

# 8430 NEW UTRECHT AVE BROOKLYN

FOR SALE: FEE SIMPLE OWNERSHIP | FULLY GROUNDED LEASED - PRIME BROOKLYN RETAIL ASSET



CUSHMAN &  
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OUTER BOROUGHS & LONG ISLAND  
INVESTMENT SALES

# EXECUTIVE SUMMARY

## THE OFFERING

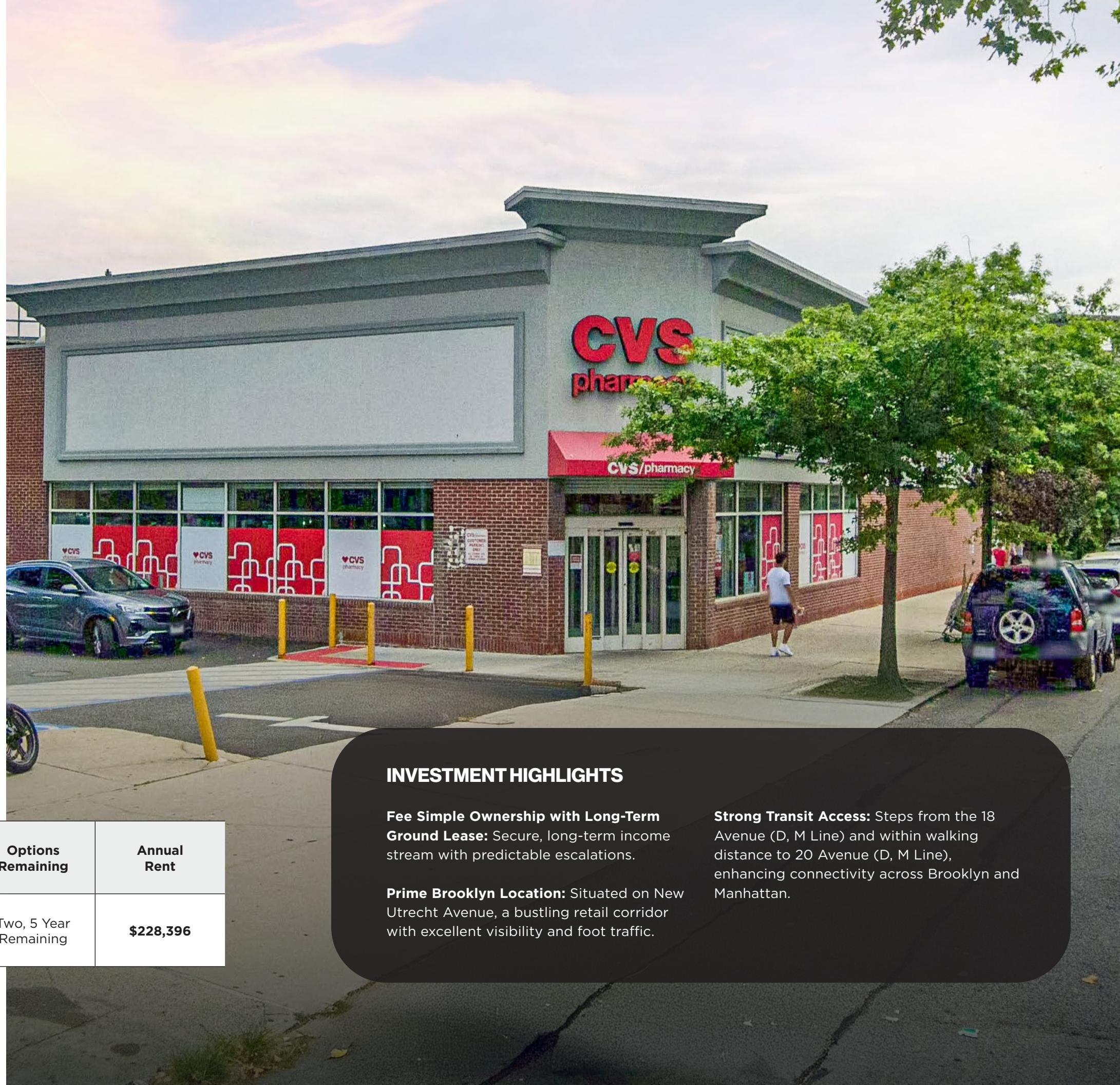
Cushman & Wakefield is pleased to present the **fee simple sale of 8430 New Utrecht Avenue**, a premier single-story retail property strategically located in the heart of **Bensonhurst, Brooklyn**. This ±15,754 SF asset is fully encumbered by a ground lease, offering stable cash flow with built-in rental escalations. Constructed in 2007, the property features 30 on-site parking spaces, dual zoning (R5, C2-2), and sits on a 16,880 SF lot—providing both income security and long-term redevelopment potential.

**8430 New Utrecht Avenue** is ideally positioned along one of Brooklyn's most active commercial corridors, benefiting from high foot traffic, strong visibility, and seamless connectivity to public transportation, including the **18 Avenue (D, M Line)** subway station just steps away. Bensonhurst's vibrant multi-ethnic community and thriving local economy support a consistent demand for retail, further strengthening the property's value.

This offering represents a unique opportunity to acquire **fee simple ownership of a stable, ground-leased asset** in one of Brooklyn's most dynamic neighborhoods.

## LEASE SUMMARY

SF Leased	Lease Type	Lease Expiration	Rent Increases	Options Remaining	Annual Rent
15,754	NNN	7/31/2032	10%, Every 5 Years, Next Increase: 8/1/2026	Two, 5 Year Remaining	\$228,396



## INVESTMENT HIGHLIGHTS

**Fee Simple Ownership with Long-Term Ground Lease:** Secure, long-term income stream with predictable escalations.

**Prime Brooklyn Location:** Situated on New Utrecht Avenue, a bustling retail corridor with excellent visibility and foot traffic.

**Strong Transit Access:** Steps from the 18 Avenue (D, M Line) and within walking distance to 20 Avenue (D, M Line), enhancing connectivity across Brooklyn and Manhattan.

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Address:	8430 New Utrecht Ave, Brooklyn, NY 11214
Neighborhood:	Bensonhurst
Borough:	Brooklyn
Block & Lot:	6326 & 60
Lot Dimensions:	205.5 x 161.17
Lot SF:	16,880 SF (approx.)

## BUILDING INFORMATION

Property Type:	Drug Store
Building Dimensions:	125' x 126
Year Built / Renovated:	2007
Stories:	1
Tenancy:	Single
Parking Spaces:	30
Total Building Above Grade:	15,754 SF (approx.)

## ZONING INFORMATION

Zoning:	R5, C2-2
Residential FAR (As-of-Right):	1.25
Commercial FAR (As-of-Right):	1
Community Facility FAR:	2
Total Comm. Buildable SF (As-of-Right):	16,880
<i>Less Existing Structure:</i>	<i>15,754</i>
Available Air Rights (As-of-Right):	1,126

## REAL ESTATE TAX INFORMATION (24/25 NOPV)

Total Assessment:	\$1,205,685
Tax Rate:	10.762%
Annual Property Tax:	\$129,756

# FINANCIAL OVERVIEW

## COMMERCIAL INCOME

SF Leased	Lease Type	Lease Expiration	Rent Increases	Options Remaining	Annual Rent
15,754	NNN	7/31/2032	10%, Every 5 Years, Next Increase: 8/1/2026	Two, 5 Year Remaining	<b>\$228,396</b>

## RENT SCHEDULE

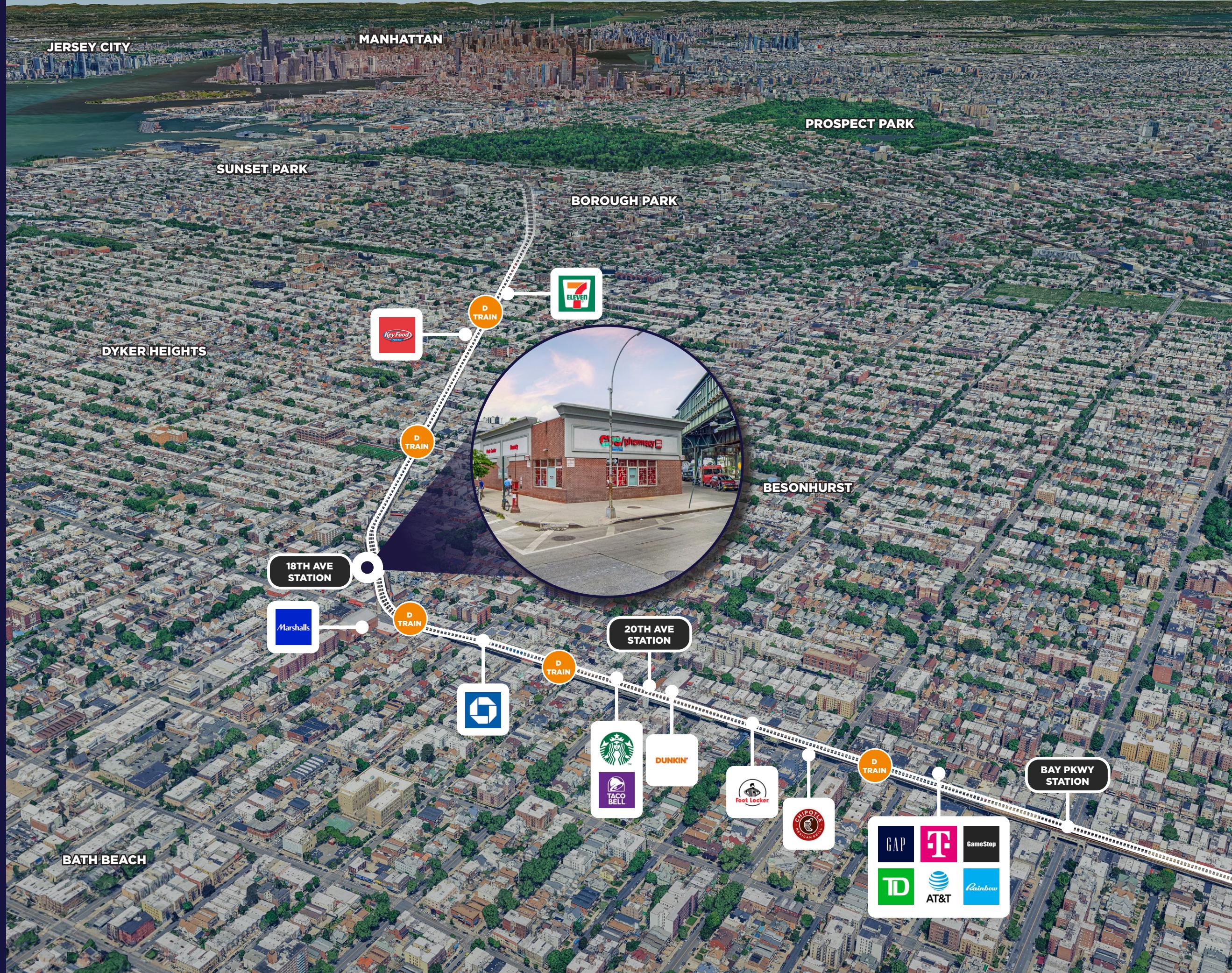
	Lease Period	Monthly Rent	Annual Rent
	8/1/2023 - 7/31/2024	\$19,033	\$228,396
	8/1/2024 - 7/31/2025	\$19,033	\$228,396
	<b>8/1/2025 - 7/31/2026</b>	<b>\$19,033</b>	<b>\$228,396</b>
	8/1/2026 - 7/31/2027	\$19,033	\$228,396
	8/1/2027 - 7/31/2028	\$20,094	\$241,123
	8/1/2028 - 7/31/2029	\$20,094	\$241,123
	8/1/2029 - 7/31/2030	\$20,094	\$241,123
	8/1/2030 - 7/31/2031	\$20,094	\$241,123
	8/1/2031 - 7/31/2032	\$20,094	\$241,123
	8/1/2032 - 7/31/2033*	\$23,029	\$276,348
	8/1/2033 - 7/31/2034	\$23,029	\$276,348
OPTION #1	8/1/2034 - 7/31/2034	\$23,029	\$276,348
	8/1/2035 - 7/31/2036	\$23,029	\$276,348
	8/1/2036 - 7/31/2037	\$23,029	\$276,348
	8/1/2037 - 7/31/2038	\$25,331	\$303,972
	8/1/2038 - 7/31/2039	\$25,331	\$303,972
	8/1/2039 - 7/31/2040	\$25,331	\$303,972
	8/1/2040 - 7/31/2041	\$25,331	\$303,972
OPTION #2	8/1/2041 - 7/31/2042	\$25,331	\$303,972

Current Lease Term  Renewal Option Periods

# LOCATION OVERVIEW

The Property is steps away from the 18 Avenue (D, M Line) subway station—one of the busiest in the area. The D Line train runs from Coney Island (home of the world-famous amusement park) at the southern terminus, just a few stops from the Property, through Downtown Brooklyn, Manhattan, and ultimately ending in the Bronx to the north.

New Utrecht Avenue serves as a primary retail and commercial corridor in the area with tremendous foot traffic. Neighboring tenants in the immediate area include CVS, Chase Bank, Starbucks, McDonald's, Verizon, and GameStop, among numerous other national and local clothing stores, boutiques, and restaurants. The property benefits from its strategic positioning along this bustling corridor, offering exceptional visibility and access to a thriving mix of retailers and daily commuters.



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FOR MORE INFORMATION, PLEASE CONTACT:

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