



**LEASE**

5309 5th Avenue

Brooklyn, NY 11220



**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10,000 per month
GROUND:	1,900 SF
BASEMENT:	Storage
RE TAXES:	Pro-Rata
UTILITIES:	Direct Meter

PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to lease this prime retail space located at 5309 5th Avenue between 53rd and 54th Street in Sunset Park, NY. This mixed-use building offers a 1,900 SF retail space and basement 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. This prime space is suitable for an array of tenants seeking to lease space on a heavily trafficked corridor by both pedestrians and vehicles.

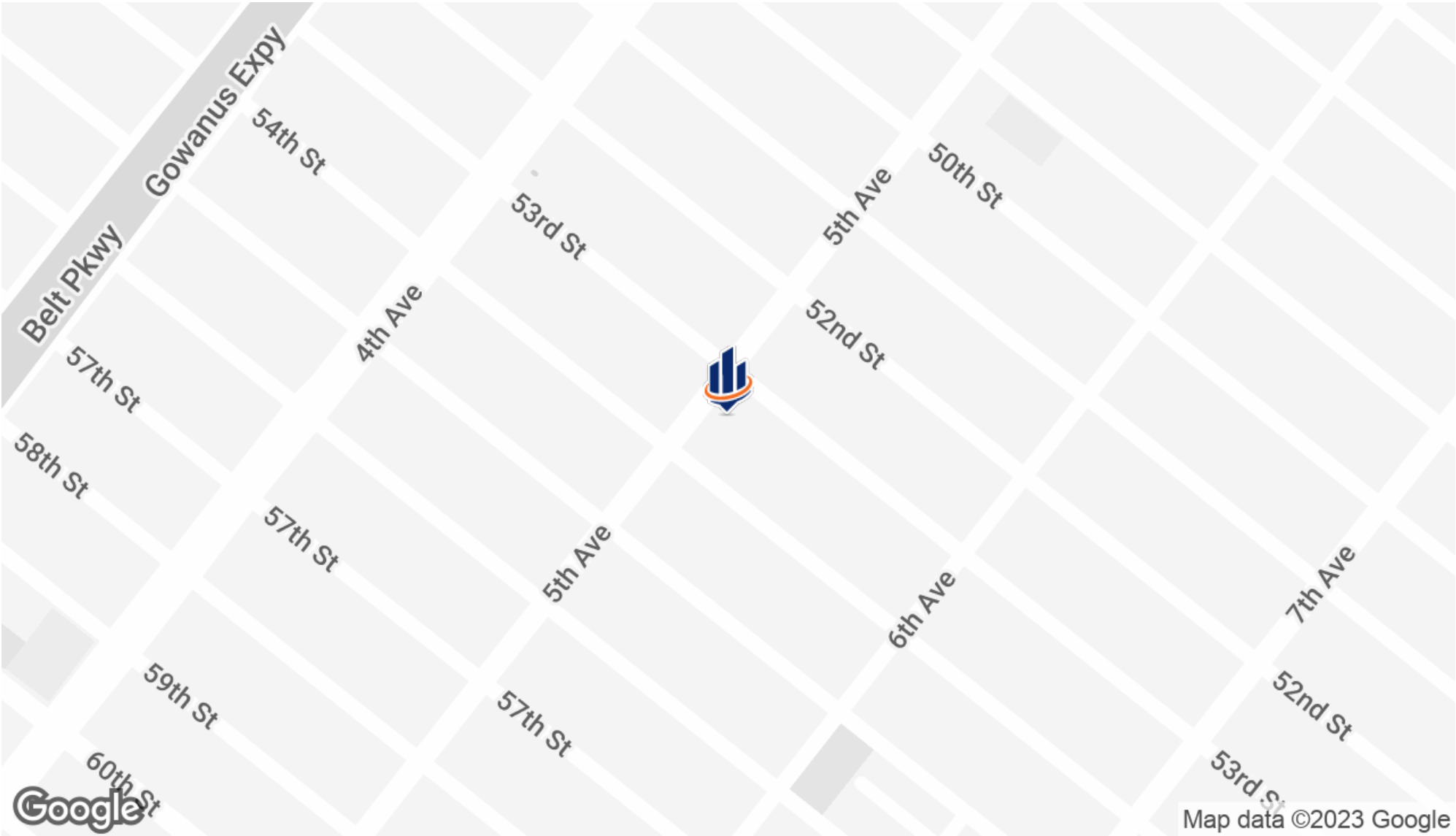
LOCAL RETAILERS WITHIN A FEW BLOCKS:

AT&T CELLULAR, CHASE BANK, C TOWN SUPERMARKETS, FABCO SHOES, FIVE BELOW, FLAMINGO FURNITURE, FOOT LOCKER, GAME STOP, GNC, JIMMY JAZZ, MAYA'S SNACK BAR, OPTIMUM BEAUTY SUPPLY, RAINBOW SHOPS, RITE AID, T-MOBILE, WALGREEN'S AND CAPITAL ONE BANK

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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

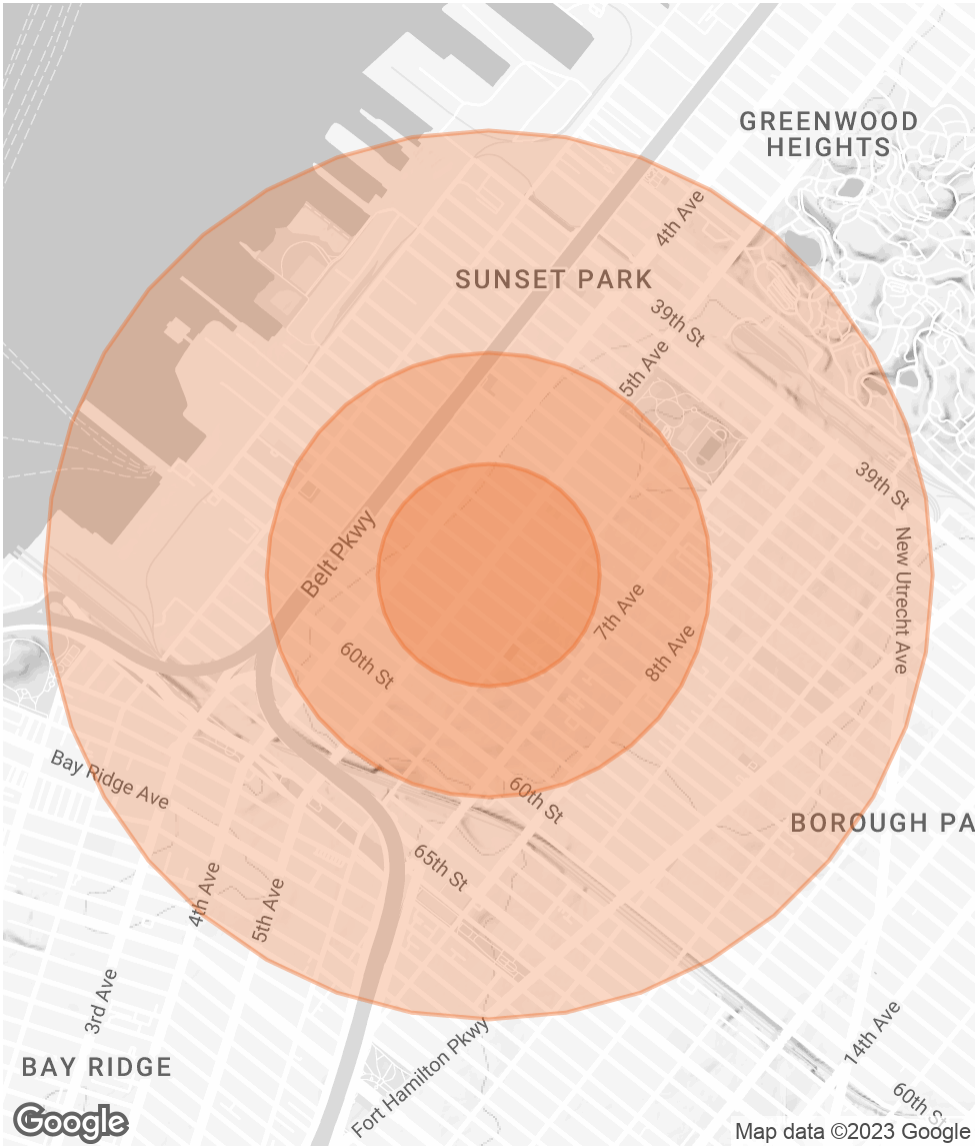
TOTAL POPULATION	18,884	60,743	140,515
AVERAGE AGE	33.8	35.3	35.5
AVERAGE AGE (MALE)	35.0	35.4	35.3
AVERAGE AGE (FEMALE)	33.1	35.1	35.5

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	5,843	19,064	47,639
# OF PERSONS PER HH	3.2	3.2	2.9
AVERAGE HH INCOME	\$69,894	\$68,478	\$69,332
AVERAGE HOUSE VALUE	\$810,683	\$847,439	\$801,461

\* Demographic data derived from 2020 ACS - US Census



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