

# Moore Realty



FOR LEASE | RETAIL SPACE

1,000 SF | 463 4th Ave | Retail Space For Lease

463 4th Ave, Brooklyn, NY 11215

Moore Realty  
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## Executive Summary



### OFFERING SUMMARY

Available SF:	1,000 SF + 800 SF bsmt
Lot Size:	1,760 SF
Building Size:	7,040 SF
Zoning:	R8A

### PROPERTY OVERVIEW

1,000 SF corner space + 800 SF Basement  
Foot traffic  
Surrounded by national tenants

### LOCATION OVERVIEW

Located in the Park Slope neighborhood of Brooklyn between 11th St & 10th St near the 9th St & 4th Ave subway stations.

Nearest transit: F, G, N, D, & R trains at 4th Ave - 9th St and the B130, B61, & B63 bus lines.

Nearby tenants include Starbucks, McDonald's, Walgreens, T-Mobile, Chase Bank, Dunkin', Popeyes, BP, Table 87, Capital One Bank, 7-Eleven, Subway, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Additional Photos - Corner space



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## Location Map

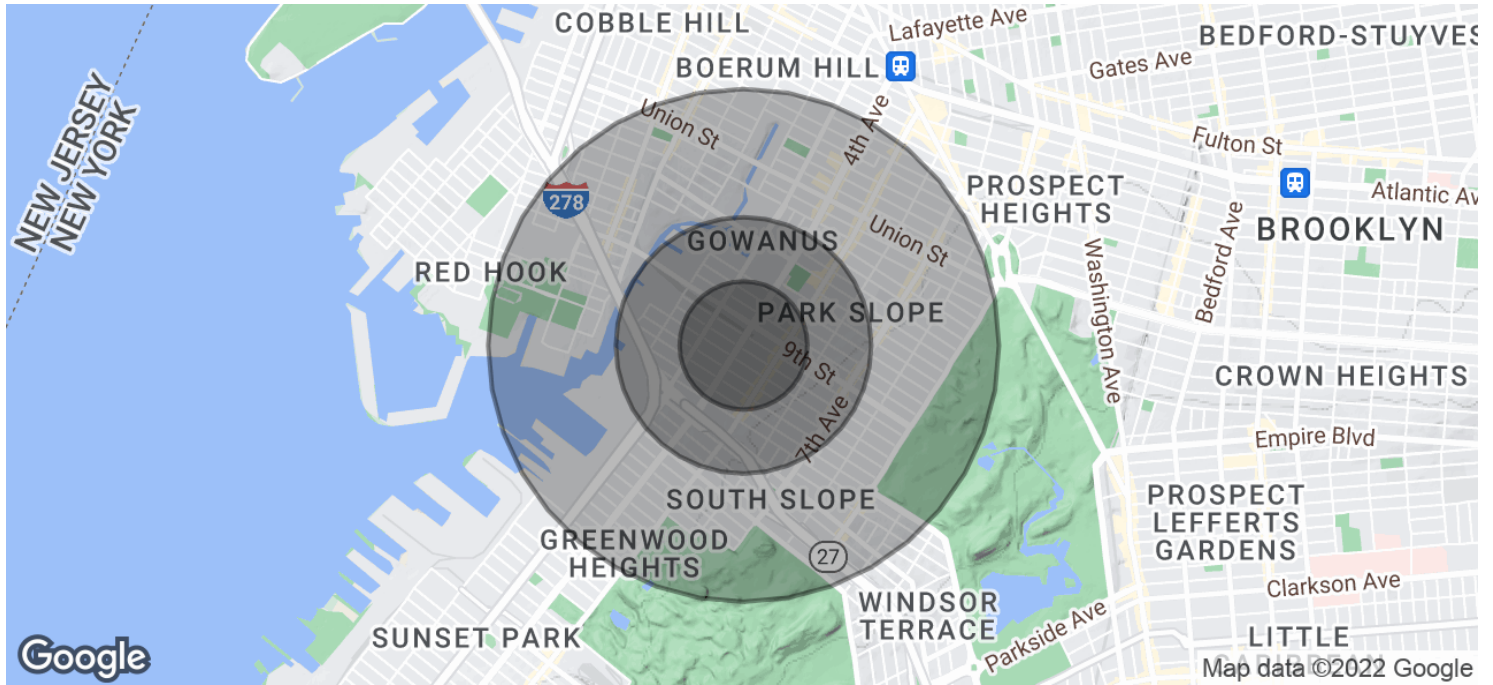


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Demographics Map & Report



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	9,453	31,122	114,121
Average Age	33.5	34.0	34.3
Average Age (Male)	34.9	34.7	34.4
Average Age (Female)	32.4	33.5	34.2

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3,914	12,948	48,094
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,011	\$96,968	\$107,882
Average House Value	\$880,515	\$891,749	\$909,607

\* Demographic data derived from 2010 US Census

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## Retailer Map



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