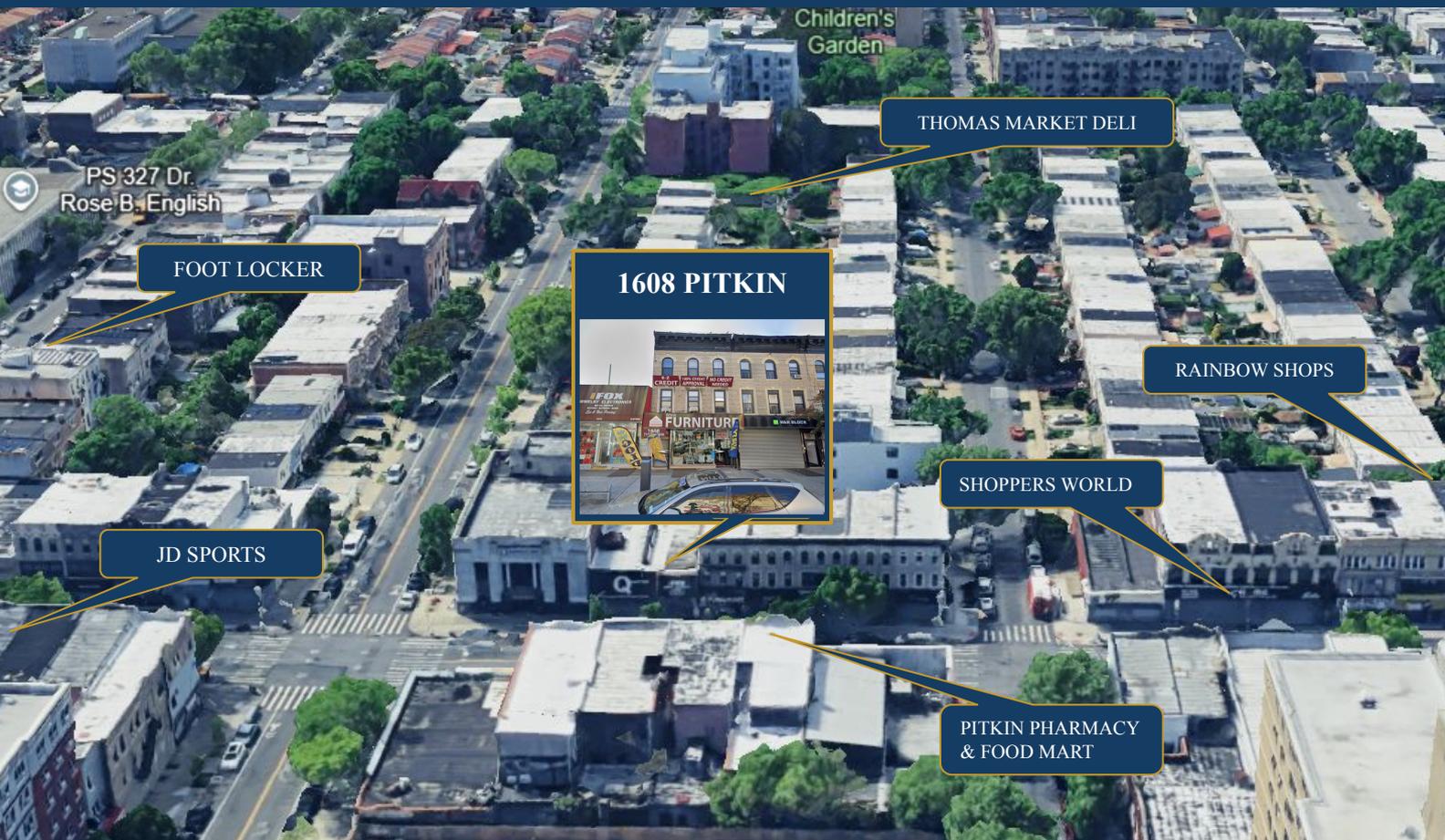


HIGH-TRAFFIC PITKIN AVENUE PRIME RETAIL SPACE FOR LEASE

SURROUNDED BY JD SPORTS, FOOT LOCKER & SHOPPERS WORLD
3,405 SF | Multi-Level | Strong Street Visibility

1608 PITKIN AVE BROOKLYN NY 11212



NEIGHBORING RETAIL TENANTS: Shoppers World, Rainbow Shops, JD Sports, Pitkin Pharmacy and Food Mart, Foot Locker and More

1608 PITKIN AVE
 BROOKLYN NY 11212
 BROWNSVILLE



PROPERTY OVERVIEW

ASKING RENT

\$ 7,000 / MONTH

PROPERTY DETAILS

TOTAL SPACE 3,405 SF

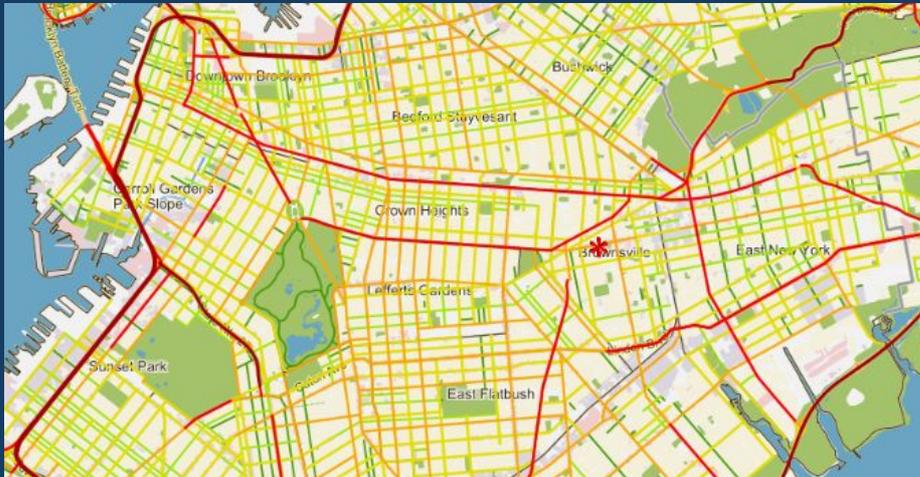
PROPERTY HIGHLIGHTS

| | SF | CEILING HEIGHT |
|-----------------------------|-------------------------------|----------------|
| GROUND FLOOR | 1,855 SF | 11 FT |
| BASEMENT (FINISHED) | 1,000 SF | 8 FT |
| MEZZANINE/OFFICE (FINISHED) | 550 SF | 7 FT |
| FRONTAGE | 20 ft | |
| POSSESSION | 30 DAYS AFTER LEASE EXECUTION | |

- Positioned on Pitkin Avenue's primary retail corridor
- Surrounded by national & regional retailers
- Strong pedestrian traffic
- Excellent street visibility
- Flexible multi-level layout
- Suitable for retail, QSR, service or medical use
- Finished basement and finished Upper Level – Office & Stock Room included.

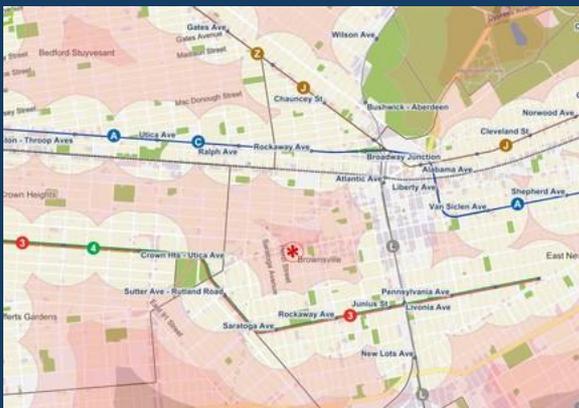
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 BROWNSVILLE

TRAFFIC & DEMOGRAPHICS



Estimated average daily traffic volume on a route segment at a particular count location.

- 75001 - 300000
- 25001 - 75000
- 10001 - 25000
- 4001 - 10000
- 1501 - 4000
- 1 - 1500

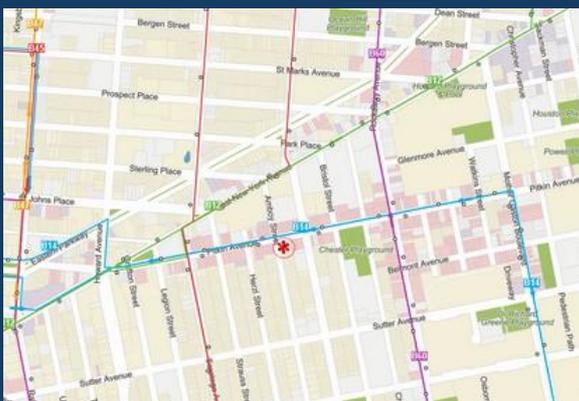


1 2 3 Up to 1/4 mile
4 5 6 6 1/4 to 1/2 mile
7 7 1/2 to 3/4 mile
A C E 3/4 to 1 mile
B D F M Over 1 mile
G Subway station
J Z Metro Nord station
L S Metro Nord line
N Q R W LIRR station
L S LIRR line
 * distances are calculated as radius from station

| | |
|------------------|---|
| Closest station | Rockaway Ave & Livonia Ave at NW Corner |
| Station lines | \$3 |
| Distance (miles) | 0.505 |

| Economic/Employment | Pitkin Ave/Amboy St |
|--------------------------|---------------------|
| Average household income | \$58,158 |
| White collar | 83.20% |
| Blue collar | 16.80% |

| Housing | Pitkin Ave/Amboy St |
|--|---------------------|
| Family households | 61.30% |
| Households with kids | 31.70% |
| Housing units | 34,782 |
| Occupied housing units | 32,588 |
| Owner occupied units | 13.80% |
| Average number of people per household | 2 |
| Median year structure built | 1956 |
| Houses with mortgages | 55.30% |



● Express bus stops
∨ Express bus lines
○ Local bus stops
Local bus lines

| | |
|------------------|---------------------|
| Name | Pitkin Ave/Amboy St |
| Line | B14 |
| Distance (miles) | 0.048 |

| Wealth | Pitkin Ave/Amboy St |
|---|---------------------|
| Median value for units with a mortgage | \$597,800 |
| Median value for units without a mortgage | \$478,200 |
| Median gross rent | 1,231 |
| Median mobile home values | 0 |
| Median housing costs per month | \$1,257 |
| Population in poverty | 33.50% |

PROXIMITY TO SUBWAY STATION

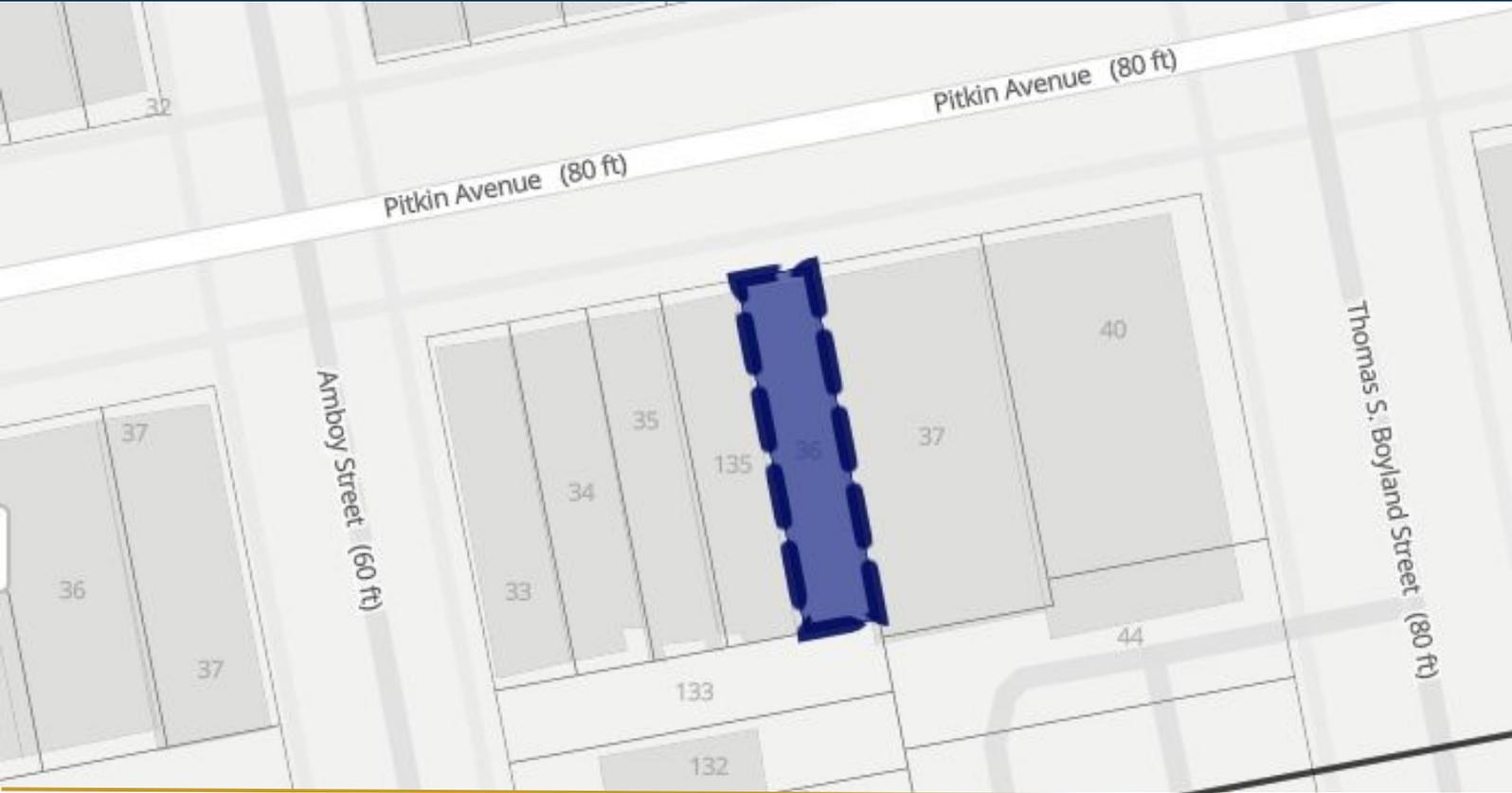
PROXIMITY BUS ROUTES

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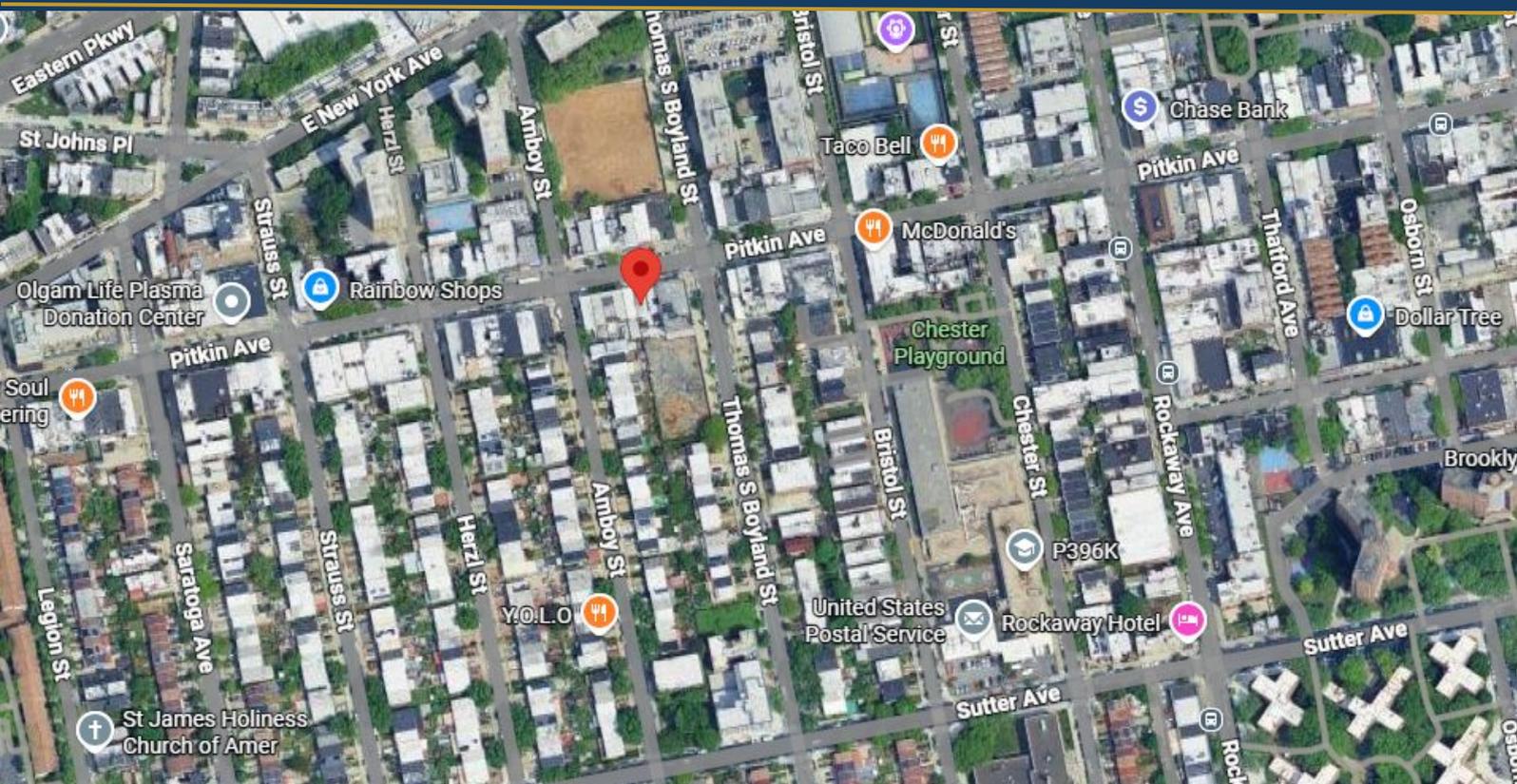


THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

PROPERTY PARCEL & LOT CONFIGURATION



SURROUNDING RETAIL & TRANSIT CORRIDOR





JA COHEN

ADVISORY GROUP



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