

**1296 Nostrand Ave
Brooklyn, NY 11226**

Building Size: **3 Stories**
5,050 SF Total Rentable Building Size

Building Status: **Existing Storefront Retail/Residential Building Built in 1930**

Space Available: -

Max Contig: -

Smallest Space: -

Rental Rate: **For Sale Only**

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: **2009 Combined Tax/Ops @ \$2.18/sf; 2006 Combined Est Tax/Ops @ \$5.12/sf**

Utilities: -

Features/Parking: **Corner Lot**

Consumer Spending Report

1296 Nostrand Ave, Brooklyn, NY 11226

Building Type: **Retail**
 Secondary: **Storefront Retail/Residential**
 GLA: **5,050 SF**
 Year Built: **1930**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



2009 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$1,701,845	\$13,827,060	\$29,018,561
Total Apparel	\$77,618	\$592,613	\$1,237,389
Women's Apparel	29,810	230,548	479,891
Men's Apparel	16,928	132,886	278,286
Girl's Apparel	6,653	50,644	105,769
Boy's Apparel	5,443	40,186	83,442
Infant Apparel	5,260	40,610	85,855
Footwear (excl. Infants)	11,727	89,429	186,566
Other Apparel Prod/Services	13,524	97,740	204,145
Total Entertainment	\$154,476	\$1,268,713	\$2,666,359
Sports and Recreation	5,616	49,051	103,602
TV, Radio and Sound Equipment	62,328	482,931	1,004,170
Reading Materials	8,048	64,803	135,852
Travel	76,516	655,337	1,387,645
Photographic Equipment	1,968	16,589	35,091
Total Food At Home	\$179,255	\$1,361,089	\$2,845,535
Cereal Products	11,818	88,177	183,777
Bread & Bakery Products	22,162	170,622	356,033
Seafood	10,326	77,337	161,744
Meat/Poultry/Fish/Eggs	61,471	463,664	967,656
Dairy Products	27,639	212,271	443,902
Fruits and Vegetables	45,839	349,018	732,423
Total Food Away From Home	\$164,008	\$1,281,401	\$2,674,481
Breakfast and Brunch	18,971	143,280	299,286
Dinner	74,262	583,471	1,217,123
Lunch	52,201	407,612	850,423
Snacks and Non Alcoholic Bev	13,410	103,404	215,525
Catered Affairs	5,164	43,633	92,124



Consumer Spending Report

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Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$29,663	\$236,765	\$493,576
Alcoholic Bev. at Home	15,542	126,978	266,406
Alcoholic Bev. away from Home	14,121	109,787	227,170
Total Furniture/Appliances	\$145,133	\$1,223,557	\$2,580,538
Bedroom Furniture	8,149	69,244	146,272
Living Room Furniture	12,075	103,384	218,402
Other Living & Family Room Furniture	3,342	28,346	59,692
Other Furniture	1,149	10,356	22,070
Major Appliances	11,706	97,698	206,514
Small Appliances	31,222	262,717	553,654
Misc Household Equipment	77,489	651,812	1,373,934
Total Transportation/Maint.	\$765,672	\$6,363,224	\$13,383,857
New Autos/Trucks/Vans	87,895	776,691	1,647,735
Used Vehicles	81,344	683,746	1,438,796
Purchase of RVs or Boats	5,517	57,886	124,028
Gasoline	114,352	919,987	1,923,117
Diesel Fuel	1,086	10,767	23,208
Automotive Maintenance/Repair	40,634	334,470	703,708
Transportation	434,845	3,579,678	7,523,265
Total Health Care	\$66,188	\$541,543	\$1,133,724
Medical Services	37,754	314,003	661,100
Prescription Drugs	21,915	174,570	361,745
Medical Supplies	6,519	52,971	110,879
Total Education/Day Care	\$153,821	\$1,206,872	\$2,515,354
Education	70,433	549,475	1,145,254
Room and Board	4,180	35,364	73,583
Tuition/School Supplies	64,556	502,705	1,047,723
Day Care, Nursery & Preschool	14,653	119,327	248,794



Demographic Summary Report

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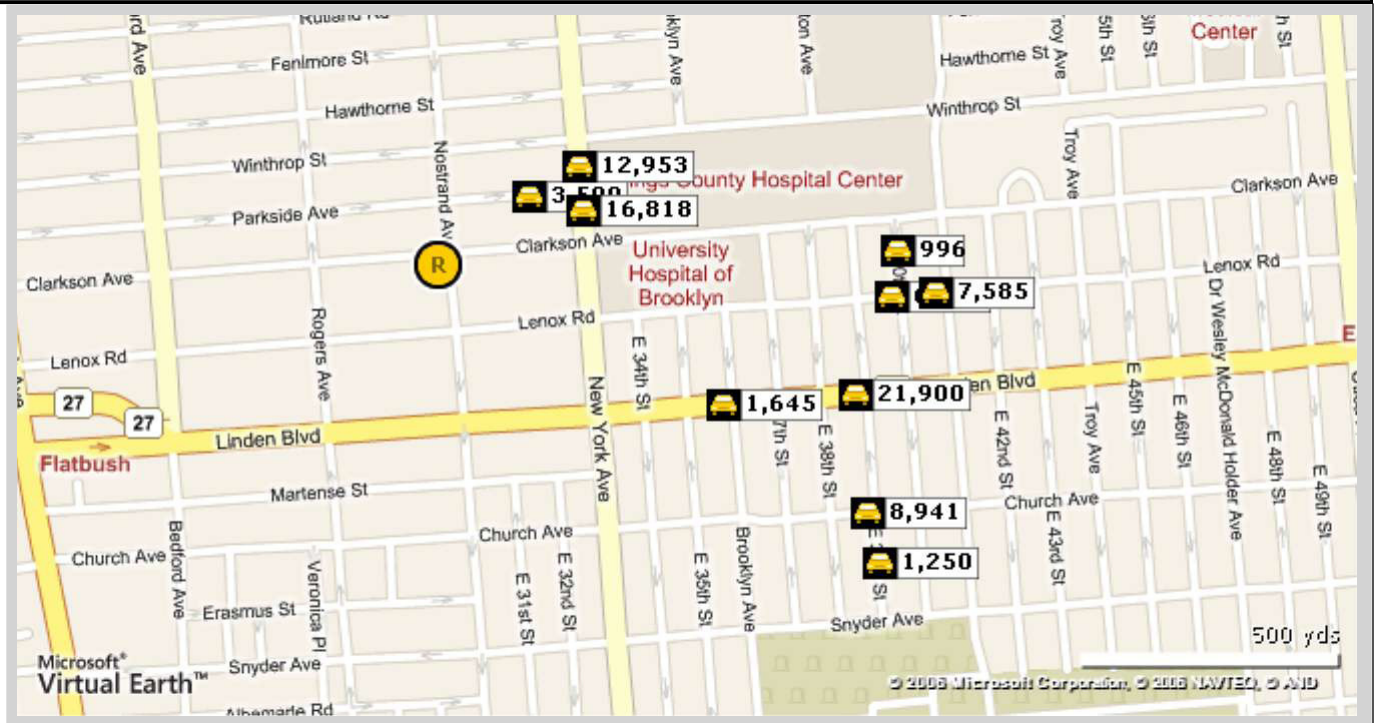
Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	191,315	1,318,425	2,720,014
2009 Estimate	189,658	1,297,714	2,671,171
2000 Census	188,169	1,256,402	2,568,554
Growth 2009 - 2014	0.90%	1.60%	1.80%
Growth 2000 - 2009	0.80%	3.30%	4.00%
2009 Population by Hispanic Origin	18,975	202,783	608,290
2009 Population By Race	189,658	1,297,714	2,671,171
White	12,932 6.82%	328,486 25.31%	976,133 36.54%
Black or African American	157,545 83.07%	744,111 57.34%	941,887 35.26%
American Indian and Alaska Native	540 0.28%	4,892 0.38%	10,769 0.40%
Asian	2,965 1.56%	65,868 5.08%	297,256 11.13%
Native Hawaiian and Pacific Islander	66 0.03%	729 0.06%	1,667 0.06%
Other Race	7,720 4.07%	94,075 7.25%	309,243 11.58%
Two or More Races	7,887 4.16%	59,553 4.59%	134,217 5.02%
Households			
2014 Projection	65,535	461,414	955,313
2009 Estimate	64,985	454,313	939,356
2000 Census	64,432	442,192	911,121
Growth 2009 - 2014	0.80%	1.60%	1.70%
Growth 2000 - 2009	0.90%	2.70%	3.10%
Owner Occupied	12,264 18.87%	125,769 27.68%	273,059 29.07%
Renter Occupied	52,721 81.13%	328,543 72.32%	666,297 70.93%
2009 Households by HH Income	64,986	454,291	939,316
Income Less Than \$15,000	12,983 19.98%	94,944 20.90%	190,945 20.33%
Income: \$15,000 - \$24,999	7,470 11.49%	49,853 10.97%	108,568 11.56%
Income: \$25,000 - \$34,999	7,825 12.04%	45,455 10.01%	93,186 9.92%
Income: \$35,000 - \$49,999	10,450 16.08%	60,952 13.42%	124,938 13.30%
Income: \$50,000 - \$74,999	13,073 20.12%	86,152 18.96%	174,696 18.60%
Income: \$75,000 - \$99,999	7,443 11.45%	54,707 12.04%	115,326 12.28%
Income: \$100,000 - \$149,999	3,780 5.82%	37,002 8.14%	78,186 8.32%
Income: \$150,000 - \$249,999	1,630 2.51%	19,399 4.27%	40,803 4.34%
Income: \$250,000 - \$499,999	255 0.39%	4,713 1.04%	10,004 1.07%
Income: \$500,000 or more	77 0.12%	1,114 0.25%	2,664 0.28%
2009 Avg Household Income	\$51,018	\$58,625	\$59,410
2009 Med Household Income	\$40,610	\$43,837	\$44,015
2009 Per Capita Income	\$17,705	\$20,806	\$21,138



Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Parkside Ave	New York Ave	0.06 E	2004	3,500	ADT	.13
2 New York Ave	Parkside Ave	0.02 N	2004	16,818	Converte	.17
3 New York Ave	Parkside Ave	0.03 S	2004	12,953	Converte	.19
4 Linden Blvd	Brooklyn Ave	0.01 E	2004	1,645	ADT	.36
5 Linden Blvd	E 39th St	0.01 E	2003	21,900	AADT	.49
6 Lenox Rd	E 40th St	0.01 E	2003	6,795	Converte	.51
7 E 40th St	Clarkson Ave	0.04 N	2003	996	ADT	.52
8 Church Ave	E 39th St	0.01 E	2004	8,941	Converte	.56
9 Lenox Rd	Albany Ave	0.01 E	2003	7,585	Converte	.56
10 E 39th St	Church Ave	0.06 N	2004	1,250	ADT	.60

