

2023 86th Street, Brooklyn, NY 11214

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BROOKLYN, NY 11214

FOR LEASE



PROPERTY SUMMARY

CPEX Real Estate has been exclusively retained to lease 2,000 SF of retail space at 2023 86th Street, Brooklyn, NY 11214.

Located along the robust commercial corridor on 86th St, this is Bensonhurst's retail hub, stretching from Bay Parkway to 18th Avenue, and surrounded by multiple apartment communities, residential neighborhoods, and features a mix of national chains and local shops.

- - First Time Space is Available in 45 Years
- Full Basement
- Possible 1,200 SF Expansion / 2nd Floor
- Major Thoroughfare Location
- Fantastic Signage, Exposure and Visibility
- High Profile Commercial Corridor

Building SqFt	5,700 SqFt
Square Feet	2,000 RSF
Lease Rate	\$81.00 RSF
Monthly Rent	\$13,500
Frontage	20.00 Ft
County	Kings
Neighborhood	Bensonhurst



DOMINIC MASCARA

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CPEX Real Estate

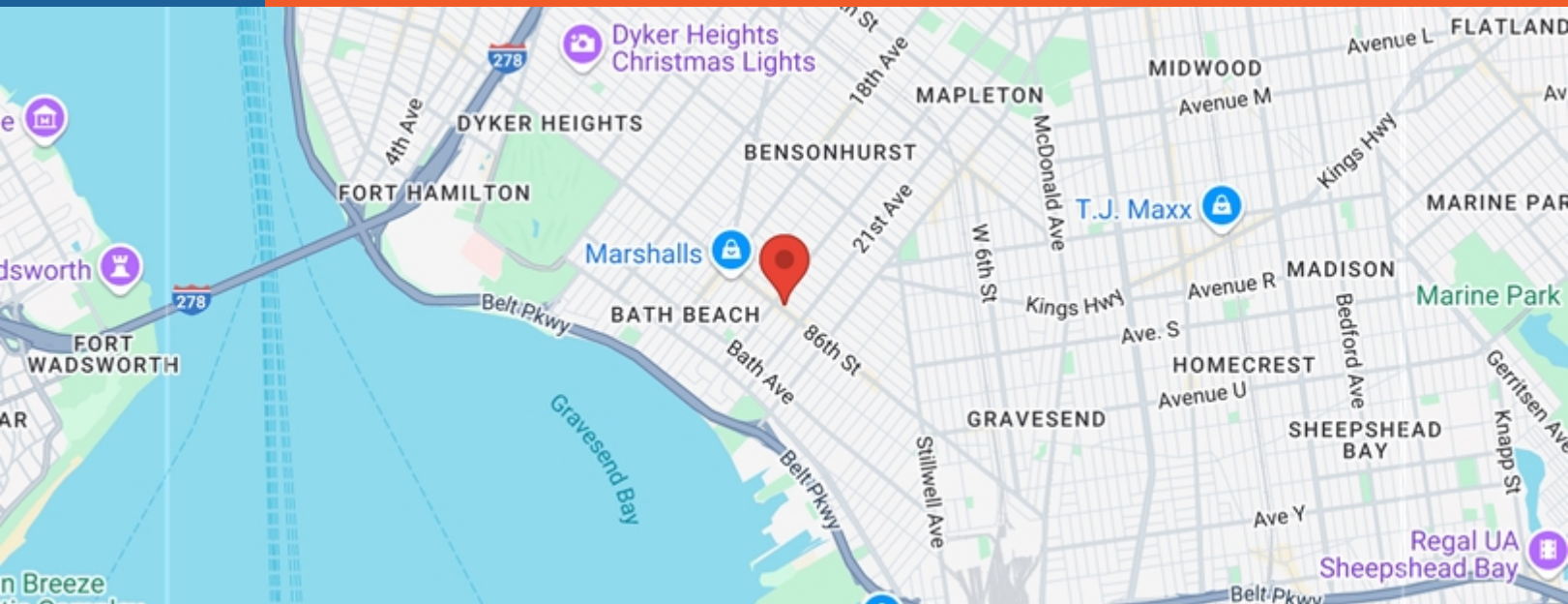
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	129,166	847,699	1,452,464
2010 Population	137,235	865,322	1,461,299
2025 Population	148,288	913,316	1,522,406
2030 Population	145,935	898,589	1,502,853
2025-2030 Growth Rate	-0.32 %	-0.32 %	-0.26 %
2025 Daytime Population	113,705	810,997	1,373,744

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5,501	38,868	60,740
\$15000-24999	3,800	23,563	36,114
\$25000-34999	3,539	23,748	36,296
\$35000-49999	5,107	32,527	52,761
\$50000-74999	8,181	47,030	76,993
\$75000-99999	5,643	35,185	61,535
\$100000-149999	7,794	46,773	85,795
\$150000-199999	4,951	27,070	51,330
\$200000 or greater	6,080	42,954	87,197
Median HH Income	\$ 71,899	\$ 70,754	\$ 78,737
Average HH Income	\$ 100,779	\$ 106,368	\$ 117,478

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	48,388	306,597	523,300
2010 Total Households	49,044	306,105	525,568
2025 Total Households	50,596	317,727	548,804
2030 Total Households	50,221	315,701	547,709
2025 Average Household Size	2.91	2.85	2.74
2025 Owner Occupied Housing	15,399	96,819	177,581
2030 Owner Occupied Housing	15,530	97,467	178,813
2025 Renter Occupied Housing	35,197	220,908	371,223
2030 Renter Occupied Housing	34,692	218,234	368,896
2025 Vacant Housing	3,380	21,344	37,753
2025 Total Housing	53,976	339,071	586,557

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