

FOR LEASE

9711 3rd Avenue, Brooklyn, NY 11209

9711 3RD AVE
BROOKLYN, NY 11209



PROPERTY SUMMARY

CPEX Real Estate has been exclusively retained to lease 2,000 SF of the lower level medical office space at 9711 3rd Avenue, Brooklyn, NY 11209. This location offers access to a wide range of community services, public transit, and easy access from the Belt Parkway.

- Explore this new opportunity for a general practitioner, specialist, physical therapist, or wellness provider to lease a Turnkey medical office space in the heart of Bay Ridge, Brooklyn, NY. Prime Location – Excellent visibility in a bustling neighborhood Move-in Ready – Fully built-out medical space with exam rooms, reception, and private offices. Flexible Layout – Multiple exam rooms, consultation areas, and a spacious waiting room. Great Accessibility – Easily accessible by R subway line, numerous bus lines, and the Belt Parkway

Available SF	2,000
Lease Type	Modified Gross
Lease Rate	\$30.00 SF
Building SqFt	10,650 SqFt
Year Built	1932
County	Kings
Neighborhood	Bay Ridge



DOMINIC MASCARA
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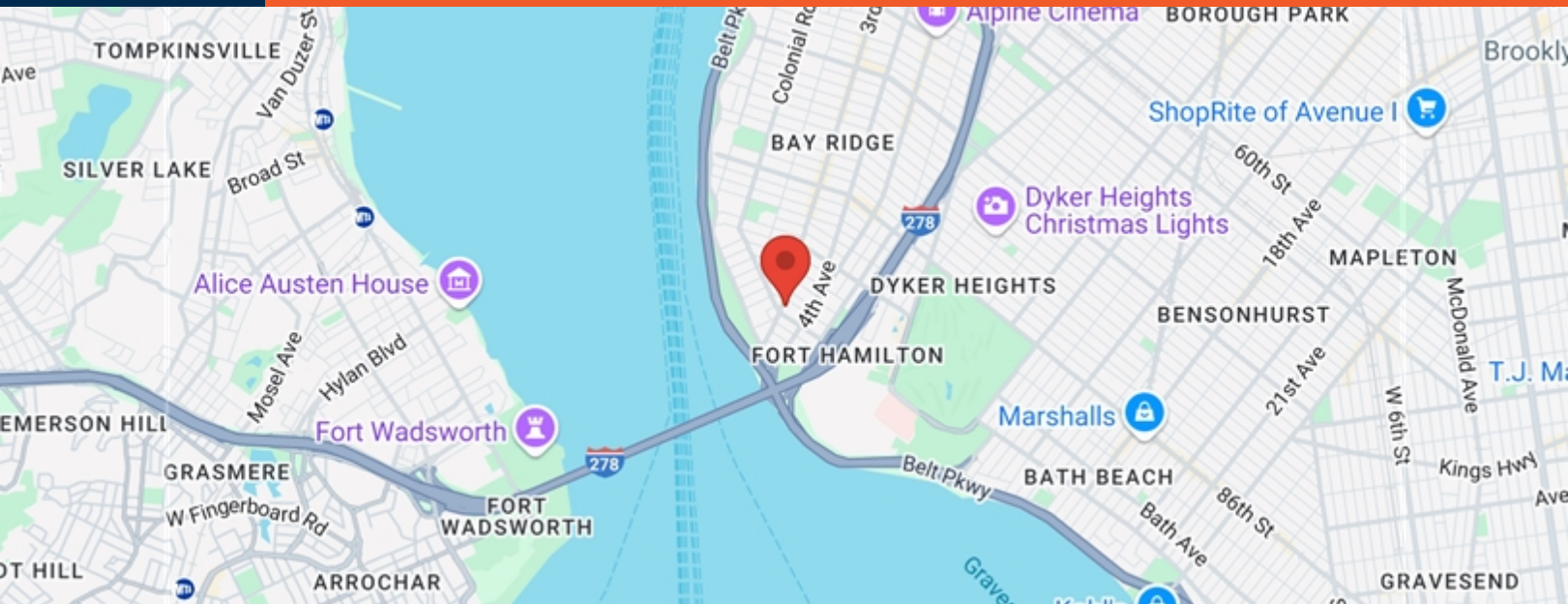


CPEX Real Estate
9920 4th Avenue, Suite 315
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	48,266	526,992	1,289,522
2010 Population	47,247	555,511	1,312,496
2024 Population	49,492	589,708	1,364,854
2029 Population	48,340	575,771	1,343,503
2024-2029 Growth Rate	-0.47 %	-0.48 %	-0.31 %
2024 Daytime Population	51,458	530,350	1,242,312

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,150	21,524	56,271
\$15000-24999	1,149	15,254	34,765
\$25000-34999	1,195	14,998	32,354
\$35000-49999	1,582	20,808	46,339
\$50000-74999	3,284	29,899	69,700
\$75000-99999	2,523	23,965	56,286
\$100000-149999	3,793	30,320	75,554
\$150000-199999	2,018	15,721	42,977
\$200000 or greater	3,985	22,873	70,809
Median HH Income	\$ 88,067	\$ 69,703	\$ 76,060
Average HH Income	\$ 129,830	\$ 102,326	\$ 113,834

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	22,116	187,411	468,037
2010 Total Households	21,733	189,207	471,696
2024 Total Households	21,680	195,374	485,090
2029 Total Households	21,498	193,673	485,452
2024 Average Household Size	2.26	2.99	2.77
2024 Owner Occupied Housing	7,136	60,823	155,169
2029 Owner Occupied Housing	7,106	60,360	154,405
2024 Renter Occupied Housing	14,544	134,551	329,921
2029 Renter Occupied Housing	14,393	133,313	331,047
2024 Vacant Housing	1,954	16,836	41,948
2024 Total Housing	23,634	212,210	527,038

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CITY OF BROOKLYN

COUNTY

KINGS

AREA

CITY

97 SQ MI

LAND

70.8 SQ MI

WATER

25.9 SQ MI

POPULATION

POPULATION

2736074

DENSITY

38,634.00 SQ MI

ABOUT BROOKLYN

Brooklyn is a borough of New York City located at the westernmost end of Long Island in the State of New York. Formerly an independent city, the borough is coextensive with Kings County, one of twelve original counties established under British rule in 1683 in the then Province of New York. As of the 2020 United States census, the population stood at 2,736,074, making it the most populous of the five boroughs of New York City, and the most populous county in the state.

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