

**1468 Pitkin Ave
Brooklyn, NY 11212**

Building Size: **3 Stories**
3,000 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: **2005 Tax @ \$0.34/sf, 2010 Est Tax @ \$0.67/sf; 2010 Est Ops @ \$3.13/sf**

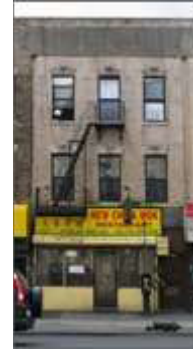
Utilities: -

Features/Parking: -

Consumer Spending Report

1468 Pitkin Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Storefront Retail/Residential**
 GLA: **3,000 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	\$1,233,047	\$11,275,357	\$26,856,659
Total Apparel	\$56,004	\$489,892	\$1,137,886
Women's Apparel	21,461	188,608	441,784
Men's Apparel	12,211	108,920	256,427
Girl's Apparel	4,813	42,298	97,707
Boy's Apparel	3,959	34,087	76,965
Infant Apparel	3,824	34,116	79,081
Footwear (excl. Infants)	8,505	74,381	171,749
Other Apparel Prod/Services	9,735	81,863	185,922
Total Entertainment	\$110,999	\$1,021,747	\$2,467,435
Sports and Recreation	4,048	39,095	96,521
TV, Radio and Sound Equipment	45,234	397,524	924,840
Reading Materials	5,758	51,986	125,100
Travel	54,542	519,761	1,288,428
Photographic Equipment	1,417	13,382	32,545
Total Food At Home	\$129,452	\$1,129,190	\$2,614,006
Cereal Products	8,543	73,500	168,593
Bread & Bakery Products	16,012	140,580	327,416
Seafood	7,414	64,117	148,315
Meat/Poultry/Fish/Eggs	44,497	386,309	888,855
Dairy Products	19,970	175,490	408,181
Fruits and Vegetables	33,016	289,195	672,646
Total Food Away From Home	\$118,583	\$1,052,929	\$2,462,324
Breakfast and Brunch	13,664	118,695	274,370
Dinner	53,679	478,113	1,120,962
Lunch	37,919	336,408	783,463
Snacks and Non Alcoholic Bev	9,719	85,535	198,134
Catered Affairs	3,601	34,178	85,395



Consumer Spending Report

1468 Pitkin Ave, Brooklyn, NY 11212

Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$21,519	\$192,939	\$454,708
Alcoholic Bev. at Home	11,268	103,195	246,164
Alcoholic Bev. away from Home	10,251	89,744	208,544
Total Furniture/Appliances	\$104,886	\$985,979	\$2,399,679
Bedroom Furniture	5,978	56,421	136,221
Living Room Furniture	8,761	83,360	203,489
Other Living & Family Room Furniture	2,406	22,701	55,555
Other Furniture	819	8,140	20,640
Major Appliances	8,404	78,741	192,160
Small Appliances	22,534	211,308	514,195
Misc Household Equipment	55,985	525,307	1,277,419
Total Transportation/Maint.	\$557,278	\$5,185,986	\$12,420,086
New Autos/Trucks/Vans	63,395	619,830	1,539,573
Used Vehicles	60,104	562,412	1,334,988
Purchase of RVs or Boats	3,949	43,422	117,556
Gasoline	83,592	759,072	1,780,483
Diesel Fuel	789	8,366	21,787
Automotive Maintenance/Repair	29,400	271,803	651,678
Transportation	316,051	2,921,081	6,974,022
Total Health Care	\$47,974	\$437,248	\$1,048,506
Medical Services	27,246	252,813	612,401
Prescription Drugs	16,016	141,676	333,648
Medical Supplies	4,712	42,759	102,457
Total Education/Day Care	\$110,341	\$981,487	\$2,319,541
Education	50,459	447,044	1,055,166
Room and Board	3,020	28,181	68,605
Tuition/School Supplies	46,191	408,590	964,744
Day Care, Nursery & Preschool	10,672	97,672	231,027



Demographic Summary Report

1468 Pitkin Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Storefront**
 GLA: **3,000 SF**
 Year Built: **1930**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



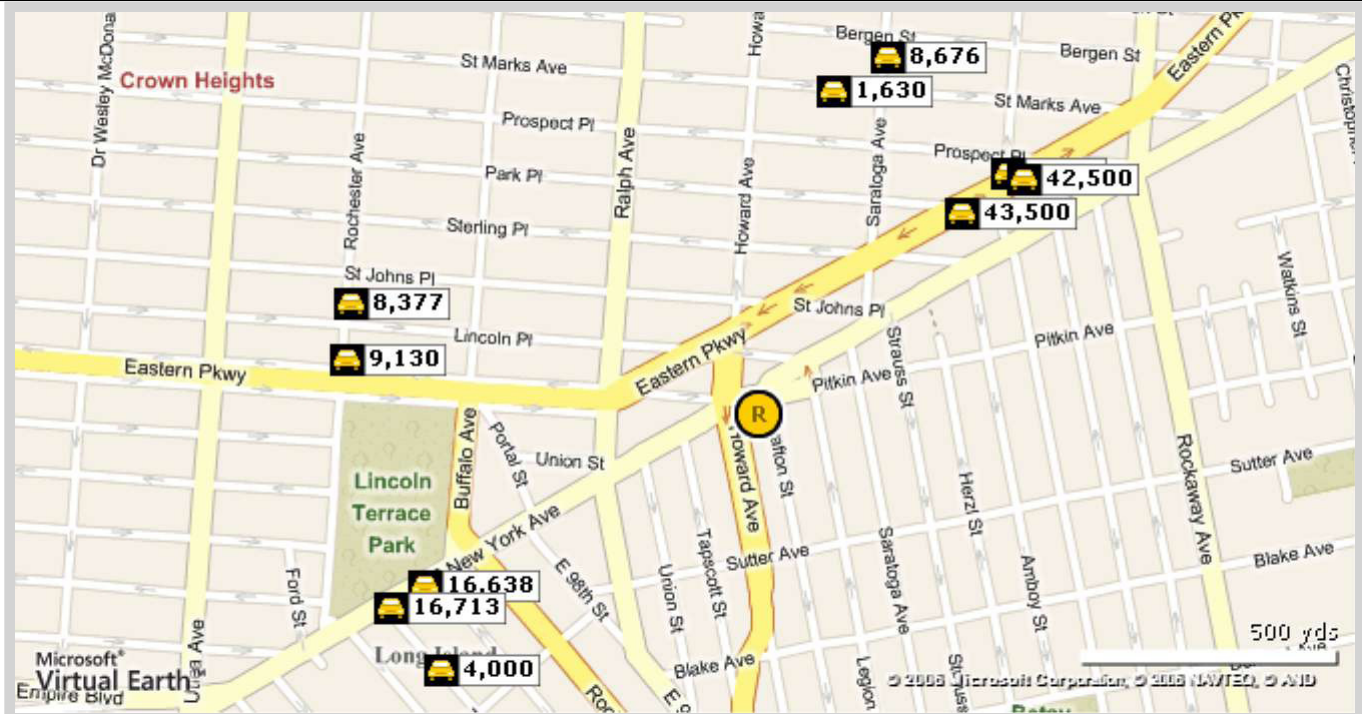
Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	177,449	1,274,529	2,514,247
2009 Estimate	173,592	1,246,965	2,467,640
2000 Census	166,204	1,190,800	2,370,192
Growth 2009 - 2014	2.20%	2.20%	1.90%
Growth 2000 - 2009	4.40%	4.70%	4.10%
2009 Population by Hispanic Origin	21,669	297,995	612,916
2009 Population By Race	173,592	1,246,965	2,467,640
White	7,435 4.28%	170,597 13.68%	867,862 35.17%
Black or African American	148,648 85.63%	814,163 65.29%	936,558 37.95%
American Indian and Alaska Native	560 0.32%	5,631 0.45%	11,093 0.45%
Asian	1,139 0.66%	36,087 2.89%	200,809 8.14%
Native Hawaiian and Pacific Islander	79 0.05%	847 0.07%	1,591 0.06%
Other Race	9,531 5.49%	160,372 12.86%	317,273 12.86%
Two or More Races	6,201 3.57%	59,267 4.75%	132,455 5.37%
Households			
2014 Projection	60,490	432,091	874,056
2009 Estimate	59,154	423,324	859,463
2000 Census	56,574	406,762	833,335
Growth 2009 - 2014	2.30%	2.10%	1.70%
Growth 2000 - 2009	4.60%	4.10%	3.10%
Owner Occupied	9,762 16.50%	105,984 25.04%	264,654 30.79%
Renter Occupied	49,392 83.50%	317,341 74.96%	594,809 69.21%
2009 Households by HH Income	59,145	423,305	859,425
Income Less Than \$15,000	18,874 31.91%	100,356 23.71%	170,730 19.87%
Income: \$15,000 - \$24,999	7,987 13.50%	48,621 11.49%	94,310 10.97%
Income: \$25,000 - \$34,999	6,850 11.58%	45,597 10.77%	85,010 9.89%
Income: \$35,000 - \$49,999	7,883 13.33%	61,019 14.41%	115,563 13.45%
Income: \$50,000 - \$74,999	9,507 16.07%	79,370 18.75%	162,868 18.95%
Income: \$75,000 - \$99,999	4,602 7.78%	45,858 10.83%	108,281 12.60%
Income: \$100,000 - \$149,999	2,347 3.97%	27,593 6.52%	73,841 8.59%
Income: \$150,000 - \$249,999	839 1.42%	11,648 2.75%	37,466 4.36%
Income: \$250,000 - \$499,999	195 0.33%	2,588 0.61%	9,054 1.05%
Income: \$500,000 or more	61 0.10%	655 0.15%	2,302 0.27%
2009 Avg Household Income	\$40,457	\$51,217	\$60,005
2009 Med Household Income	\$28,386	\$38,857	\$45,189
2009 Per Capita Income	\$14,143	\$17,621	\$21,132



Traffic Count Report

1468 Pitkin Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Storefront**
 GLA: **3,000 SF**
 Year Built: **1930**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Eastern Pkwy	Park Pl	0.00 NE	2003	43,500	Converte	.32
2 St Marks Ave	Saratoga Ave	0.06 E	2003	1,630	ADT	.37
3 Hopkinson Ave	Prospect Pl	0.02 N	2003	6,276	ADT	.39
4 Eastern Pkwy	Hopkinson Ave	0.02 SW	2003	42,500	Converte	.40
5 E New York Ave	E 96th St	0.02 NE	2004	16,638	Converte	.42
6 Saratoga Ave	Bergen St	0.02 N	2003	8,676	ADT	.43
7 E 95th St	Rutland Rd	0.07 SE	2004	4,000	ADT	.46
8 Rochester Ave	Eastern Pkwy	0.03 S	2003	9,130	Converte	.47
9 E 95th St	E New York Ave	0.00 NW	2004	16,713	Converte	.47
10 Rochester Ave	Lincoln Pl	0.03 S	2003	8,377	Converte	.47

