

# GATEWAY CENTER SOUTH

BROOKLYN, NEW YORK

389 GATEWAY DRIVE



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# GATEWAY CENTER SOUTH

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## SIZE

7,000 SF Restaurant (Divisible)

## CO-TENANTS

GATEWAY CENTER SOUTH: BJ's Wholesale Club, Target, Home Depot, LIDL, Best Buy, Dave & Buster's, Old Navy, Marshalls, Famous Footwear, Chick-fil-A

GATEWAY CENTER NORTH: ShopRite, Burlington Coat Factory, Ross, Raymour & Flanigan, JCPenney, TJ Maxx, DSW, Petco, Aldi, The Gap, Champs Sports, Nike, Victoria's Secret, Five Below

## COMMENTS

With 1.3 Million Square Feet between Gateway North and Gateway South and a lineup that includes many of the leading national retailers, **Gateway Center is known to be the strongest and most successful power center in all of New York, if not the entire country.**

Urban location with suburban amenities, including free at-grade parking.

There is easy access to this center from Exit 15 off of the Belt Parkway.

There are 2,100 new residential units built/planned in the immediate area.

## PROJECT INFO



Even though Brooklyn would be the third largest city in the country (if it was its own city), there are remarkably only 3 major retail projects as noted in the aerial.

What makes the Gateway retail complex distinct from the other 2 are these unique qualities:

- 1) Direct access from the major highway in Brooklyn, the Belt Parkway
- 2) A free and open-air parking lot like the suburbs
- 3) It has the extra added benefit of drawing customers from Queens as it is very close to the Queens border
- 4) While people can come from all over Brooklyn, the red polygon represents the primary trade area

# MARKET AERIAL



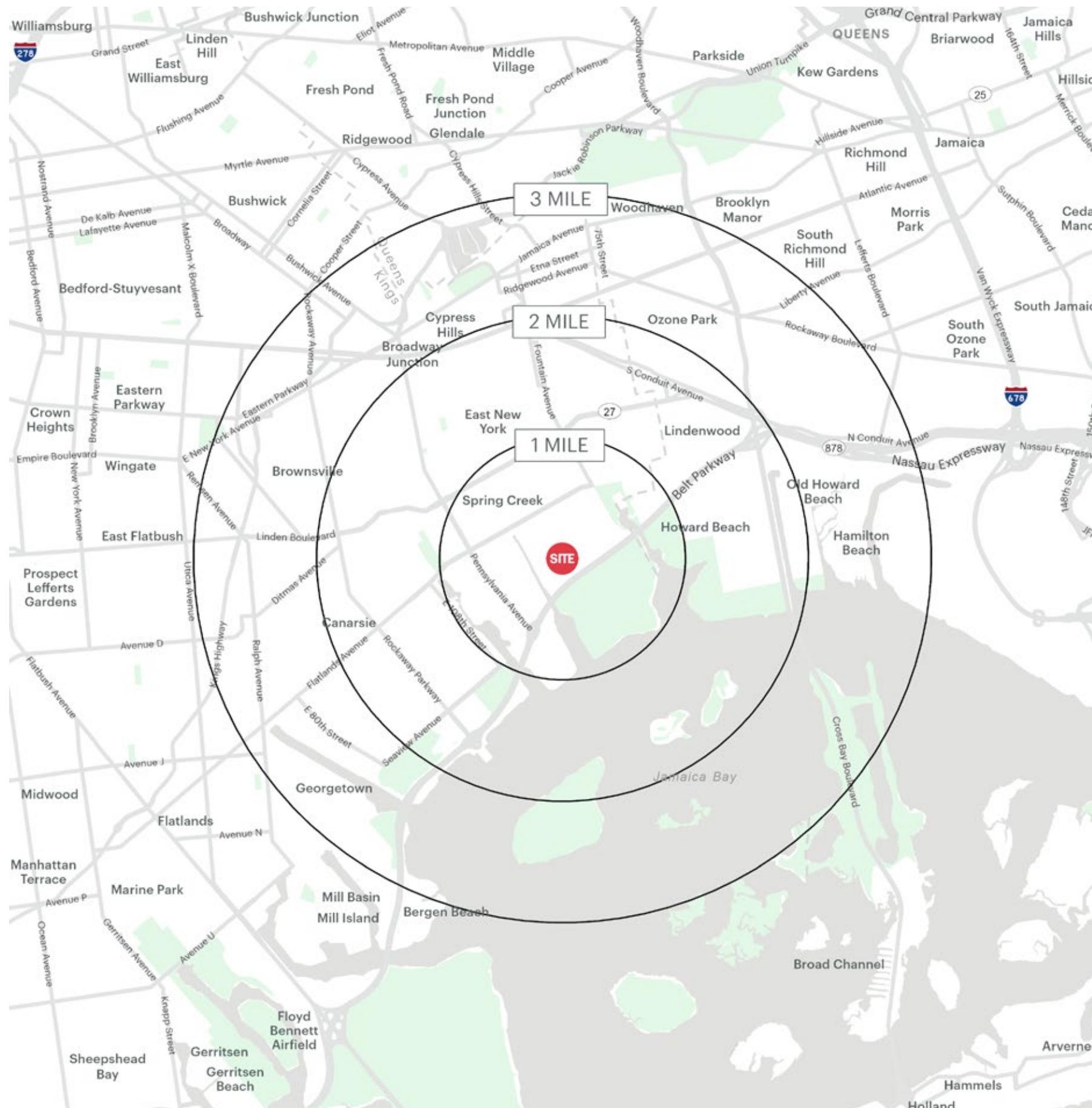
## MARKET AERIAL



# SITE PLAN



## AREA DEMOGRAPHICS



### 1 MILE RADIUS

#### POPULATION

40,933

#### HOUSEHOLDS

16,961

#### AVERAGE HOUSEHOLD INCOME

\$63,620

#### MEDIAN HOUSEHOLD INCOME

\$43,039

#### COLLEGE GRADUATES (Bachelor's +)

6,450 - 22.0%

#### TOTAL BUSINESSES

724

#### TOTAL EMPLOYEES

14,253

#### DAYTIME POPULATION (w/ 16 yr +)

40,530

### 2 MILE RADIUS

#### POPULATION

254,671

#### HOUSEHOLDS

90,560

#### AVERAGE HOUSEHOLD INCOME

\$81,323

#### MEDIAN HOUSEHOLD INCOME

\$53,056

#### COLLEGE GRADUATES (Bachelor's +)

37,657 - 23.0%

#### TOTAL BUSINESSES

4,259

#### TOTAL EMPLOYEES

54,522

#### DAYTIME POPULATION (w/ 16 yr +)

217,506

### 3 MILE RADIUS

#### POPULATION

583,859

#### HOUSEHOLDS

198,852

#### AVERAGE HOUSEHOLD INCOME

\$86,270

#### MEDIAN HOUSEHOLD INCOME

\$58,103

#### COLLEGE GRADUATES (Bachelor's +)

90,337 - 23.0%

#### TOTAL BUSINESSES

10,481

#### TOTAL EMPLOYEES

128,047

#### DAYTIME POPULATION (w/ 16 yr +)

495,731

## AREA DEMOGRAPHICS

