

OFFICE/MEDICAL/COMMUNITY FACILITY

5109 5TH AVENUE

Between 51st and 52nd Streets

SUNSET PARK

BROOKLYN | NY

18,000 SF*

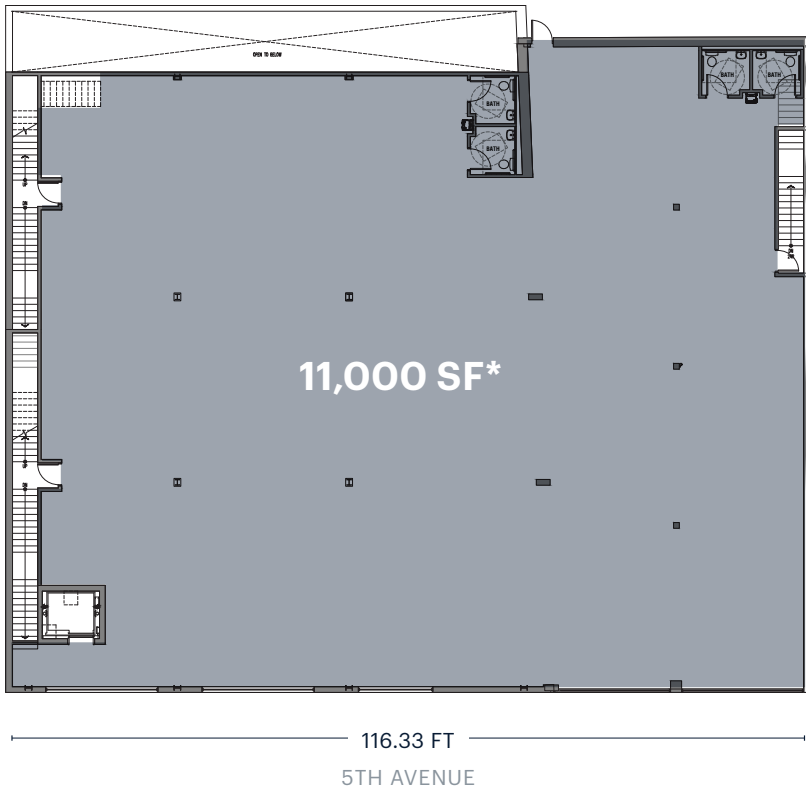
For Lease

*Space Can Be
Combined

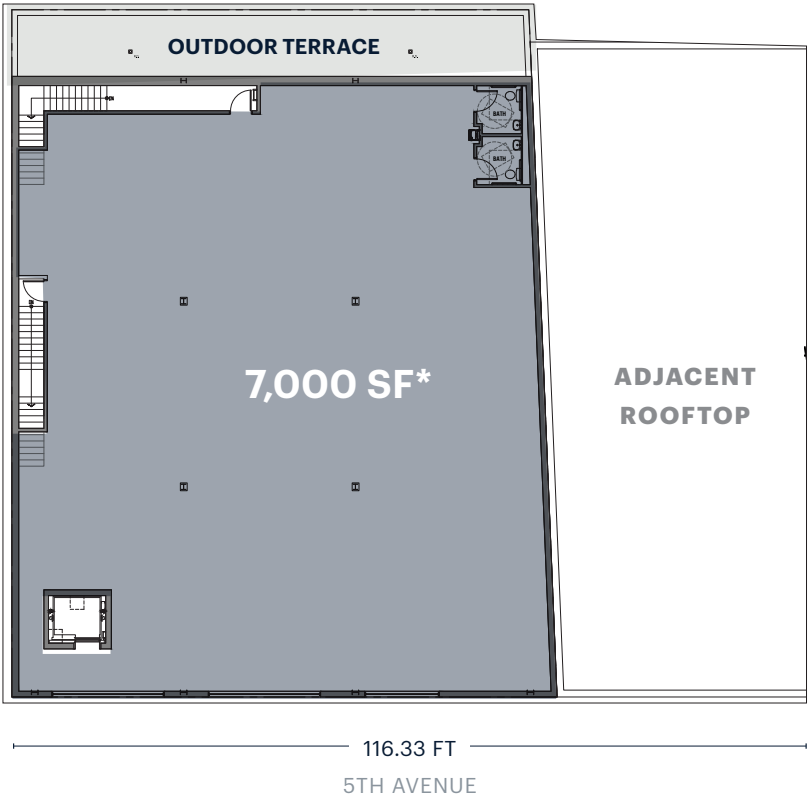


SPACE DETAILS

SECOND FLOOR



THIRD FLOOR



SIZE

Second Floor	11,000 SF*
Third Floor w/ Outdoor Patio	7,000 SF*
Total	18,000 SF*
(*Divisible)	

CEILING HEIGHTS

12 FT

FRONTAGE

5th Avenue	116.33 FT
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POSSESSION

May 1, 2025

TERM

TBD

RENT

TBD + \$5.20 PSF CAM

CO-TENANTS

DII Stores, Bank of America, McDonalds, Five Below, Foot Locker, and Snipes

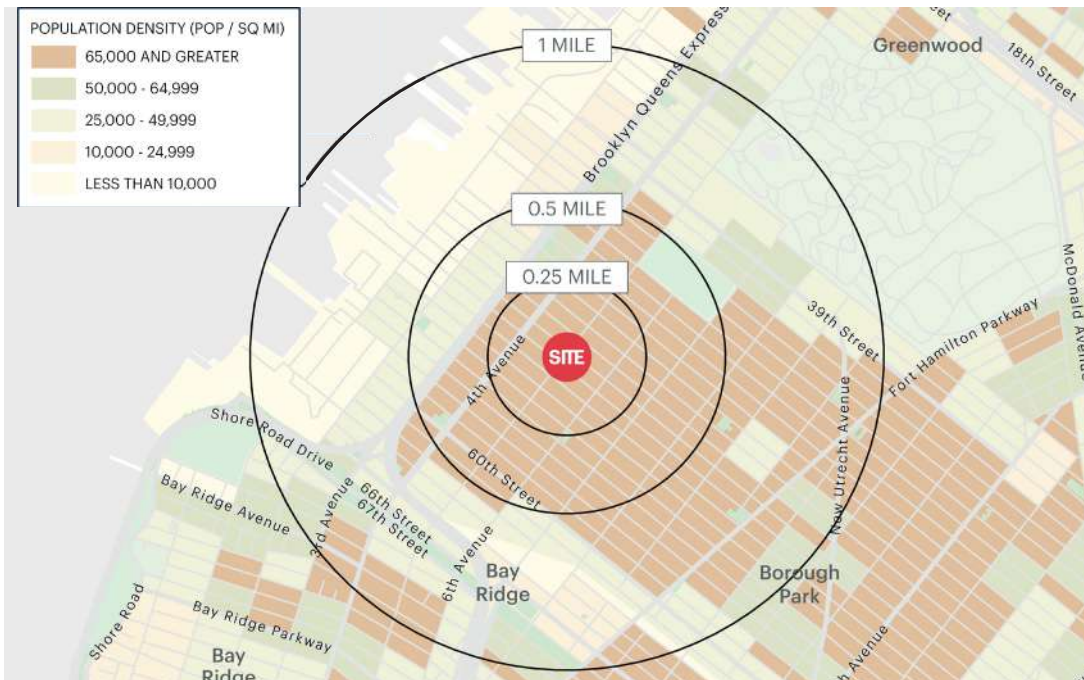
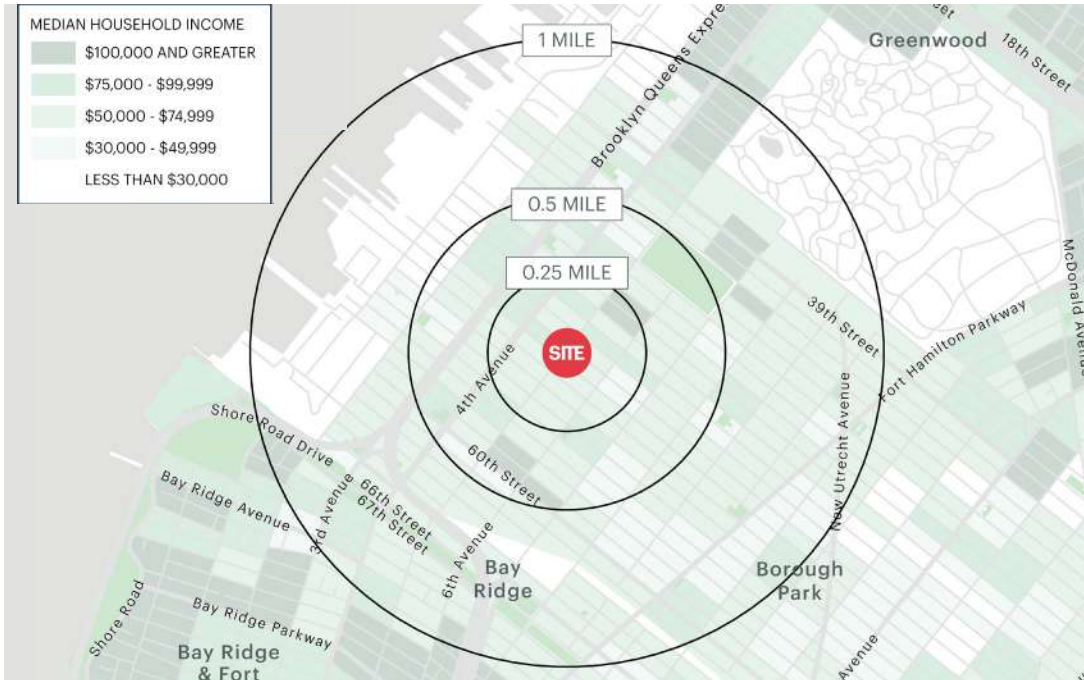
COMMENTS

- All new HVAC, new windows, new elevator, new bathrooms, new walls and floors
- Outdoor terrace on Third floor
- Signage opportunity available
- Spaces can be combined (One or two tenant options)

AREA RETAIL (1 MILE RADIUS)



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

.25 mile	20,949
.50 mile	65,705
1 mile	151,257

ESTIMATED DAYTIME POPULATION

.25 mile	14,900
.50 mile	47,399
1 mile	156,878

AVERAGE HOUSEHOLD INCOME

.25 mile	\$91,314
.50 mile	\$89,603
1 mile	\$90,275

TOTAL HOUSEHOLDS

.25 mile	6,115
.50 mile	19,224
1 mile	45,445

CONSUMER RETAIL SPENDING

.25 mile	\$147,334,415
.50 miles	\$453,745,633
1 mile	\$1,079,249,600

TOTAL BUSINESSES

.25 mile	369
.50 miles	1,422
1 mile	4,998

TRANSPORTATION

2023 Ridership Report

53rd Street	R
Annual	2,018,914
Weekday	6,384
Weekend	7,257

B11	
Annual	2,201,724
Weekday	7,277
Weekend	6,317

CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.