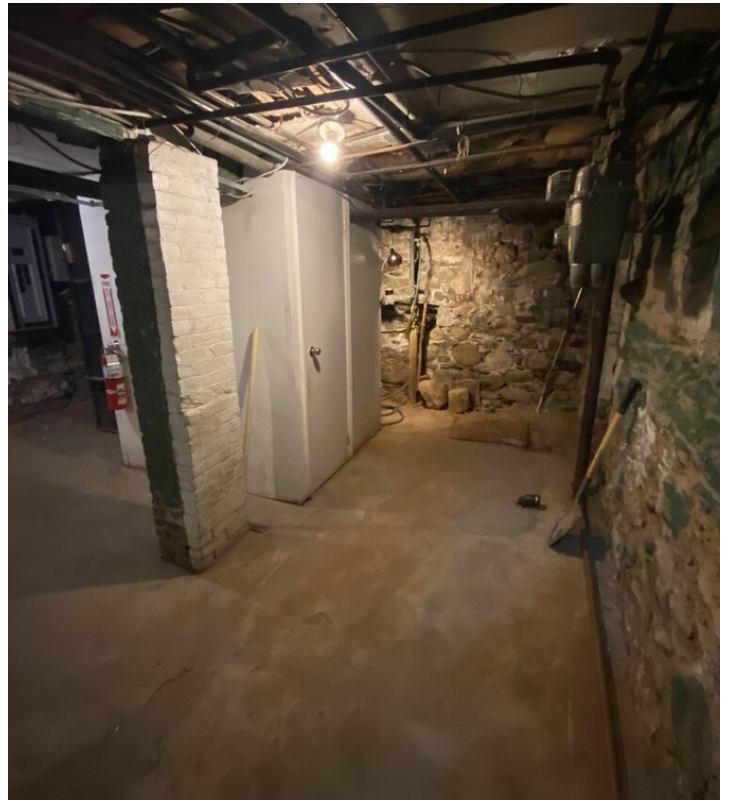
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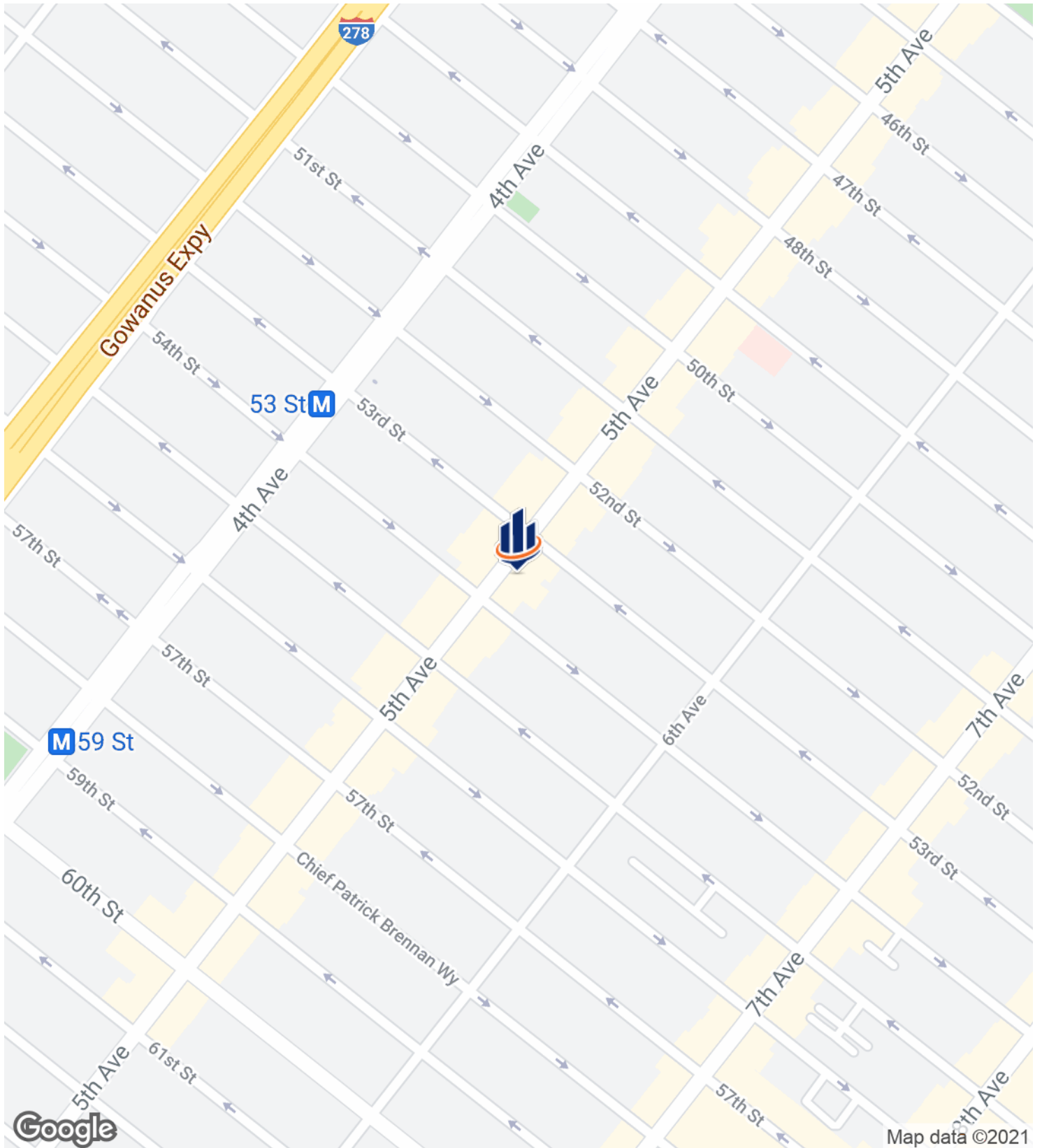
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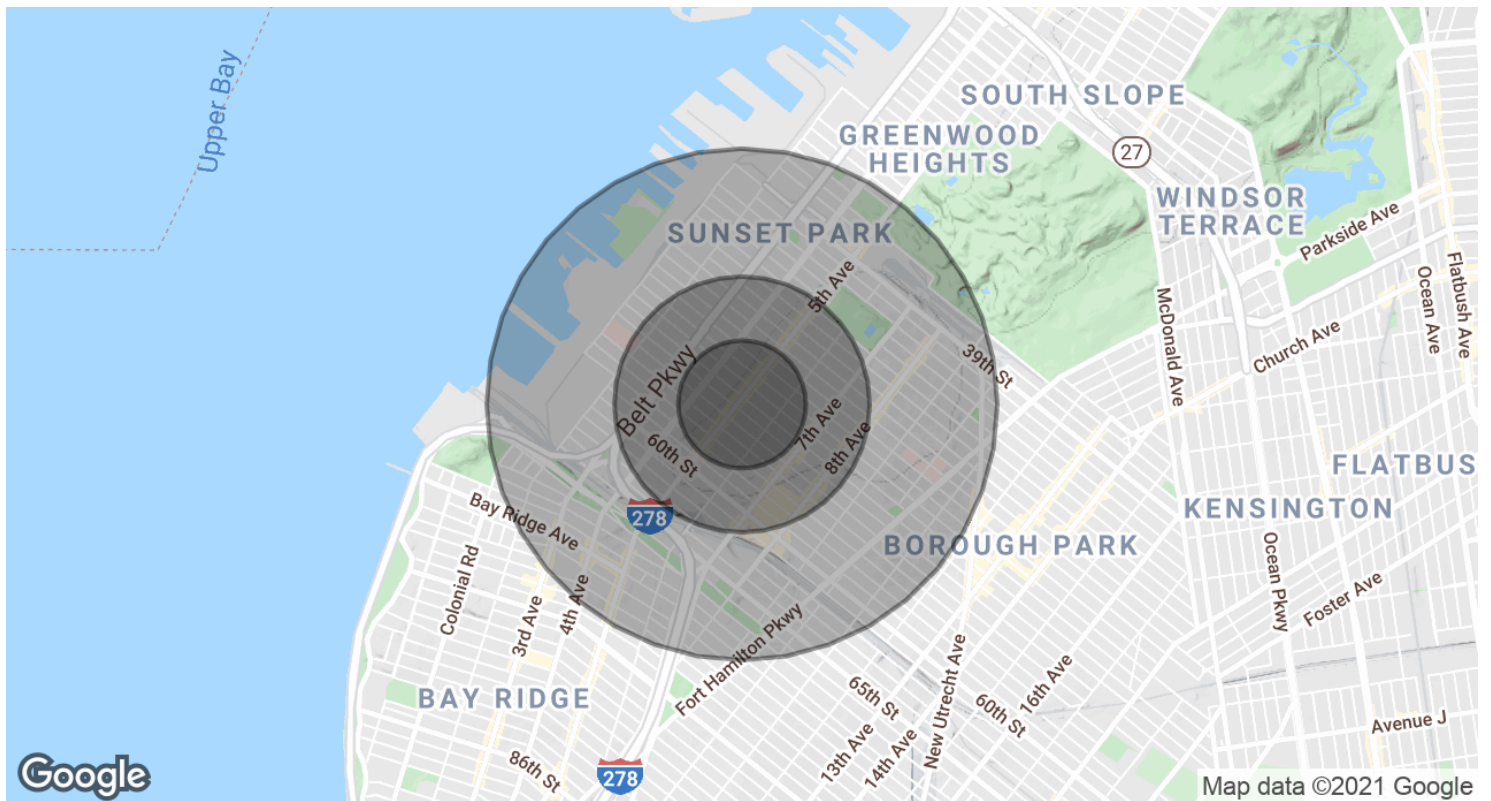
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

TOTAL POPULATION	19,691	67,915	166,004
AVERAGE AGE	31.0	31.6	32.8
AVERAGE AGE (MALE)	30.4	31.0	32.0
AVERAGE AGE (FEMALE)	32.7	32.8	33.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

TOTAL HOUSEHOLDS	5,964	20,306	50,684
# OF PERSONS PER HH	3.3	3.3	3.3
AVERAGE HH INCOME	\$48,742	\$49,104	\$51,277
AVERAGE HOUSE VALUE	\$644,081	\$610,671	\$614,433

* Demographic data derived from 2010 US Census

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