

RETAIL & MEDICAL SPACE AVAILABLE | ALL USES CONSIDERED

# BROOKLYN, NY

1100 KINGS HIGHWAY

UNDER NEW OWNERSHIP



**SIZES**

Unit 1: 8,096 SF + 4,605 SF Lower Level  
Unit 2: 6,120 SF (No Lower Level)  
Unit 3: 2,203 SF + 8,491 SF Lower Level  
16,419 SF TOTAL  
Option for all spaces to be Combined

**ASKING RENT**

Upon Request

**CO-TENANTS**

Esti's Bridal Shop

**NEIGHBORS**

Target, TJ Maxx, Marshalls, Modell's, CVS, GNC,  
24 Hour Fitness, Dunkin', Walgreens, Aldo,  
TD Bank, Chipotle, Steve Madden, Starbucks,  
CityMD

**COMMENTS**

- Rare ground floor big box opportunity
- Spaces have useable basements
- Can be divided or expanded if necessary
- Existing loading dock in place
- Designated loading dock
- Freight Elevator

**TRANSPORTATION**

2019 Ridership Report

**B** **Q** over 6 Million

\*8th Busiest Station in Brooklyn

**B**<sub>82</sub> 8.2 Million    **B**<sub>100</sub> 1.5 Million    **B**<sub>31</sub> 0.8 Million

**B**<sub>7</sub> 1.8 Million    **B**<sub>2</sub> 0.8 Million

**CONTACT EXCLUSIVE AGENTS**

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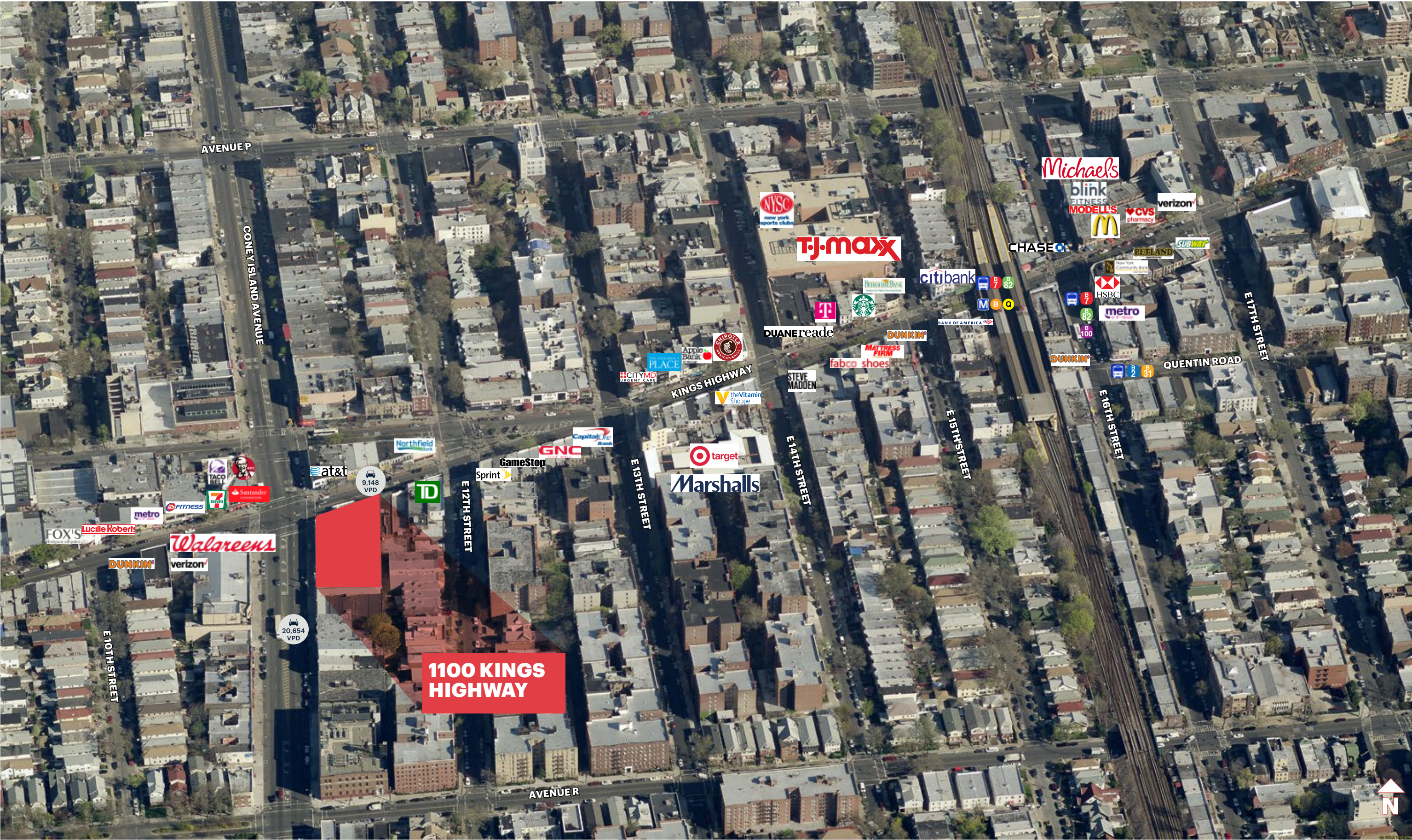
**RIPCO**  
REAL ESTATE

80-02 Kew Gardens Road  
3rd Floor  
Kew Gardens, NY 11415  
718.663.2650

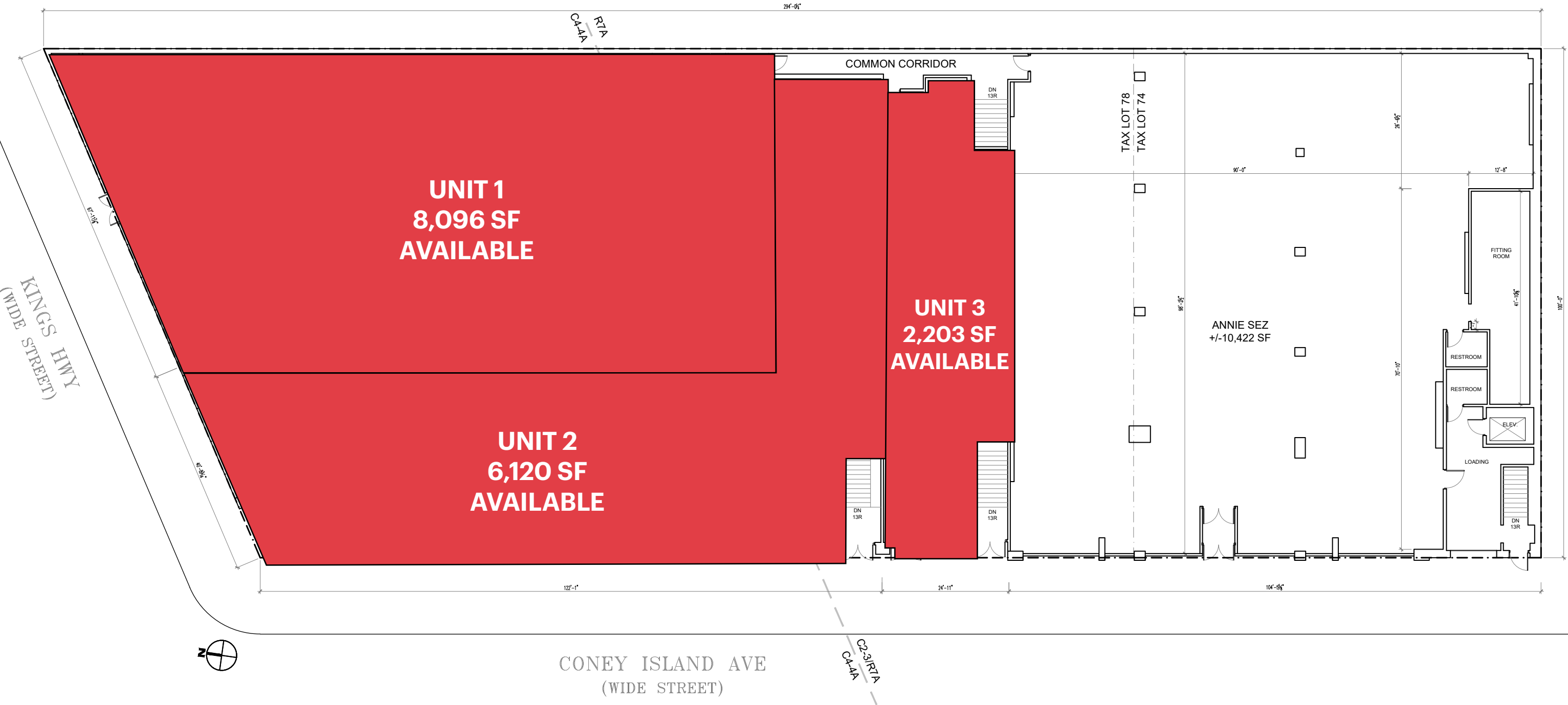
Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

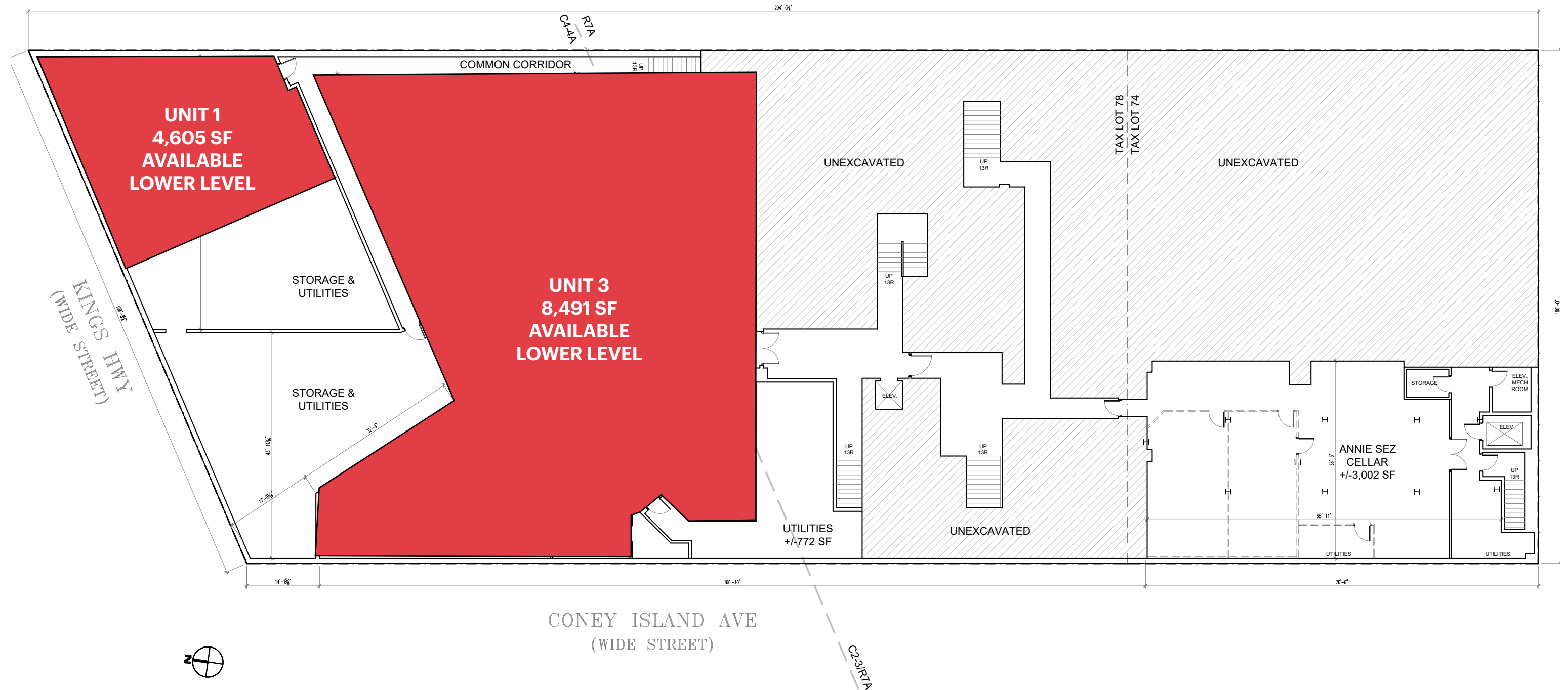
MARKET AERIAL



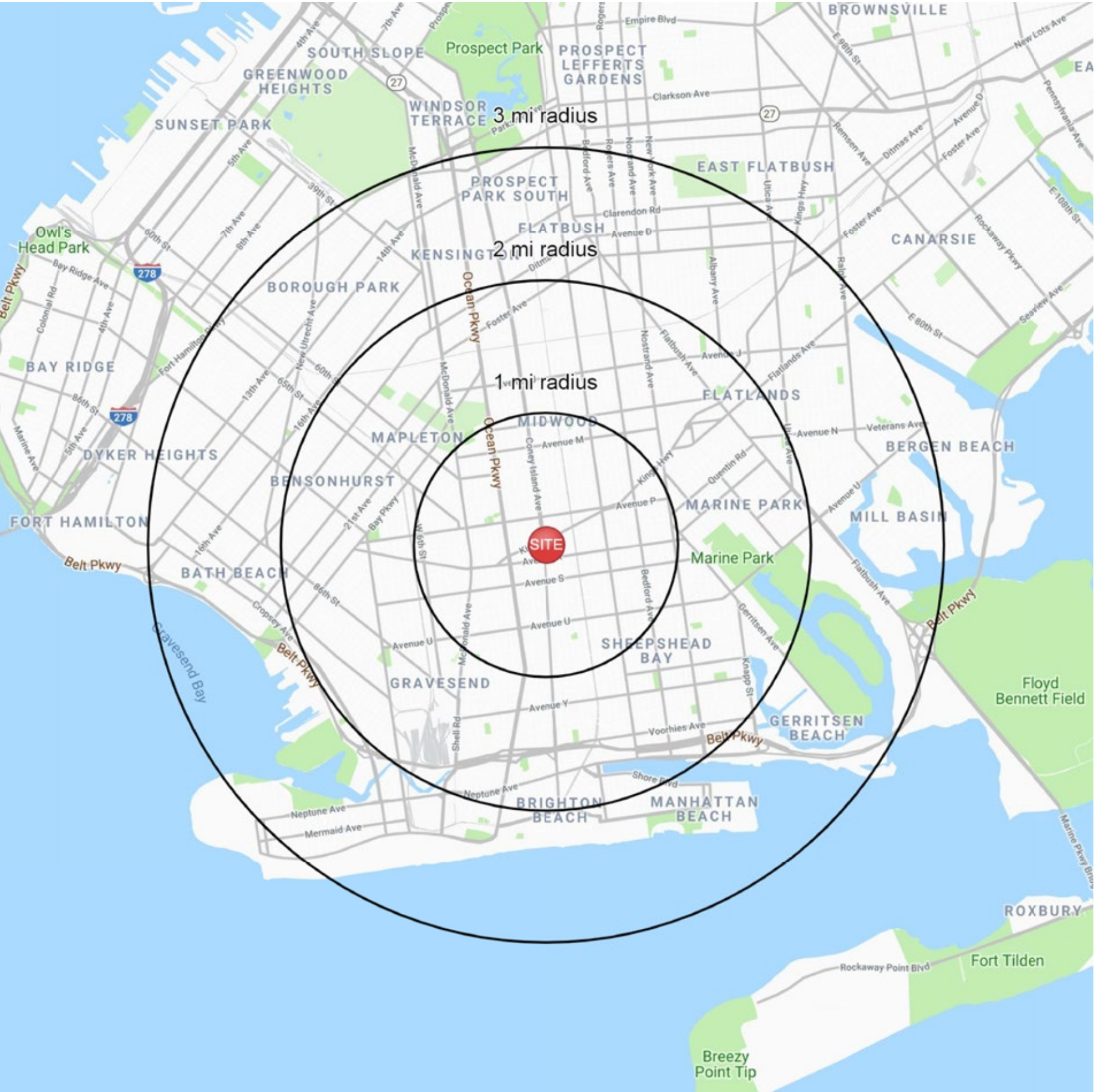
SITE PLAN



## SITE PLAN - LOWER LEVEL



AREA DEMOGRAPHICS



1100 KINGS HIGHWAY BROOKLYN, NEW YORK

1 MILE RADIUS

POPULATION

135,788

HOUSEHOLDS

51,018

AVERAGE HOUSEHOLD INCOME

\$87,701

MEDIAN HOUSEHOLD INCOME

\$56,739

COLLEGE GRADUATES (Bachelor's +)

36,282 - 39.6%

TOTAL BUSINESSES

5,359

TOTAL EMPLOYEES

29,235

DAYTIME POPULATION (w/ 16 yr +)

74,205

2 MILE RADIUS

POPULATION

516,920

HOUSEHOLDS

191,791

AVERAGE HOUSEHOLD INCOME

\$85,580

MEDIAN HOUSEHOLD INCOME

\$56,973

COLLEGE GRADUATES (Bachelor's +)

129,987 - 36.7%

TOTAL BUSINESSES

16,836

TOTAL EMPLOYEES

108,667

DAYTIME POPULATION (w/ 16 yr +)

280,351

3 MILE RADIUS

POPULATION

958,860

HOUSEHOLDS

347,989

AVERAGE HOUSEHOLD INCOME

\$84,408

MEDIAN HOUSEHOLD INCOME

\$57,164

COLLEGE GRADUATES (Bachelor's +)

221,062 - 33.9%

TOTAL BUSINESSES

30,014

TOTAL EMPLOYEES

195,979

DAYTIME POPULATION (w/ 16 yr +)

507,909

AREA DEMOGRAPHICS

