

OFFERING MEMORANDUM

Freestanding Retail - Sheepshead Bay

3460 Nostrand Ave
Brooklyn NY 11229

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OFFERING SUMMARY

ADDRESS	3460 Nostrand Ave Brooklyn NY 11229
COUNTY	Kings
SUBMARKET	Sheepshead Bay
GLA (SF)	20,475 SF
LAND ACRES	0.39
LAND SF	16,814 SF
YEAR BUILT	2005
BUILDING FAR	1.21
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	105,758	689,700	1,592,560
2025 Median HH Income	\$78,028	\$73,816	\$70,043
2025 Average HH Income	\$112,712	\$106,619	\$103,546

- Prime Retail Space for Sale in Sheepshead Bay. Discover an exceptional opportunity to position your business in one of Sheepshead Bay's most high-traffic and vibrant corridors — prime Nostrand Avenue. This expansive commercial space offers unmatched visibility, accessibility, and a dynamic retail environment surrounded by national and regional tenants. Starbucks, TD Bank, Aldi, McDonald's, Dunkin, Dollar Tree, Family Dollar, T-Mobile, Advance Auto Parts, Pro Health, Popeyes. Zoned R4 /C1-2 Ideal for retail, medical, fitness, grocery, professional services, or flagship showroom
Property Overview: Total Space: 20,000 SF Ground Floor: 10,000 SF | 18' Ceiling Height Lower Level: 10,000 SF | 14' Ceiling Height Adjacent parking lot for 18 cars.
- Lease options available, call broker for more details.

PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND SF	16,814
GLA (SF)	20,475
LAND ACRES	0.39
YEAR BUILT	2005
BUILDING FAR	1.21
FRONTAGE	97' on Nostrand Ave
ZONING TYPE	R4,C1-2
LOT DIMENSIONS	160x105
BLOCK	7362
LOT	13
NUMBER OF STORIES	1
BUILDING DIMENSIONS	85x120
NUMBER OF PARKING SPACES	18
PARKING RATIO	0.88/1,000 SF
ELEVATORS	1

MECHANICAL

HEAT SOURCE	Gas
HEAT SYSTEM	Forced Air
SEWER	City
ELECTRIC	220
ELECTRIC METERS	Individual
GAS METERS	Individual

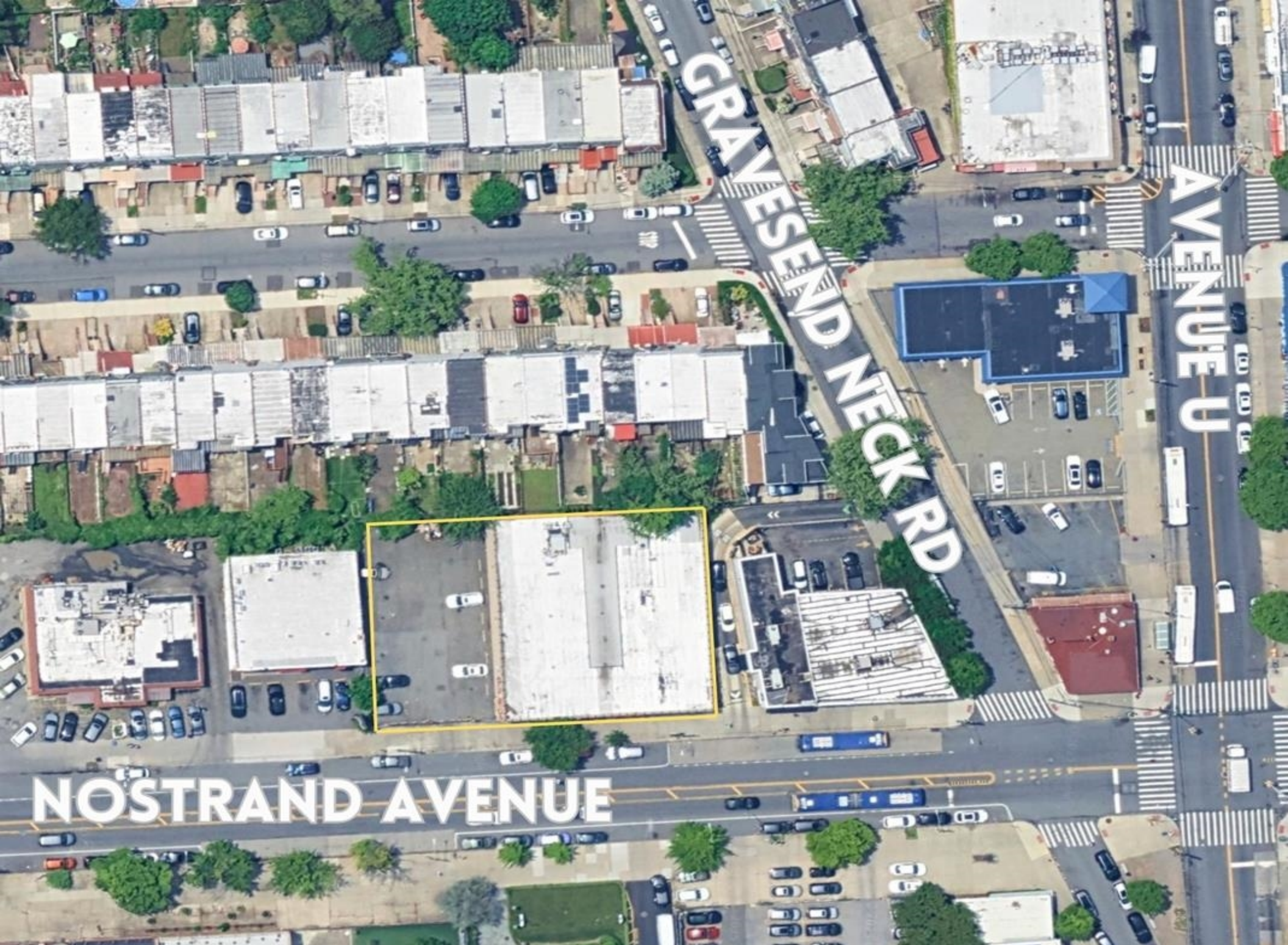
TENANT INFORMATION

LEASE TYPE	NNN
MAJOR TENANT/S	S & D Kids







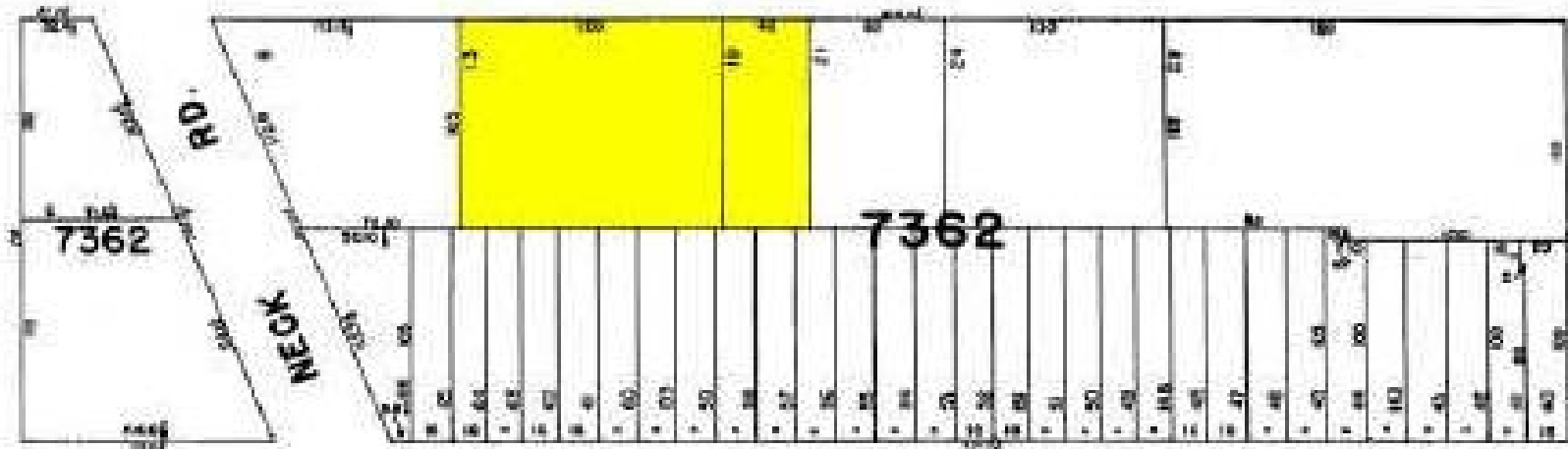


AVENUE

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E.



NOSTRAND

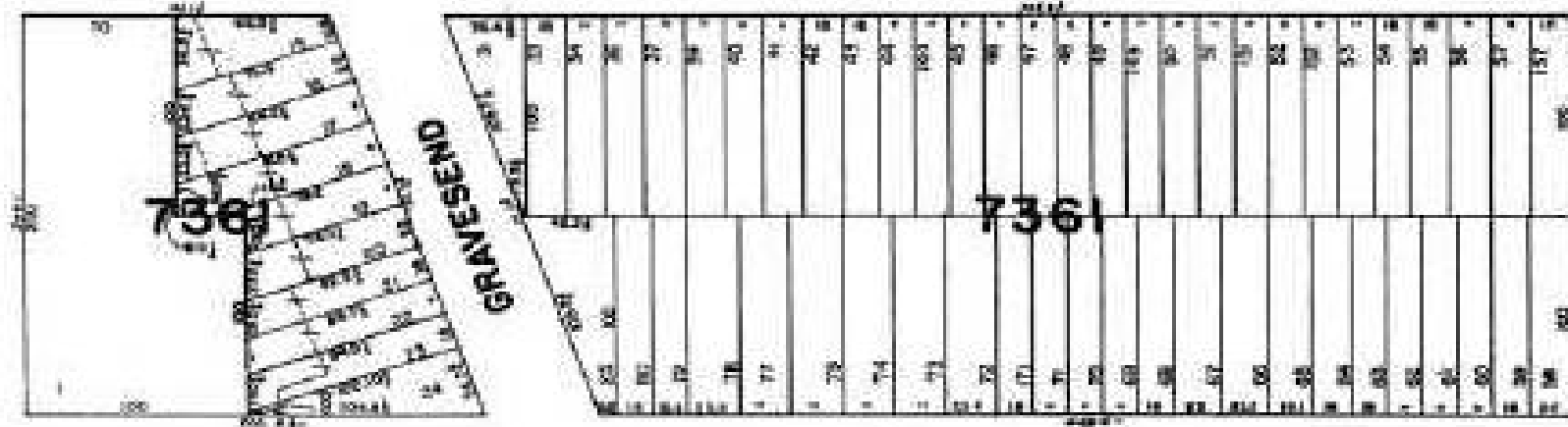
AVE.

29TH

ST.

AVENUE

V



28TH

ST.



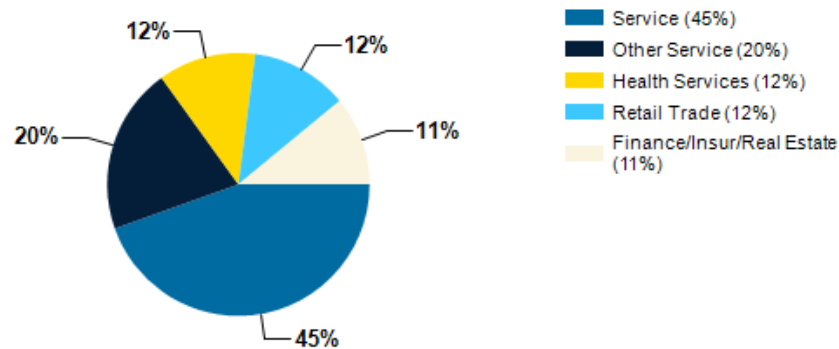
HIGHLIGHTS

- High traffic retail corridor in Brooklyn
- Extremely dense neighborhood
- Includes the adjacent 18 car parking lot
- ADA lift in place

NEIGHBORING TENANTS

- Starbucks, Pro Health, Roosevelt Savings Bank, Brennan & Carr, Dollar Tree, TD Bank, Valley Bank, Kings Bay Y, Telco, The Chateau Rehab & Nursing Center, McDonalds, Dunkin, T-Mobile, Family Dollar, Advance Auto Parts, Clean Rite, Popeyes, Aldi

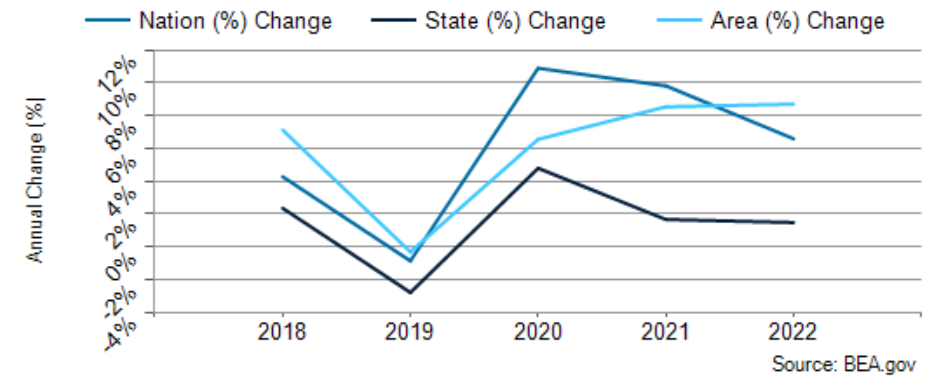
Major Industries by Employee Count

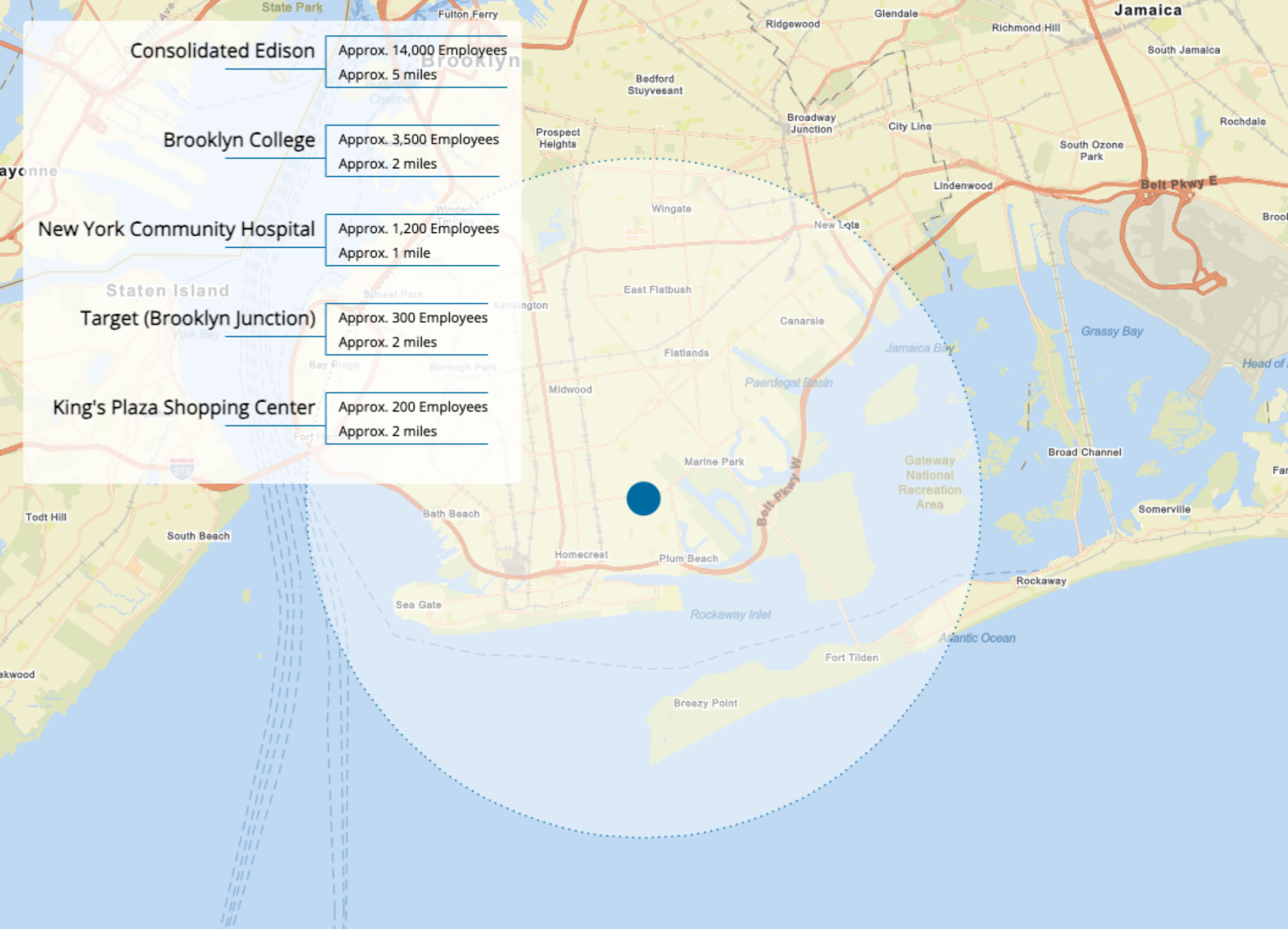


Largest Employers

McDonald's	200
Starbucks	20
TD Bank	15
Valley Bank	15
Family Dollar	10
Advance Auto Parts	10
T-Mobile	8
Dunkin'	8

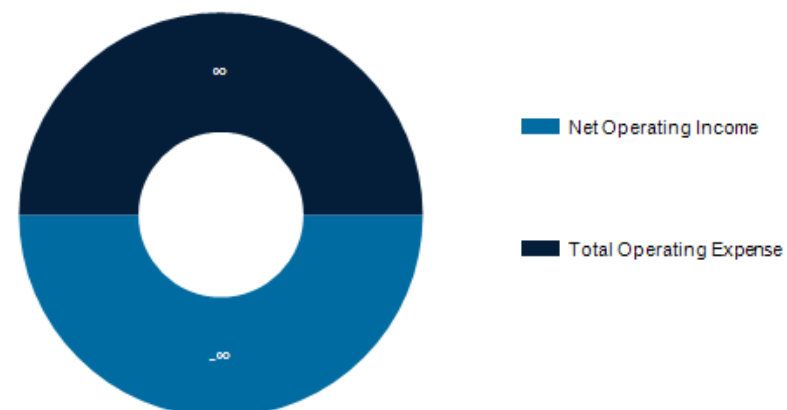
Kings County GDP Trend





REVENUE ALLOCATION PRO FORMA

INCOME		
Less Expenses		\$200,786
Net Operating Income		(\$200,786)



EXPENSES		
Real Estate Taxes		\$200,786
Total Operating Expense		\$200,786
Expense / SF		\$9.81

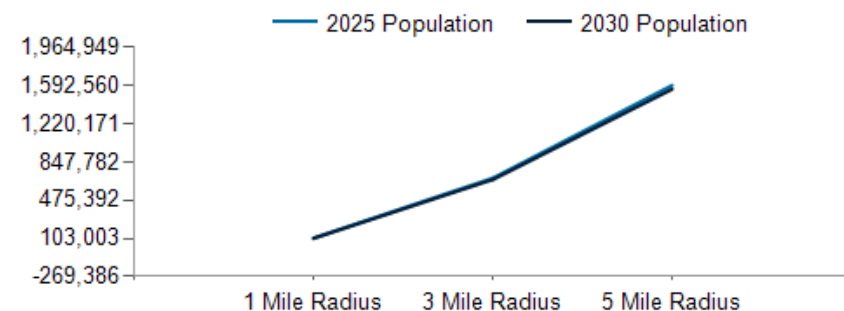
DISTRIBUTION OF EXPENSES PRO FORMA



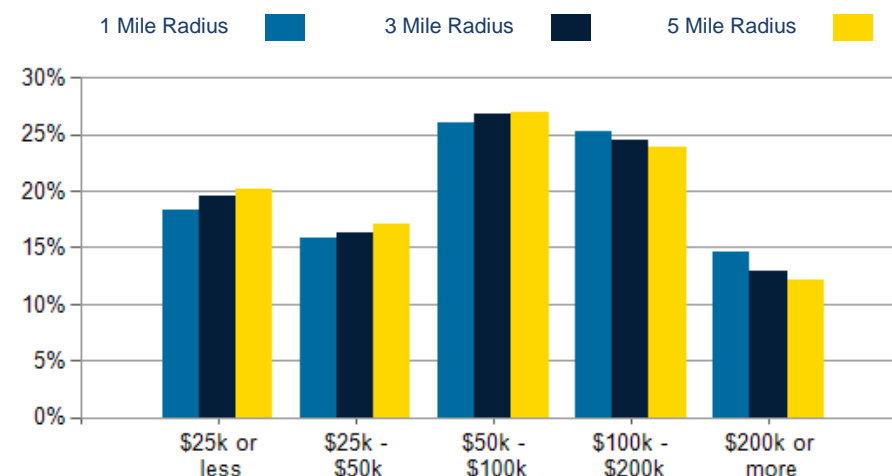
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	102,708	673,679	1,550,097
2010 Population	102,196	672,434	1,545,135
2025 Population	105,758	689,700	1,592,560
2030 Population	103,003	675,689	1,556,648
2025-2030: Population: Growth Rate	-2.65%	-2.05%	-2.30%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,607	29,967	70,502
\$15,000-\$24,999	2,769	18,533	43,267
\$25,000-\$34,999	2,552	16,487	39,851
\$35,000-\$49,999	3,818	23,877	57,069
\$50,000-\$74,999	5,614	36,447	84,758
\$75,000-\$99,999	4,863	30,039	67,281
\$100,000-\$149,999	6,507	39,244	87,300
\$150,000-\$199,999	3,631	21,427	47,173
\$200,000 or greater	5,855	32,084	68,251
Median HH Income	\$78,028	\$73,816	\$70,043
Average HH Income	\$112,712	\$106,619	\$103,546

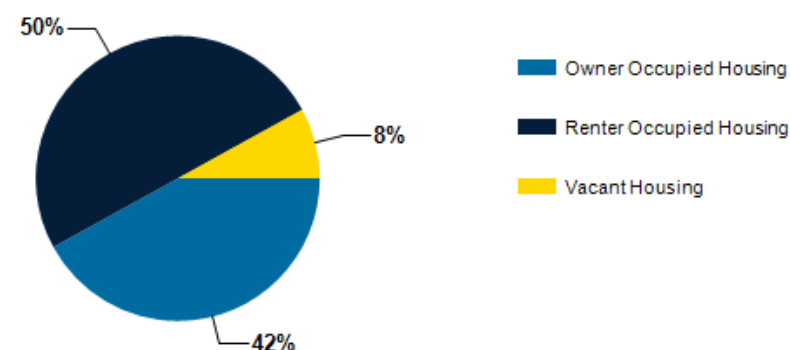
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	41,379	255,634	573,090
2010 Total Households	39,886	245,955	550,239
2025 Total Households	40,215	248,114	565,515
2030 Total Households	39,815	247,145	562,564
2025 Average Household Size	2.62	2.75	2.78
2025-2030: Households: Growth Rate	-1.00%	-0.40%	-0.50%



2025 Household Income



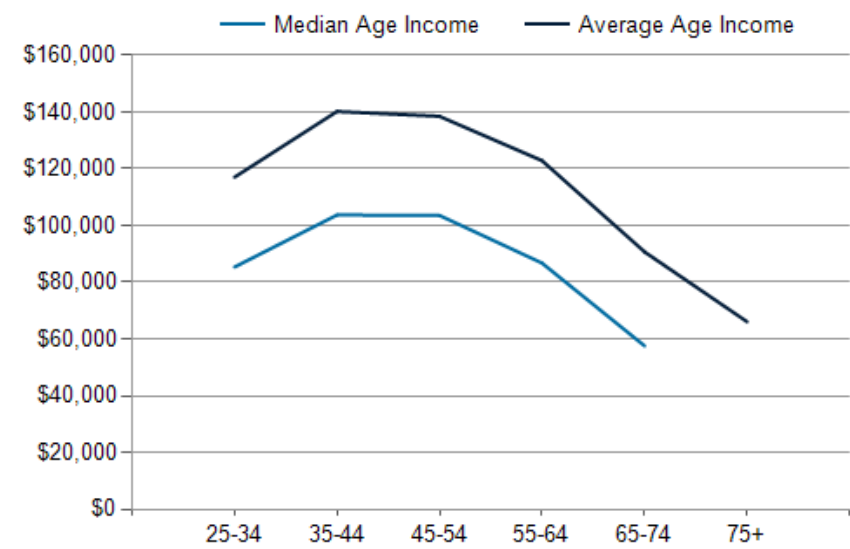
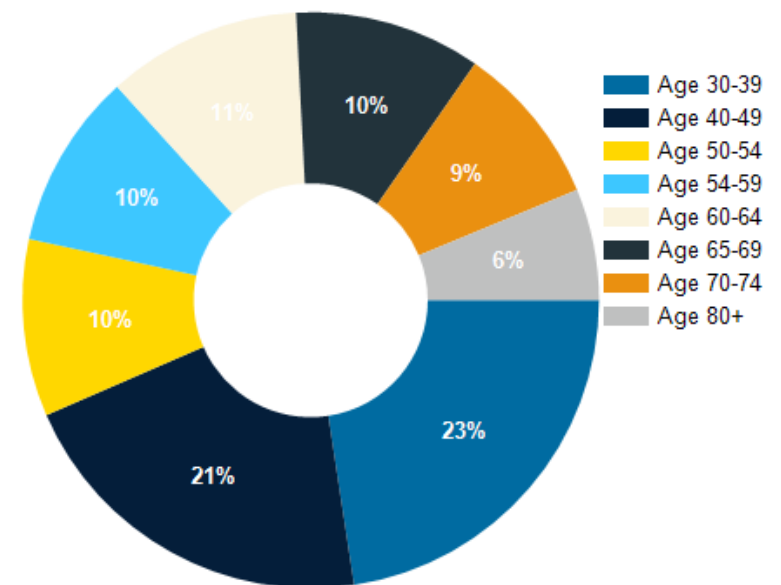
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,222	49,436	125,392
2025 Population Age 35-39	7,166	47,347	115,022
2025 Population Age 40-44	6,945	45,146	108,500
2025 Population Age 45-49	6,346	40,911	95,961
2025 Population Age 50-54	6,339	41,443	95,365
2025 Population Age 55-59	6,284	39,018	87,854
2025 Population Age 60-64	6,947	42,318	92,141
2025 Population Age 65-69	6,664	39,563	83,308
2025 Population Age 70-74	5,784	33,524	68,573
2025 Population Age 75-79	3,986	23,988	48,335
2025 Population Age 80-84	2,351	14,747	30,269
2025 Population Age 85+	2,847	18,355	35,480
2025 Population Age 18+	84,185	543,162	1,246,292
2025 Median Age	41	39	38
2030 Median Age	42	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,349	\$79,649	\$77,798
Average Household Income 25-34	\$117,003	\$108,613	\$106,725
Median Household Income 35-44	\$103,680	\$97,412	\$90,296
Average Household Income 35-44	\$140,161	\$131,849	\$125,650
Median Household Income 45-54	\$103,512	\$98,316	\$89,571
Average Household Income 45-54	\$138,443	\$131,736	\$124,343
Median Household Income 55-64	\$86,713	\$80,151	\$74,420
Average Household Income 55-64	\$122,821	\$114,006	\$108,069
Median Household Income 65-74	\$57,557	\$54,935	\$52,067
Average Household Income 65-74	\$90,684	\$86,587	\$83,140
Average Household Income 75+	\$66,081	\$63,057	\$62,844



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Exclusively Marketed by:



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