

# RETAIL CORNER | CROSS-STREET FROM KING'S PLAZA

**10,000 SF | MARINE PARK, BROOKLYN**  
IN-PLACE INCOME + VACANT CORNER UNIT UPSIDE

4201-09 AVE U & 2175 HENDRICKSON ST.



**NEIGHBORING RETAILERS INCLUDE:** Kings Plaza Shopping Center, Primark, Zara, Macys, Sephora, Victoria's Secret, Bob's Discount Furniture, Raymour & Flanigan, 7 Eleven & More

4201-09 AVE U & 2175  
HENDRICKSON ST  
BROOKLYN NY 11234  
MARINE PARK



### CORNER RETAIL 1-STORY BUILDING WITH 4 STORES

Built in 1972, this one-story, 10,000 SF corner retail building sits on a 100' × 100' lot and is configured with four storefronts. The property includes three occupied retail units generating in-place income, along with one vacant corner unit currently being marketed for lease, providing clearly defined near-term upside. The asset offers excellent accessibility, with B3 bus service directly in front of the property at the corner of Avenue U and Hendrickson Street, supporting strong visibility, foot traffic, and long-term retail demand.

### PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	MARINE PARK
DESCRIPTION	YEAR
BUILT	1972
BLOCK AND LOT	08542-0008
LOT / BUILT	100' X 100'
GROSS SF	10,000 SF
TAX CLASS	4
FAR BUILT / ALLOWED ZONING	1.00 / 1.00 R4,C2-2
DOB	6

### PRICING METRICS

PPSF	\$340 SF
GRM	23.0X
CAP RATE	1.64%

### PROJECTED FINANCIAL METRICS (UPON LEASE-UP)

PROJECTED GROSS INCOME	\$ 315,585.00
PROJECTED NOI	\$ 223,844.00
PROJECTED GRM	10.8X
PROJECTED CAP RATE	6.6%

#### Assumptions:

Lease-up of the 5,000 SF vacant corner unit at a projected rent of \$14,000/month. Expenses held constant.

### INCOME AND EXPENSE

#### GROSS INCOME

GROSS MONTHLY INCOME	\$ 12,177.05
GROSS ANNUAL INCOME	\$ 146,124.60
TAX REIMBURSEMENT	\$ 1,460.00

**TOTAL GROSS INCOME** **\$ 147,584.60**

#### EXPENSES

REAL ESTATE TAXES (2025/2026)	\$ 83,241
WATER/SEWER	PAID BY TENANTS
PAYROLL	N/A
INSURANCE	\$ 7,500
UTILITIES	N/A
FUEL	N/A
REPAIRS, MAINTENANCE & MISC	\$ 1,000.00

**TOTAL EXPENSES** **\$ 91,741.00**

**NET OPERATING INCOME** **\$ 55,843.60**

4201 AVENUE U  
BROOKLYN NY 11234  
MARINE PARK



Consists of a 3,000 SF retail building with 3 stores on a 50' x 60' lot. This parcel is contiguous with 2175 Hendrickson Street & 4209 Ave U.

## PROPERTY INFORMATION

PRIMARY ADDRESS  
NEIGHBORHOOD  
BOROUGH  
BLOCK / LOT  
LOT/BUILT DIMENSIONS  
GROSS SF  
YEAR BUILT  
FAR BUILT / CF  
ZONING

4201 AVENUE U  
MARINE PARK  
BROOKLYN  
08542-0008  
50 FT X 60 FT  
3,000  
1972  
1/2  
R4, C2-2

## PROPERTY TAX

REAL ESTATE TAX (2025/2026)      \$ 26,198

4209 AVENUE U  
BROOKLYN NY 11234  
MARINE PARK

**JA COHEN**  
ADVISORY GROUP  
THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST



Consists of a 4,350 SF retail building with 2 stores on a 50' x 60' lot. 1275 Hendrickson Street consists of 2,650 SF and is connected to the store on 4201 Ave U

## PROPERTY INFORMATION

PRIMARY ADDRESS  
NEIGHBORHOOD  
BOROUGH  
BLOCK / LOT  
LOT/BUILT DIMENSIONS  
GROSS SF  
YEAR BUILT  
FAR BUILT /CF  
ZONING

4209 AVENUE U  
MARINE PARK  
BROOKLYN  
08542-0006  
50 ft x 60 ft  
4,350  
1973  
1/2  
R4, C2-2

## PROPERTY TAX

REAL ESTATE TAX (2025/2026) \$ 33,542

2175 HENDRICKSON ST  
BROOKLYN NY 11234

MARINE PARK



Consists of 2,653 SF and is connected to the store on  
4201 Ave U.

## PROPERTY INFORMATION

PRIMARY ADDRESS

2175 HENDRICKSON ST

NEIGHBORHOOD

MARINE PARK

BOROUGH

BROOKLYN

BLOCK / LOT

08542-0010

LOT/BUILT DIMENSIONS

40 ft x 66.25 ft

GROSS SF

2,653

YEAR BUILT

1973

FAR BUILT / CF

1/2

ZONING

R4, C2-2

## PROPERTY TAX

REAL ESTATE TAX (2025/2026)

\$ 23,501

4201-09 AVE U & 2175  
HENDRICKSON ST  
BROOKLYN NY 11234  
MARINE PARK



## COMMERCIAL RENT ROLL

UNIT	TENANT	RENT	SF	INCREASES	LEASE EXPIRATION
1	VACANT	PROJECTED RENT \$14,000	5,000		-
2	NET MARKETER	\$ 3,819.00	1,500	3% ANNUALLY	06/30/2030
3 & 4	TOTAL CARE RADIOLOGY	\$8,358.05	3,500 (UNIT 3 1,900 UNIT 4 1,600)	3% ANNUALLY	07/3/ 2030

Commercial Monthly Total      \$ 12,177.05

Commercial Annual Total      \$ 146,124.60

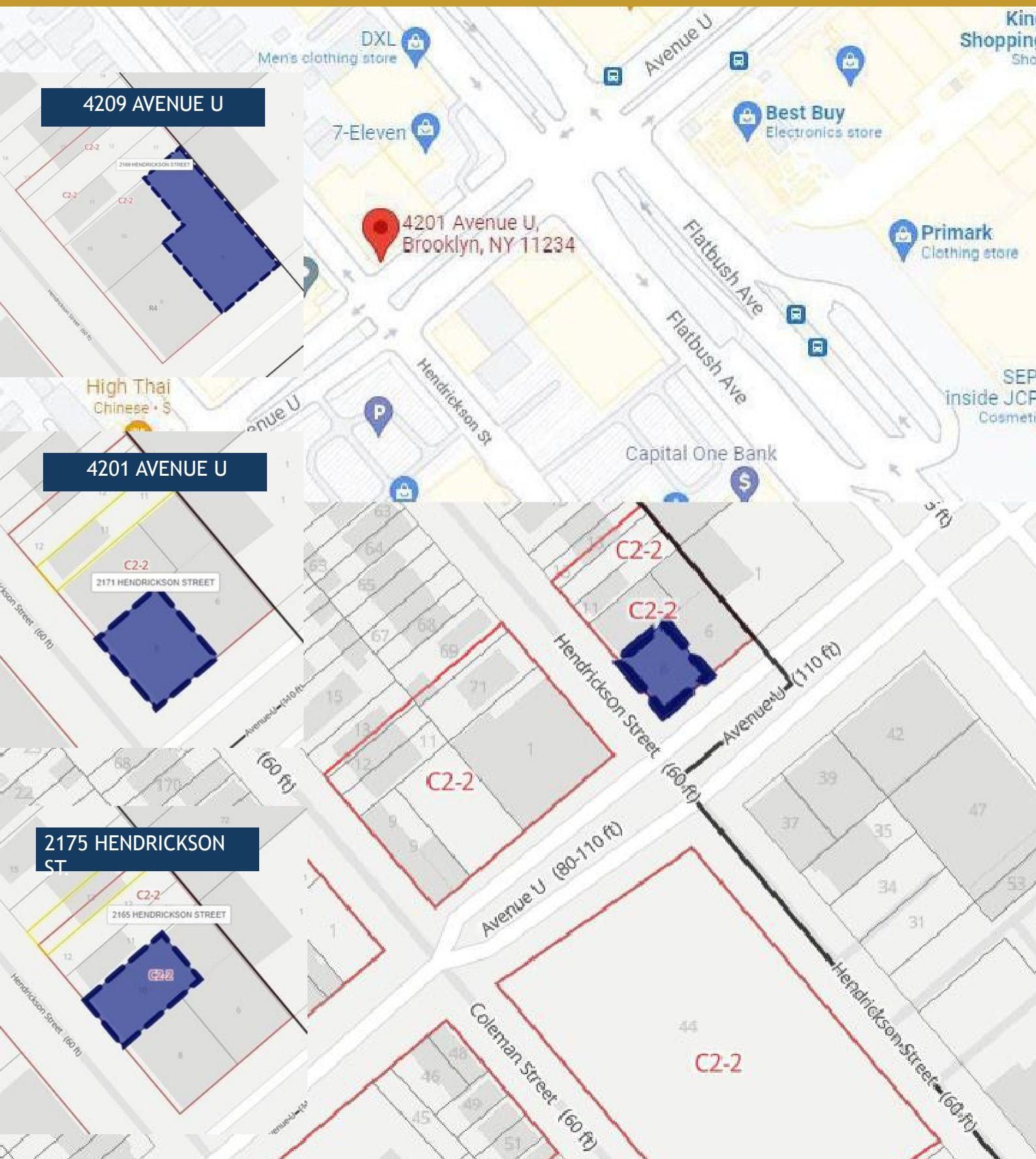
4201-09 AVE U & 2175  
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BROOKLYN NY 11234  
MARINE PARK

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# PROPERTY VIEW



4201-09 AVE U & 2175  
HENDRICKSON ST  
BROOKLYN NY 11234  
MARINE PARK





# JA COHEN ADVISORY GROUP



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