

7123 Third Avenue is located along Bay Ridge's established retail corridor, offering strong visibility, steady foot traffic, and long-term investment stability.

Surrounded by dense residential neighborhoods and limited new supply, the property benefits from consistent local consumer demand.

The asset offers stable in-place income with long-term appreciation potential in one of Brooklyn's tightly held retail markets.



## *Brooklyn retail corridor with exceptional foot traffic*

### Key Investment Highlights

- Prime Third Avenue retail corridor location
- Strong residential density and local consumer base
- Limited new retail supply in the area
- Stable cash flow with long-term upside potential
- Strong demand from surrounding Brooklyn neighborhoods
- Excellent long-term hold opportunity in a supply-constrained market

GLA	16,472 SF
Year Built	1910
Class	C
Land Acres	0.12 AC
Land SF	5,142 SF
Bldg FAR	3.2
Zoning	R6B
Tenant	Citizen's Bank
Cap Rate	5.25%

NNN **\$60.50/sf**

NOI **\$106,056.50**

**Asking Price \$2,020,124**