

# 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 MARINE
NEIGHBORHOOD	PARK RETAIL
DESCRIPTION YEAR	1972
BUILT BLOCK AND	08542-0008
LOT LOT / BUILT	100' X 100'
GROSS SF	10,000 SF
TAX CLASS	4
FAR BUILT / ALLOWED	1.00 / 1.00
ZONING	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
<b>TOTAL GROSS INCOME</b>	<b>\$ 147,584.60</b>

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
<b>TOTAL EXPENSES</b>	<b>\$ 91,741.00</b>
<b>NET OPERATING INCOME</b>	<b>\$ 55,843.60</b>



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	:	4201 AVENUE U
NEIGHBORHOOD	:	MARINE PARK
BOROUGH	:	BROOKLYN
BLOCK / LOT	:	08542-0008
LOT/BUILT DIMENSIONS	:	50 FT X 60 FT
GROSS SF	:	3,000
YEAR BUILT	:	1972
FAR BUILT /CF	:	1/2
ZONING	:	R4, C2-2

## PROPERTY TAX

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



4209 AVENUE U  
BROOKLYN NY 11234  
MARINE PARK



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	:	4209 AVENUE U
NEIGHBORHOOD	:	MARINE PARK
BOROUGH	:	BROOKLYN
BLOCK / LOT	:	08542-0006
LOT/BUILT DIMENSIONS	:	50 ft x 60 ft
GROSS SF	:	4,350
YEAR BUILT	:	1973
FAR BUILT /CF	:	1/2
ZONING	:	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

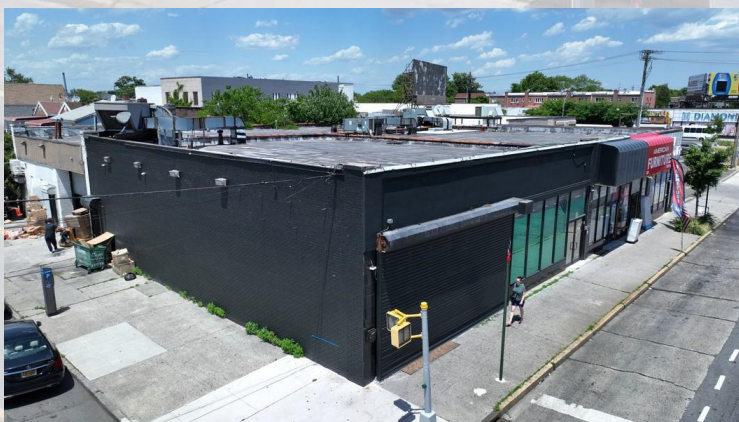
Commercial Annual Total        \$ 146,124.60



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

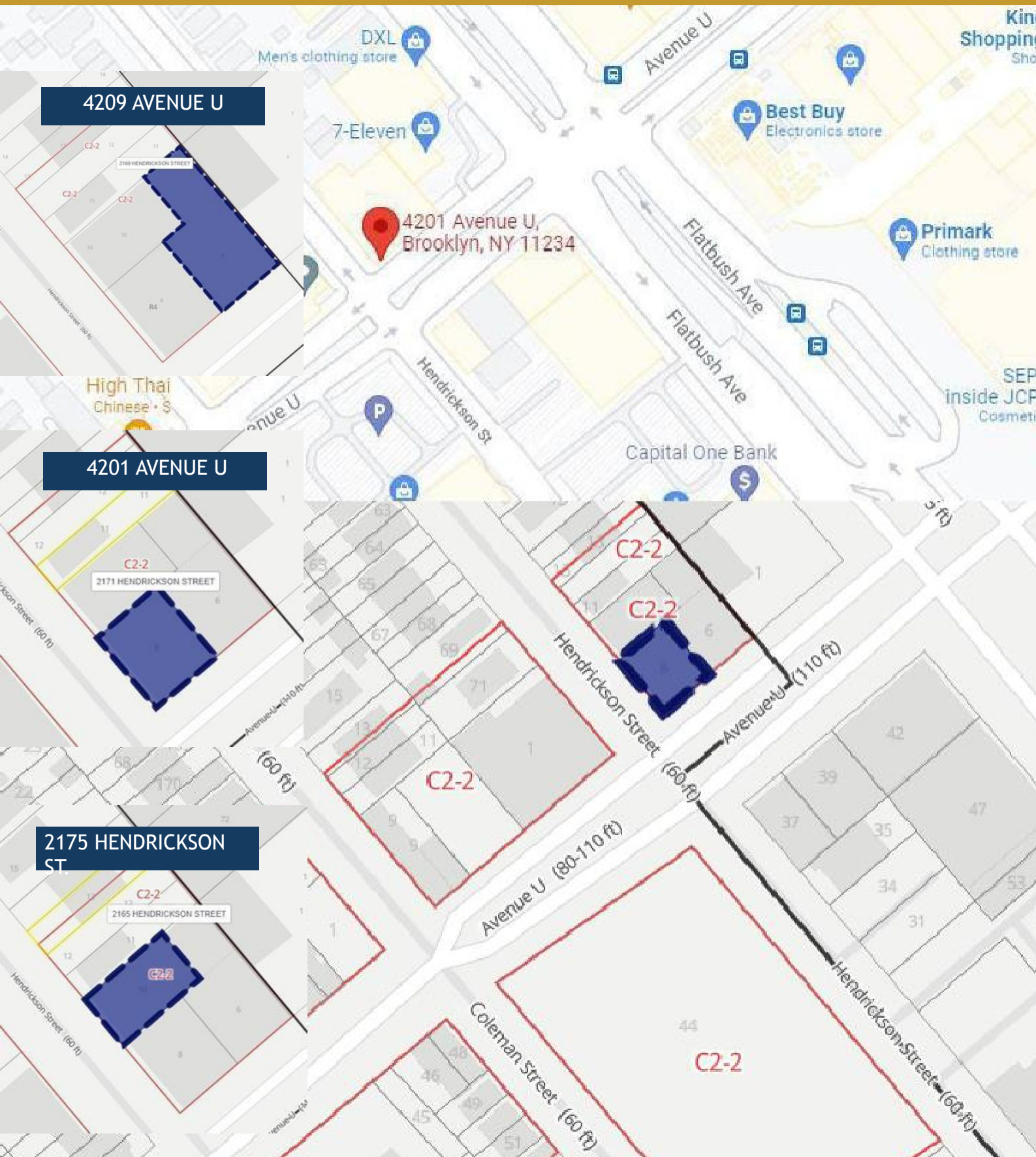
**JACOHEN**  
ADVISORY GROUP  
THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

# PROPERTY VIEW





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







# JA COHEN

## ADVISORY GROUP



**JACK A. COHEN**  
CEO

OFFICE: (718) 971-1675

CELL: (917) 533-8905

[JACK@JACOHENGROUP.COM](mailto:JACK@JACOHENGROUP.COM)

[WWW.JACOHENGROUP.COM](http://WWW.JACOHENGROUP.COM)

LOCATED AT THE VENETIAN CONDOMINIUMS;  
431 AVENUE P, BROOKLYN, NY 11230

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.