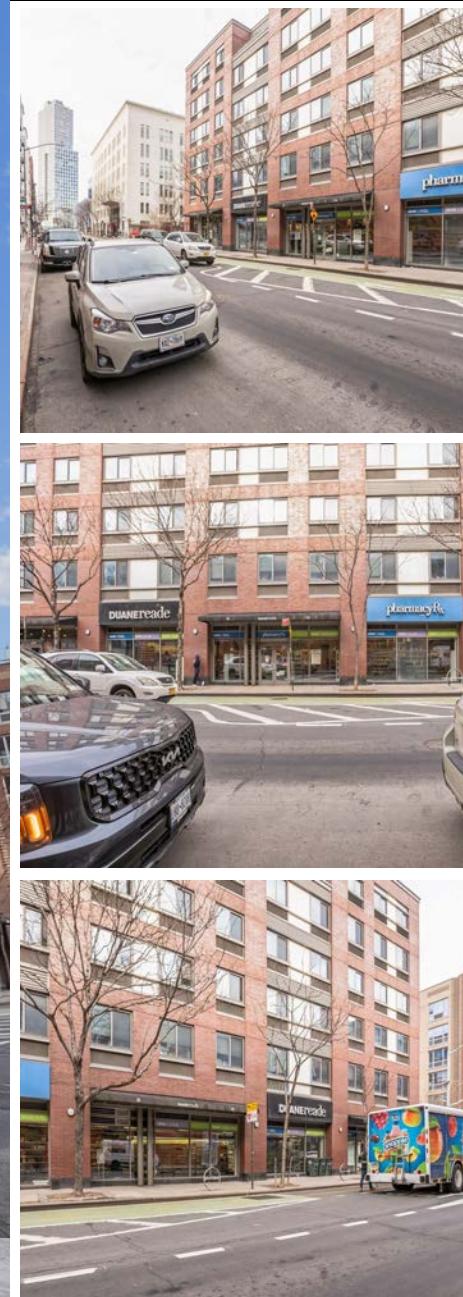


Former Duane Reade Available For Sublease



164 Kent Ave
Brooklyn, NY 11249

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 PREREAL
PRENDAMANO REAL ESTATE

THE SPACE

Location

164 Kent Ave, Brooklyn, NY, 11249

HIGHLIGHTS

- **Building SF:** 7,928 SF
- **Lease Expiration:** 8/31/29
- All leases must be coterminous



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
142,651	1,316,822	3,185,802



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$138,098	\$162,220	\$153,343



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
65,173	618,355	1,430,473

Former Duane Reade available for sublease. The site is ideally situated on Kent Ave in between N 4th & N 5th with outstanding visibility. Conveniently located by all major forms of transportation. Nearby major retailers include Orange Theory, Trader Joe's, Nike, Whole Foods, & more.

Asking Price: \$400,000 modified gross per annum

