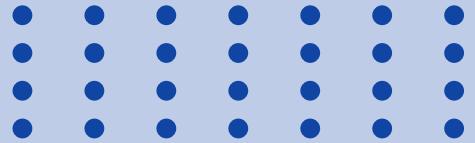




PLISKIN REALTY &  
DEVELOPMENT, INC.  
PLISKIN REALTY  
MANAGEMENT, LLC.



# 460 MOTHER GASTON BLVD BROOKLYN, NY 11212

## USER/DEVELOPMENT OPPORTUNITY

### PROPERTY FEATURES

- Block/Lot: 03526/0327
- Building Size: +/- 1,572 SF
- Lot Size: 100' x 100'
- Zoning: R6/C2-3
- Building Class: Gas Station (G5)
- Real Estate Taxes: \$48,516 (2024-2025)
- Price: Call for Details

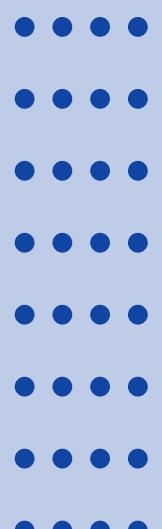
### Additional Comments:

Prime User or Redevelopment site located on the corner of Mother Gaston Blvd & Sutter Ave in Brownsville Section of Brooklyn. Currently operating as a 76 branded gas station with 2 bay repair & tire shop.

Prime Redevelopment site with +/- 24,300 SF Buildable potential.



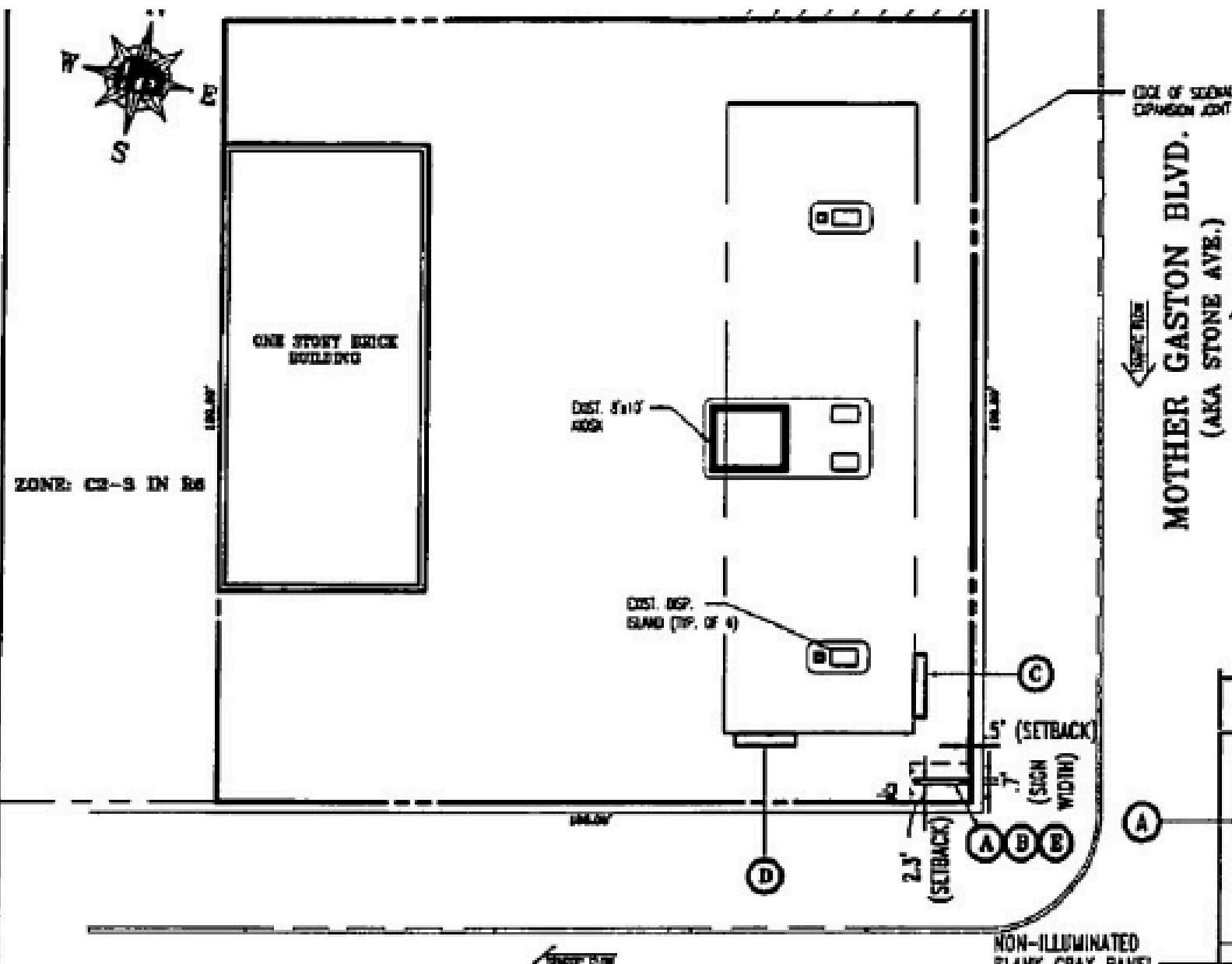
For More Information:  
Christopher Wierzbicki  
O: 516-997-0100 x0312  
M: 516-987-8355





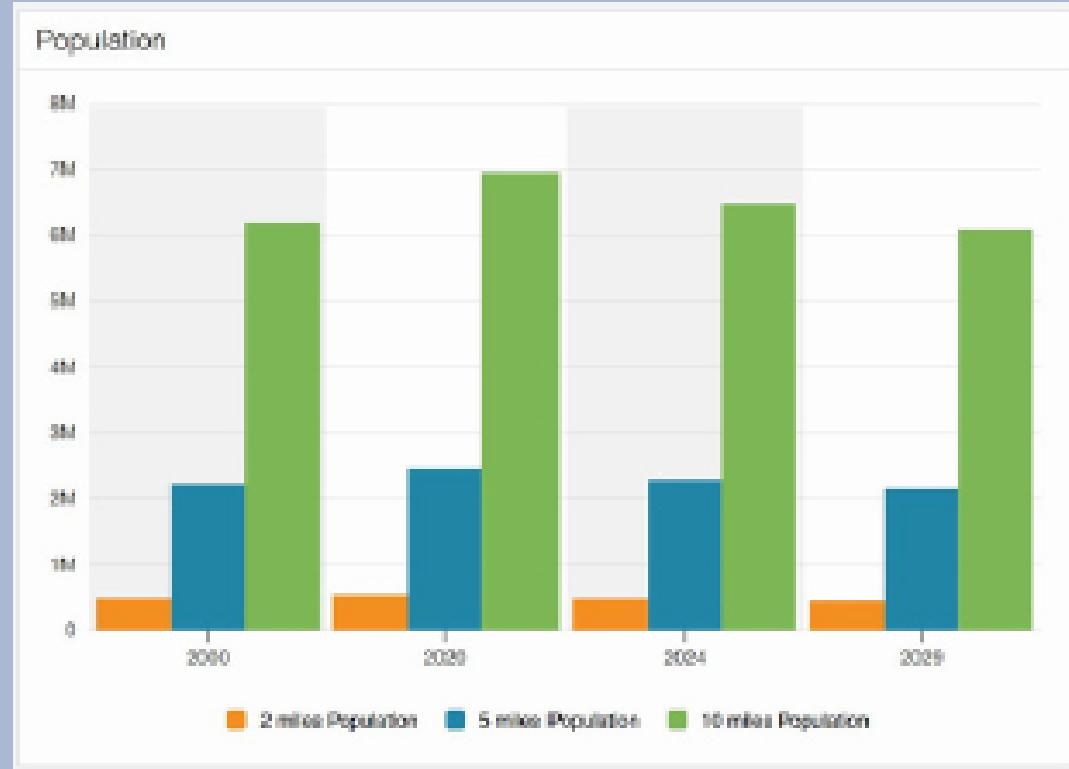
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# I S U R V E Y I





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	2 miles	5 miles	10 miles
2020 Population	546,905	2,461,860	6,957,508
2024 Population	486,409	2,291,477	6,494,548
2029 Population Projection	450,510	2,144,336	6,079,614
Annual Growth 2020-2024	-2.8%	-1.7%	-1.7%
Annual Growth 2024-2029	-1.5%	-1.3%	-1.3%
Median Age	37.5	37.5	38.9
Bachelor's Degree or Higher	22%	37%	43%
U.S. Armed Forces	119	619	2,233

## DEMOGRAPHICS - POPULATION



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#### Households

	2 miles	5 miles	10 miles
2020 Households	196,619	909,230	2,722,097
2024 Households	172,835	842,464	2,537,190
2029 Household Projection	159,254	786,009	2,369,413
Annual Growth 2020-2024	0.5%	0.7%	0.6%
Annual Growth 2024-2029	-1.6%	-1.3%	-1.3%
Owner Occupied Households	32,068	208,987	690,185
Renter Occupied Households	127,187	577,022	1,679,228
Avg Household Size	2.6	2.6	2.4
Avg Household Vehicles	0	1	1
Total Specified Consumer Spending (\$)	\$3.9B	\$23.9B	\$74.7B

#### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$70,116	\$101,964	\$109,716
Median Household Income	\$48,776	\$73,339	\$77,705
< \$25,000	54,045	173,617	505,954
\$25,000 - 50,000	33,947	135,171	390,314
\$50,000 - 75,000	26,229	120,021	342,095
\$75,000 - 100,000	18,797	97,236	279,356
\$100,000 - 125,000	14,328	81,398	234,530
\$125,000 - 150,000	7,986	55,062	160,625
\$150,000 - 200,000	8,853	72,675	223,758
\$200,000+	8,652	107,284	400,559



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