

OFFERING MEMORANDUM

7612 5th Avenue
Brooklyn, NY 11209



THE OFFERING

The CS Organization is pleased to present 7612 5th Avenue to market. This premier mixed-use building in Bay Ridge consists of 2 Apartments over a uniquely expansive retail component. 7612 was constructed in 1931 and the property features a tremendous owner/user and or Investor opportunity. The building sits on a unique 4,600 SF lot. Zoned R6B/C1-3, 7612 5th Avenue is ideally positioned along one of Bay Ridge's most active commercial corridors, benefiting from high foot traffic, strong visibility, high traffic count. The central location offers seamless connectivity to public transportation. 7612 is nestled in a thriving submarket of Southern Brooklyn with consistent demand for retail and commercial uses.

\$2,999,999

SUBJECT PROPERTY

7612 5th Avenue

Lot Area: 4,600 SF (IR)

Zoning: C1-3/R6B

Building Area: 6,600 SF

YOC: 1931

Stories: 3

RE Tax 26: \$14,921



FINANCIALS

Rent Roll

Residential	Rent	Lease End
Apt 1 (3B/1BA)	\$2,500	10/31/26
Apt 2 (3B/1BA)	\$2,200	MTM
Commercial		
Retail	\$7,649	5/31/2027 + 5YR Opt.

Total Gross Rent **\$148,188**

CAM Reimbursement \$ 10,550.00

Total Income **\$158,738.00**

Expenses

RE Taxes \$ 14,921.00

Water & Sewer \$ 3,861.00

Insurance \$ 7,971.00

Fuel \$ 4,734.00

Electricity & Gas \$ 1,200.00

Total Expenses **\$ 32,687.00**

NOI	\$126,051.00
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Il Fornaretto

Il Fornaretto Bakery (Est. 1927) brings artisanal breads, pastries, and cakes to Bay Ridge. They are a Wholesale & Retail bakery serving the Tri-State with two locations in Brooklyn.



Apartment 2nd Floor Photos



Apt 3rd Floor Photos



DEMOGRAPHICS



Populations and People

Total Population

73,239

P1 | 2020 Decennial Census



Employment

Employment Rate

60.5%

DP03 | 2024 American Community Survey 5-Year Estimates



Business and Economy

Total Employer Establishments

1,927

CB2300CBP | 2023 Economic Surveys Business Patterns



Income and Poverty

Median Household Income

\$93,854

S1901 | 2024 American Community Survey 5-Year Estimates



Housing

Total Housing Units

33,090

B25002 | 2024 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households

30,410

DP02 | 2024 American Community Survey 5-Year Estimates



Education

Bachelor's Degree or Higher

53.0%

S1501 | 2024 American Community Survey 5-Year Estimates



Health

Without Health Care Coverage

3.8%

S2701 | 2024 American Community Survey 5-Year Estimates



Race and Ethnicity

Hispanic or Latino (of any race)

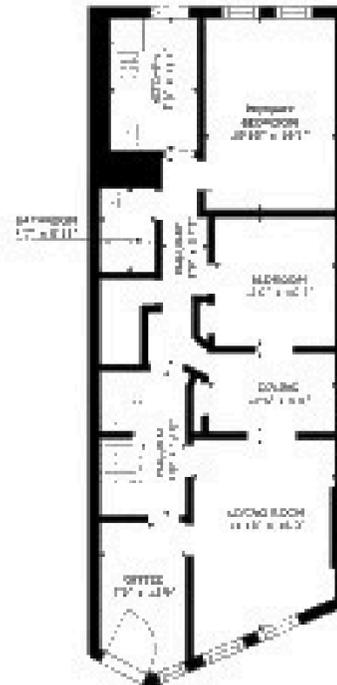
13,371

P9 | 2020 Decennial Census

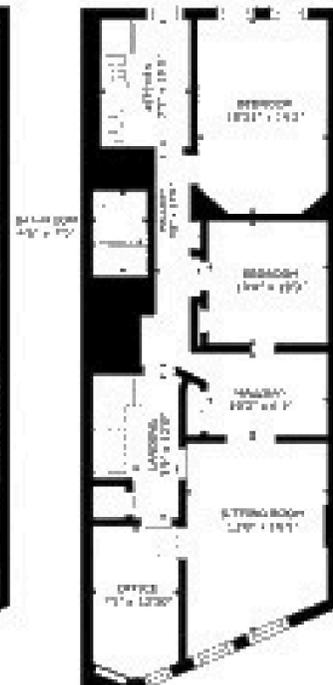
11209



1ST FLOOR



2ND FLOOR



3RD FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 3,960 sq. ft., 2ND FLOOR: 1,035 sq. ft.
 3RD FLOOR: 1,045 sq. ft., TOTAL: 6,040 sq. ft.

Brokerage | Capital Advisory | Development



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