

GATEWAY CENTER SOUTH

BROOKLYN, NEW YORK

389 GATEWAY DRIVE



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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



GATEWAY CENTER SOUTH BROOKLYN, NEW YORK

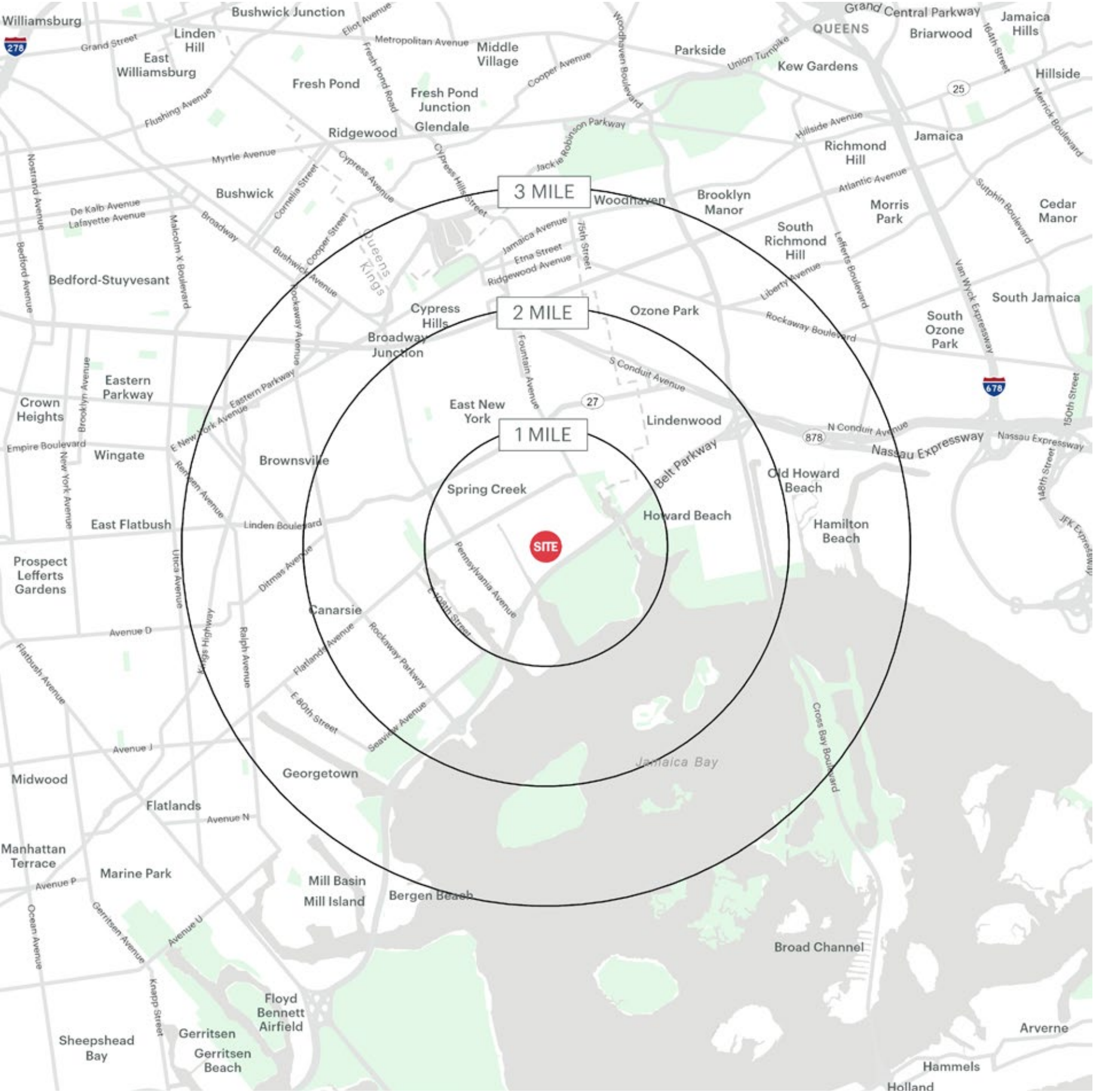
MARKET AERIAL



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

