

# EXCLUSIVE LEASING OPPORTUNITY

IN THE PRIME RETAIL AREA

## 1600 PITKIN AVE BROWNSVILLE

BROOKLYN, NEW YORK



**NEIGHBORING RETAIL TENANTS:** Shoppers World, Rainbow Shops, Popular Bank, Blink, Chase, Golden Krust, Checkers, Lucille Roberts, Santander, Key Food & More

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# EXECUTIVE SUMMARY

1,250 SF RETAIL SPACE  
WITH BASEMENT



## APPROXIMATE SIZE

Ground Level 1,250 SF  
Basement 1,100 SF

## ASKING RENT

\$5,500 /Month  
\$52.80 PSF

## TERMS

Negotiable

## POSSESSION

At Once

## HIGHLIGHTS

- Located in Brownsville on a heavy pedestrian retail shopping corridor
- HVAC System
- Beautiful wood floor, slat wall, and bright lighting
- Awning signage potential
- 20' Frontage X 55' with opportunity for more space

JACK COHEN - CEO | OFFICE: (718) 971-1675 | CELL: (917) 533-8905  
[jack@jacohengroup.com](mailto:jack@jacohengroup.com) | [WWW.JACOHENGROUP.COM](http://WWW.JACOHENGROUP.COM)

DANNY BUCHWALD - SALES ASSOCIATE | OFFICE/CELL: (718)-473-6352  
[danny@jacohengroup.com](mailto:danny@jacohengroup.com) | [WWW.JACOHENGROUP.COM](http://WWW.JACOHENGROUP.COM)



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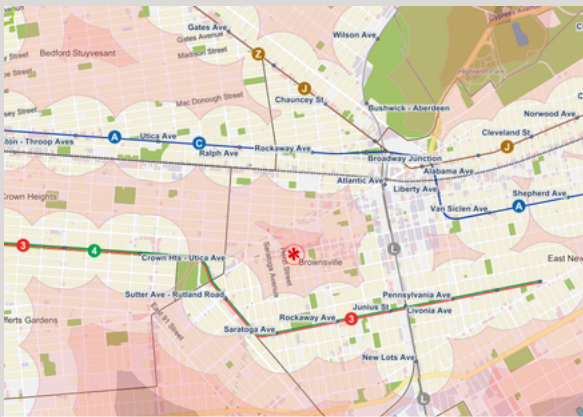
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# TRAFFIC & DEMOGRAPHICS



Estimated average daily traffic volume on a route segment at a particular count location.

- 75001 - 300000
- 25001 - 75000
- 10001 - 25000
- 4001 - 10000
- 1501 - 4000
- 1 - 1500



PROXIMITY TO SUBWAY STATION



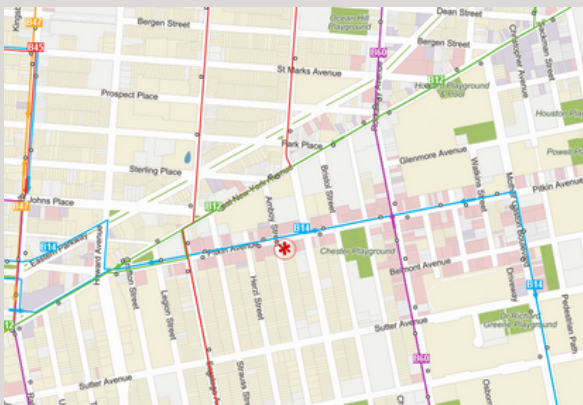
Closest Subway Station: Saratoga Ave & Livonia Ave at NE Corner  
Station Lines: 3  
Distance: 0.5 miles

## Economic/Employment

Average household income	\$53,831
White collar	82.4%
Blue collar	17.6%

## Housing

Family households	56.4%
Households with kids	28.5%
Housing units	34,529
Occupied housing units	32,091
Owner occupied units	14.4%
Average number of people per household	2.41
Median year structure built	1953
Houses with mortgages	58.6%



PROXIMITY TO BUS ROUTES



Closest Bus Routes: Pitkin Av/Amboy St  
Station Lines: B14  
Distance: 0.03 miles

## Wealth

Median value for units with a mortgage	\$582,000
Median value for units without a mortgage	\$538,200
Median gross rent	\$1,150
Median mobile home values	\$0
Median housing costs per month	\$1,196
Population in poverty	32.7%

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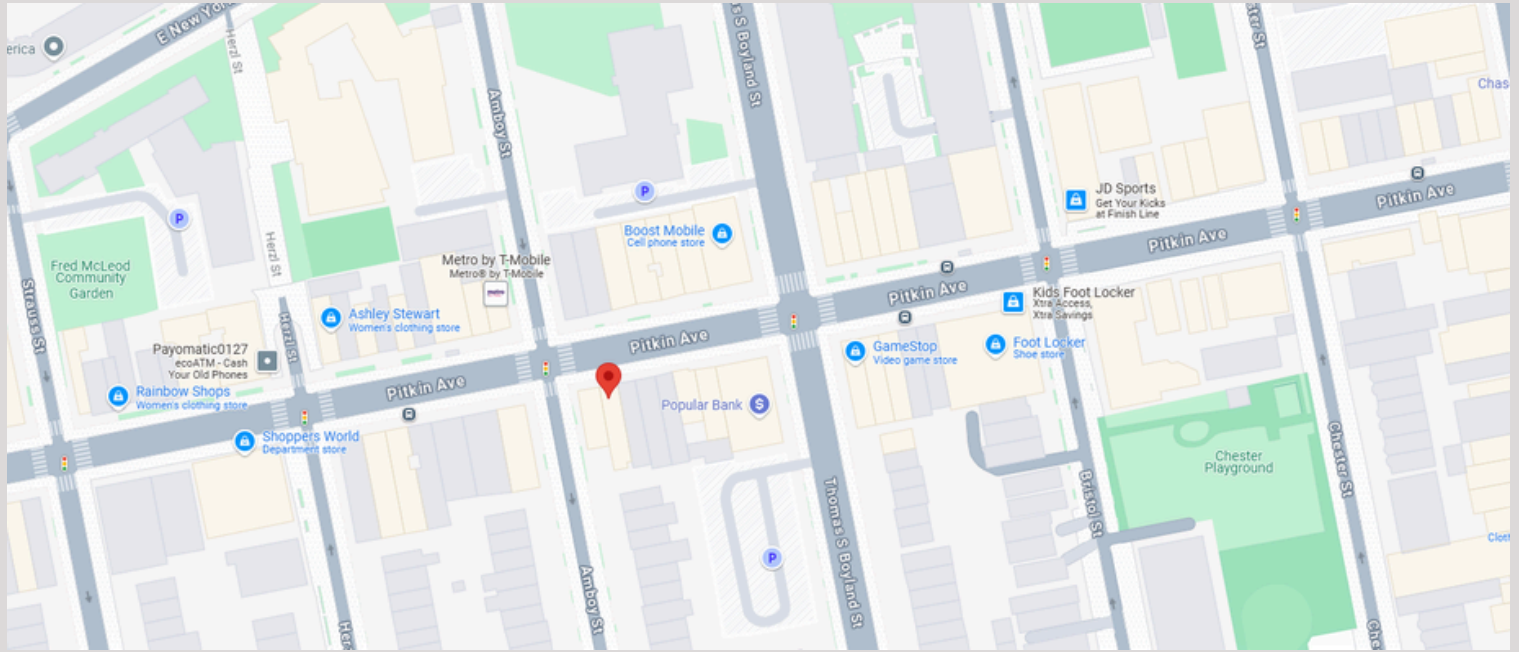


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# ZONING MAP



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# JA COHEN ADVISORY GROUP



Located at the Venetian Condominiums; 431 Avenue P, Brooklyn, NY 11230

## Jack A. Cohen

CHIEF EXECUTIVE OFFICER

### CONTACT INFORMATION

OFFICE: (718) 971-1675

CELL: (917) 533-8905

[jack@jacohengroup.com](mailto:jack@jacohengroup.com)

[www.jacohengroup.com](http://www.jacohengroup.com)

## Danny Buchwald

SALES ASSOCIATE

### CONTACT INFORMATION

OFFICE/CELL: (718)-473-6352

[danny@jacohengroup.com](mailto:danny@jacohengroup.com)

[www.jacohengroup.com](http://www.jacohengroup.com)