



TriStateCR.com

**For Sale**

# FOUR NEW CONSTRUCTION COMMUNITY FACILITY UNITS

**8800 Bay Parkway  
Brooklyn, NY**

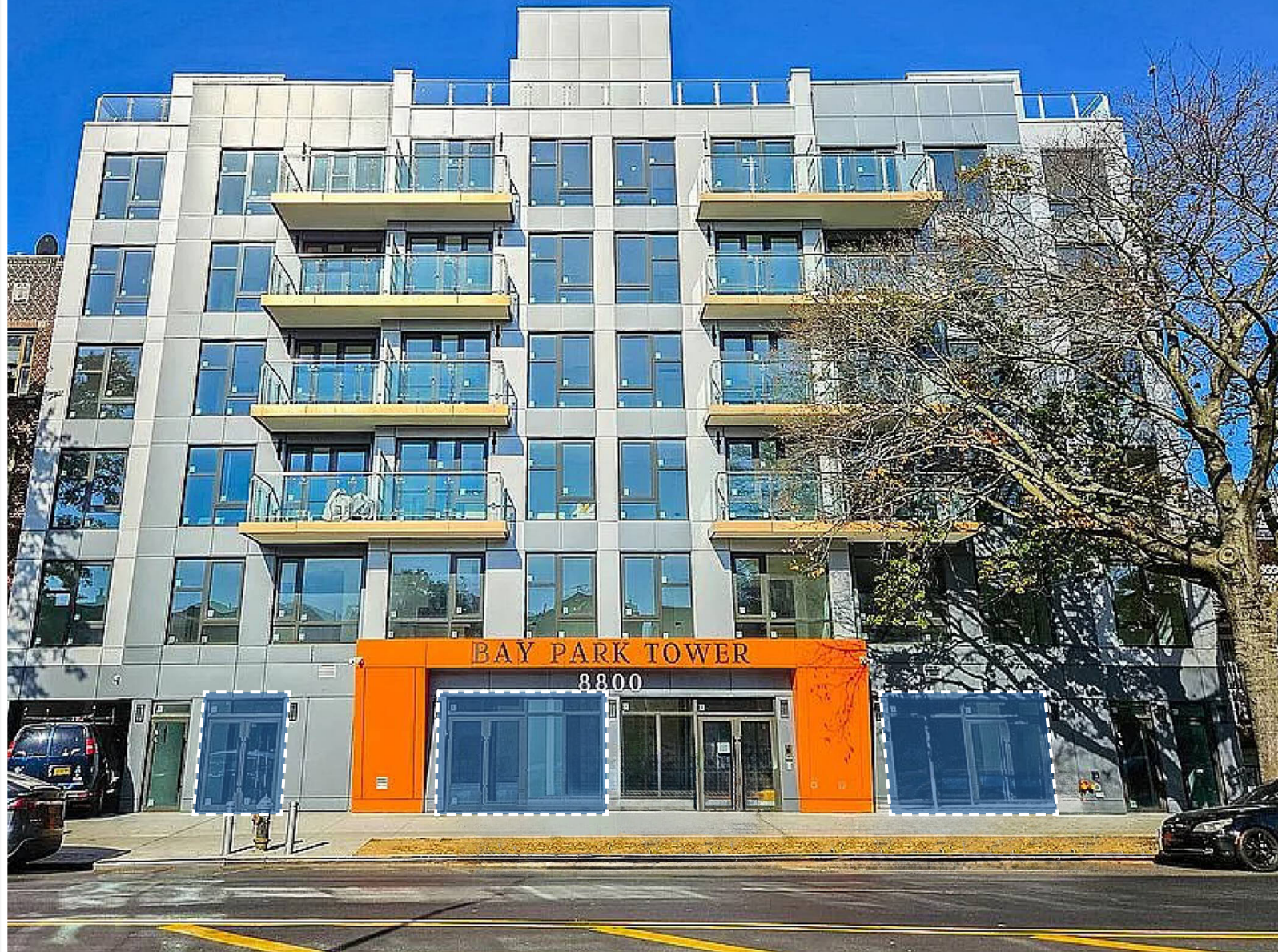
## CONTACT

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**JACK SARDAR**  
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**MICHAEL ELKHARRAT**  
Michael.E@TriStateCR.com

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# PROPERTY OVERVIEW

8800 BAY PARKWAY | BROOKLYN, NY

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## PROPERTY HIGHLIGHTS

- 4 commercial units for sale delivered vacant (can be combined)
- New construction Community Facility (school, place of worship, neighborhood center etc.)
- Located on the first floor
- 700 SF - 7,000 SF
- **Unit 1:** 2,560 SF
- **Unit 2:** 700 SF
- **Unit 3:** 2,355 SF
- **Unit 4:** 1,222 SF
- Located in the Bath Beach neighborhood of Brooklyn
- Near the Belt Parkway and the Belt Parkway Subway Station (D & N train lines)

## Taxes

Unit	CAM	Annual Tax w/ICAP
Unit 1	\$944.33	\$2,555.14
Unit 2	\$161.23	\$436.24
Unit 3	\$850.92	\$2,302.40
Unit 4	\$382.59	\$1,035.21



# PROPERTY IMAGES

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# SITE PLANS

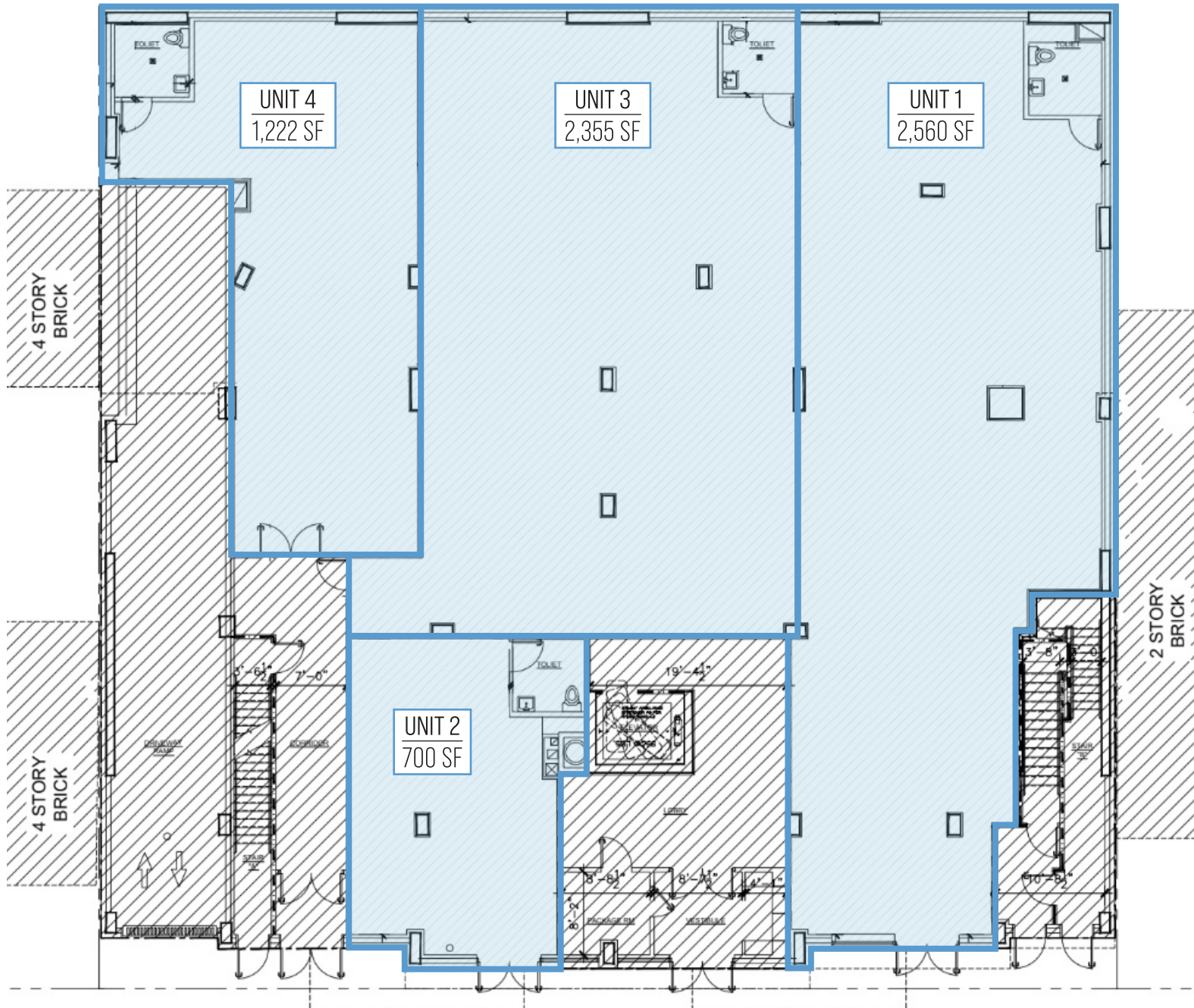
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# SITE AERIAL

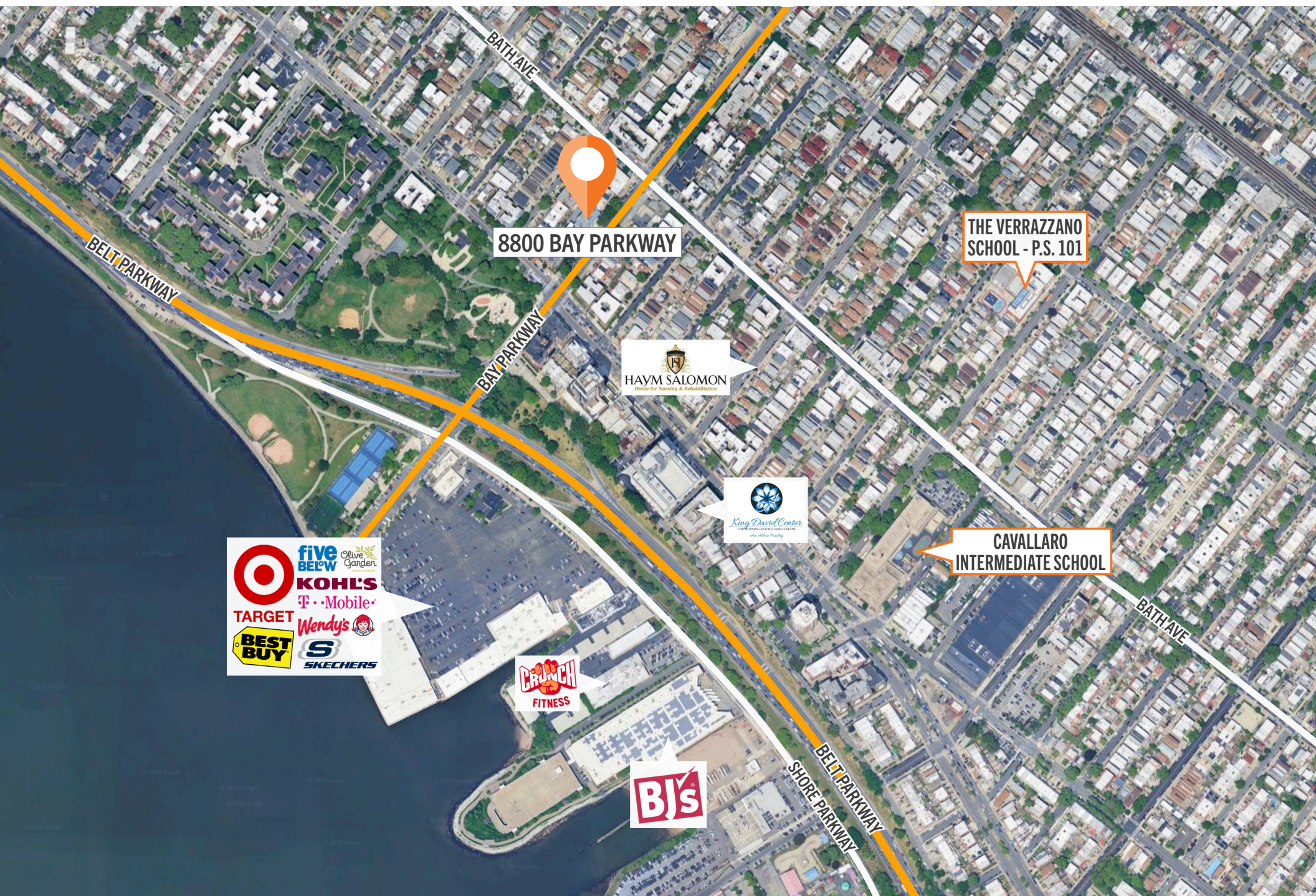
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8800 BAY PARKWAY

THE VERRAZZANO  
SCHOOL - P.S. 101

  
HAYM SALOMON  
*Home for Nursing & Rehabilitation*

  
King David Center  
*FOR NURSING AND REHABILITATION*  
*with Affiliated Quality*

CAVALLARO  
INTERMEDIATE SCHOOL


  
CRUNCH  
FITNESS

  
BJ's

# TRANSPORTATION MAP

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# DEMOGRAPHICS

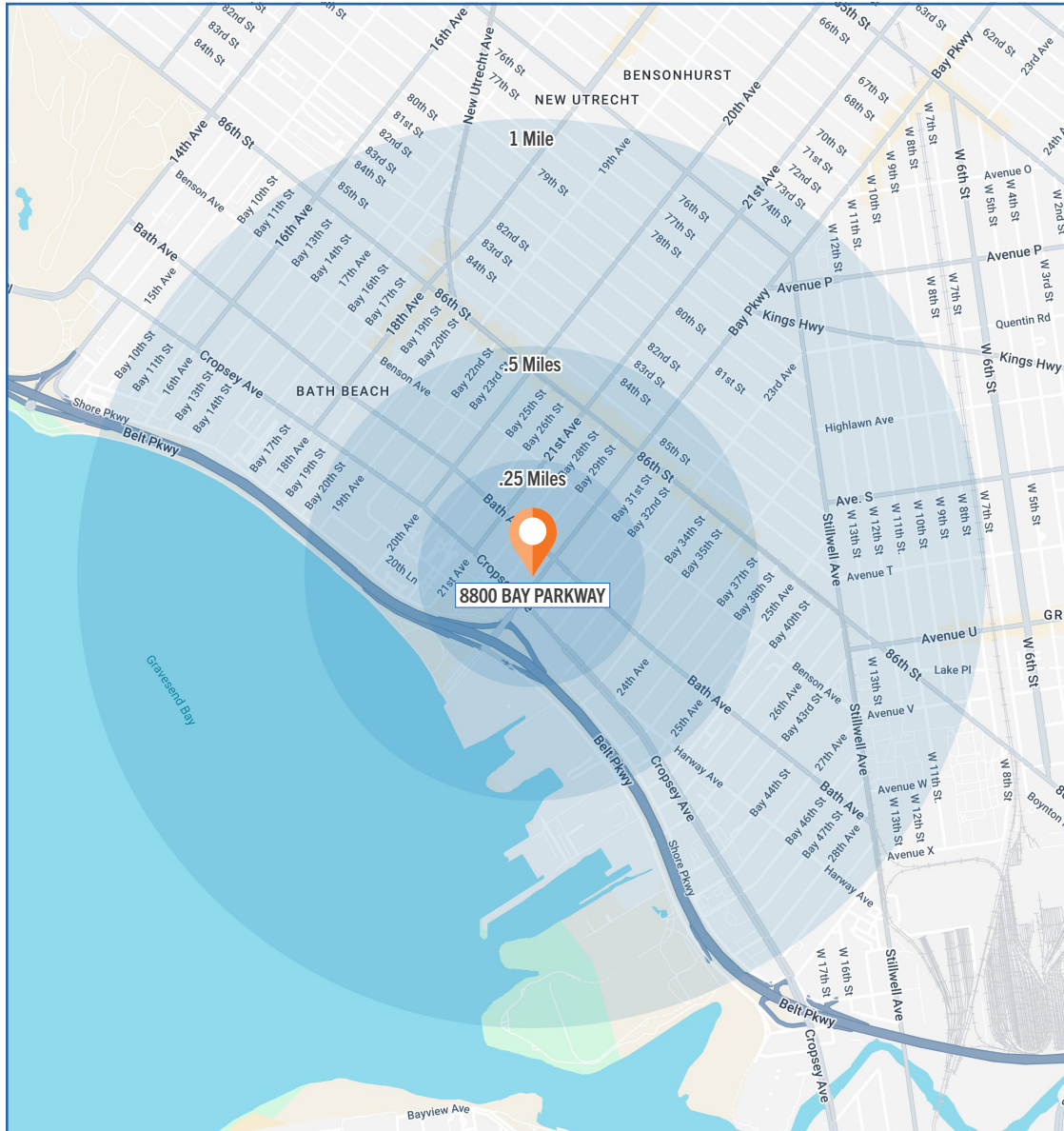
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## .25 MILE RADIUS

### POPULATION

9,670

### HOUSEHOLDS

3,368

### MEDIAN AGE

41.1

### TOTAL BUSINESSES

191

### AVERAGE HOUSEHOLD INCOME

\$79,323

### EST. TOTAL # EMPLOYEES

1,155

## .5 MILE RADIUS

### POPULATION

34,224

### HOUSEHOLDS

12,223

### MEDIAN AGE

38.7

### TOTAL BUSINESSES

998

### AVERAGE HOUSEHOLD INCOME

\$83,588

### EST. TOTAL # OF EMPLOYEES

6,038

## 1 MILE RADIUS

### POPULATION

101,522

### HOUSEHOLDS

35,932

### MEDIAN AGE

39.4

### TOTAL BUSINESSES

2,739

### AVERAGE HOUSEHOLD INCOME

\$100,463

### EST. TOTAL # OF EMPLOYEES

14,636