

996 MANHATTAN AVE

RETAIL CONDO
FOR SALE



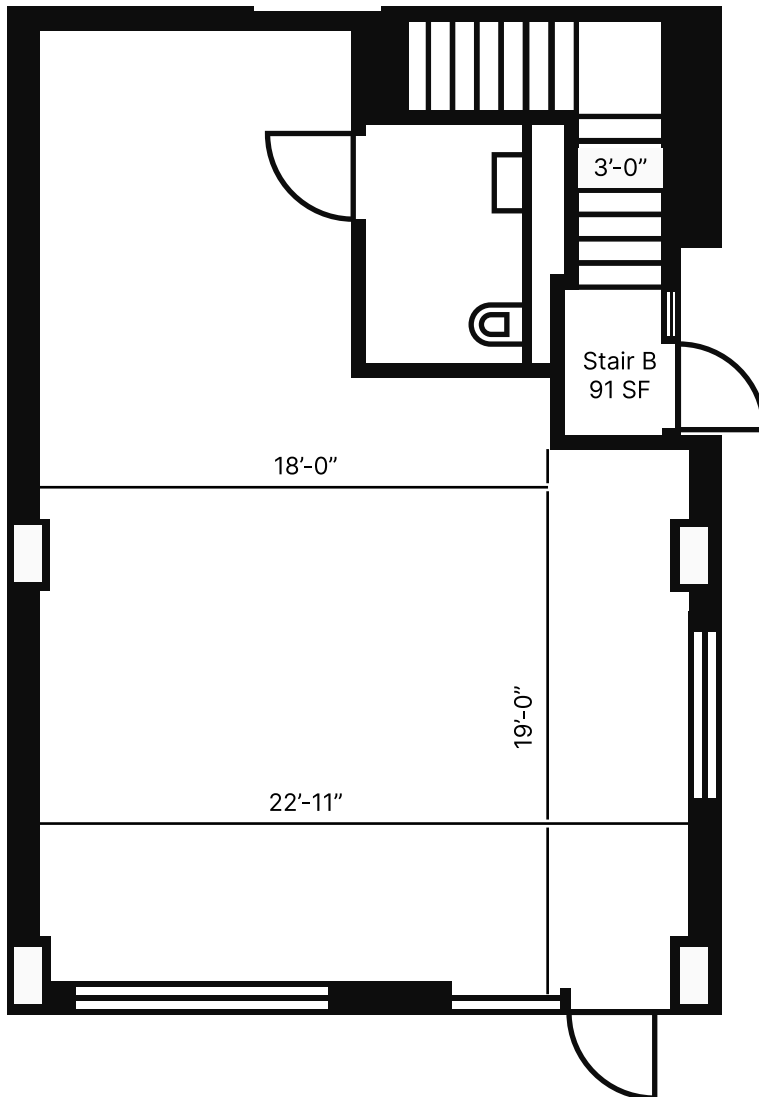
996 MANHATTAN AVE

Premises

Retail Condo: +/- 773 SF + Lower Level
Current Tenant: Natural Nails
Frontage: 50 Ft of wraparound frontage
Asking Price: Upon Request

Space Highlights

- Occupied retail condo for sale in 11,000 SF mixed-use building
- Excellent corner location at Manhattan Ave & Huron Street, built in 2020
- Strong, stable rents in place with 7 years remaining
- Offering good ceiling heights & lots of wraparound frontage, there is strong potential for upside years down the road
- 996 Manhattan Ave is just steps away from many restaurants, cafes, & shops, while surrounded by all the new Greenpoint residential towers & close to the G train & East River Ferry
- Lease runs through October 31, 2033.



996 MANHATTAN AVE

Cash Flow Analysis

| | |
|-------------------------|---------------|
| Square Footage | ~773 |
| Rent PSF | ~\$115 |
| Monthly Rent | ~\$7,426 |
| Gross Rent | ~\$89,116 |
| Taxes (ICAP) | \$1,200/ Yr |
| Insurance | \$750/ Yr |
| Water/Sewer (Tenant) | Direct Charge |
| Gas (Tenant) | Direct Charge |
| Electric (Tenant) | Direct Charge |
| Common Charges (Tenant) | \$785/ Mo |
| Expenses | \$1,750 |
| Net Operating Income | \$87,166 |

Demographics

| | 2 Miles | 5 Miles | 10 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 585,345 | 3,177,230 | 7,524,828 |
| Avg. Age | 36.5 | 37.8 | 38.4 |
| Avg. Household Income | \$138,749 | \$125,845 | \$103,321 |
| Households | 288,372 | 1,400,475 | 2,925,952 |

Transportation



G Train: Greenpoint Ave

Average Daily Riders

| | |
|----------|-----------|
| Weekday: | 100,000 + |
| Weekend: | 80,000 + |

East River Ferry: Greenpoint Landing

Average Daily Riders

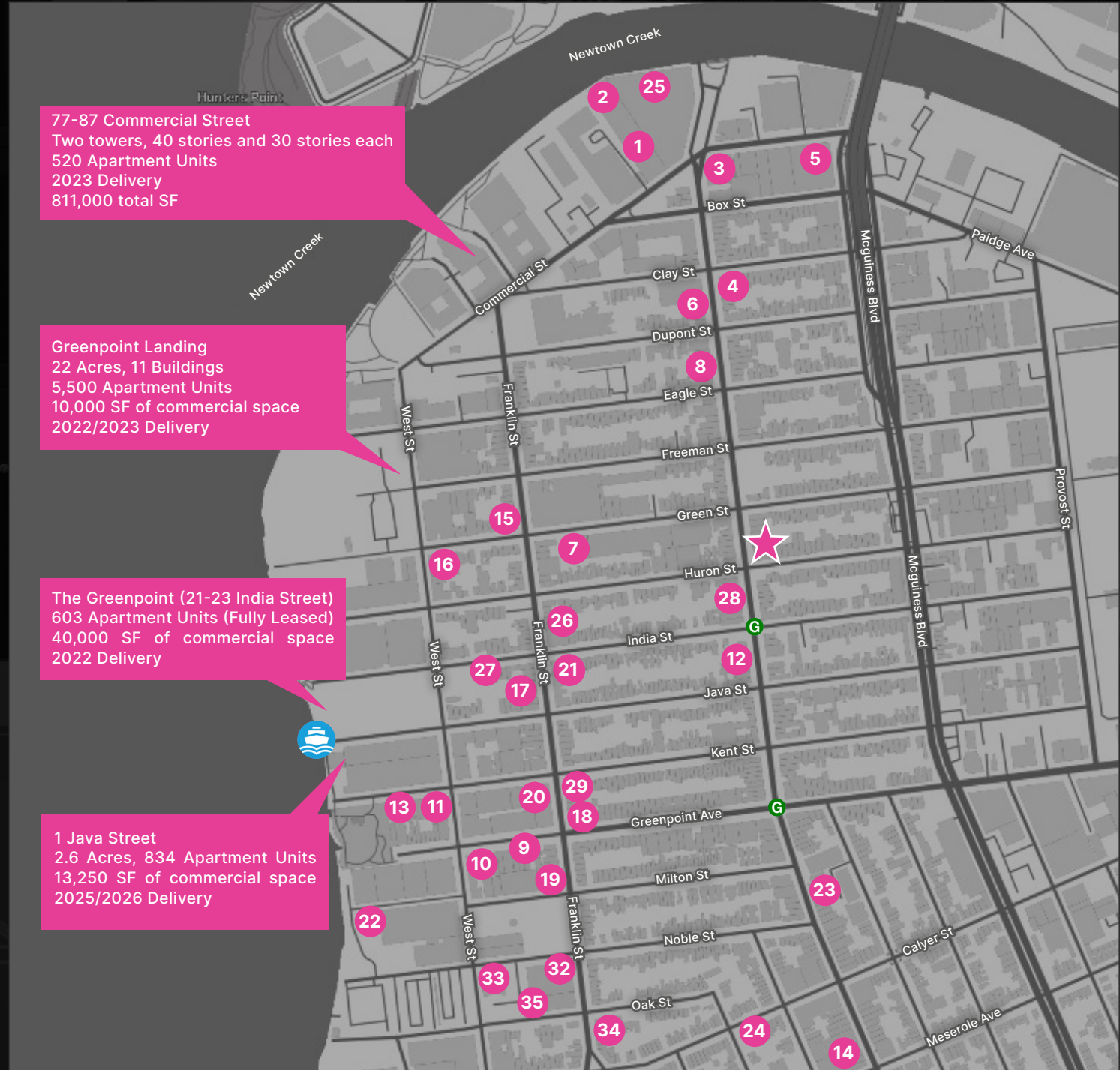
| | |
|----------|-------|
| Weekday: | 400 + |
| Weekend: | 200 + |

Food & Beverage

1. Glasserie
2. Brooklyn Ice Cream Factory
3. Ashbox
4. Milk and Roses
5. Brooklyn Lantern
6. Le Fanfare
7. The Springs
8. Lobster Joint
9. Di An Di
10. Paulie Gee's
11. Ovenly
12. Early
13. 21 Greenpoint
14. Peter Pan Donut & Pastry Shop
15. Alameda
16. Achilles Heel
17. Oak and Iron
18. Pencil Factory
19. Broken Land
20. Ramona
21. Moonlight Mile
22. The Brooklyn Barge
23. Sunshine Laundromat
24. Capri Social Club

Retail

25. Kayrock Screen Printing
26. The Little Glass Slipper Flowers
27. Dandelion Wine
28. World of Flowers
29. Home of the Brave
30. Word
31. Porter James
32. You & Yours Fine Vintage
33. REPOP
34. Academy Records
35. Silk Road Cycles



CONTACT US



For questions or for more information about this property, please contact a member of the Capricorn Retail Advisors team.

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