

**478 Rockaway Ave
Brooklyn, NY 11212**

Building Size: **5,000 SF Total Rentable Building Size**

Building Status: **Existing Restaurant Building Built in 2002**

Space Available: **5,000 SF**

Max Contig: **5,000 SF**

Smallest Space: **5,000 SF**

Rental Rate: **\$35.00**

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: -

Utilities: -

Features/Parking: -

Consumer Spending Report

478 Rockaway Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Restaurant**
 GLA: **5,000 SF**
 Year Built: **2002**
 Total Available: **5,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$35.00**



2009 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$995,359	\$10,031,612	\$26,469,560
Total Apparel	\$45,121	\$436,071	\$1,115,728
Women's Apparel	17,259	167,965	433,691
Men's Apparel	9,835	96,840	251,926
Girl's Apparel	3,879	37,794	95,910
Boy's Apparel	3,209	30,416	75,431
Infant Apparel	3,096	30,329	77,569
Footwear (excl. Infants)	6,875	66,182	168,475
Other Apparel Prod/Services	7,844	72,727	181,201
Total Entertainment	\$89,105	\$908,858	\$2,432,760
Sports and Recreation	3,249	34,686	95,595
TV, Radio and Sound Equipment	36,562	353,858	908,297
Reading Materials	4,609	46,299	123,046
Travel	43,544	462,166	1,273,677
Photographic Equipment	1,141	11,849	32,145
Total Food At Home	\$104,423	\$1,006,437	\$2,561,912
Cereal Products	6,897	65,486	165,019
Bread & Bakery Products	12,907	125,373	321,244
Seafood	5,961	57,163	145,172
Meat/Poultry/Fish/Eggs	35,949	344,405	870,891
Dairy Products	16,107	156,381	400,399
Fruits and Vegetables	26,601	257,628	659,186
Total Food Away From Home	\$95,573	\$937,310	\$2,418,480
Breakfast and Brunch	10,989	105,747	268,624
Dinner	43,256	425,608	1,101,472
Lunch	30,689	299,165	769,744
Snacks and Non Alcoholic Bev	7,836	76,054	194,396
Catered Affairs	2,802	30,736	84,243



Consumer Spending Report

478 Rockaway Ave, Brooklyn, NY 11212

Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$17,344	\$171,419	\$447,155
Alcoholic Bev. at Home	9,085	91,706	242,527
Alcoholic Bev. away from Home	8,259	79,713	204,628
Total Furniture/Appliances	\$84,641	\$875,263	\$2,372,648
Bedroom Furniture	4,871	49,957	134,818
Living Room Furniture	7,088	73,932	201,437
Other Living & Family Room Furniture	1,940	20,114	54,972
Other Furniture	653	7,241	20,488
Major Appliances	6,766	70,138	189,947
Small Appliances	18,153	187,473	508,131
Misc Household Equipment	45,170	466,407	1,262,855
Total Transportation/Maint.	\$450,946	\$4,612,230	\$12,263,889
New Autos/Trucks/Vans	51,082	550,872	1,527,285
Used Vehicles	49,004	498,926	1,318,798
Purchase of RVs or Boats	3,174	38,161	117,897
Gasoline	67,833	676,072	1,754,479
Diesel Fuel	642	7,361	21,739
Automotive Maintenance/Repair	23,697	241,943	642,692
Transportation	255,515	2,598,895	6,880,999
Total Health Care	\$38,832	\$389,725	\$1,033,898
Medical Services	21,970	225,203	604,493
Prescription Drugs	13,059	126,418	328,447
Medical Supplies	3,804	38,104	100,957
Total Education/Day Care	\$88,274	\$876,030	\$2,278,999
Education	40,327	399,157	1,036,100
Room and Board	2,454	25,051	67,983
Tuition/School Supplies	36,875	364,936	946,987
Day Care, Nursery & Preschool	8,619	86,887	227,929



Demographic Summary Report

478 Rockaway Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Restaurant**
 GLA: **5,000 SF**
 Year Built: **2002**

Total Available: **5,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$35.00**



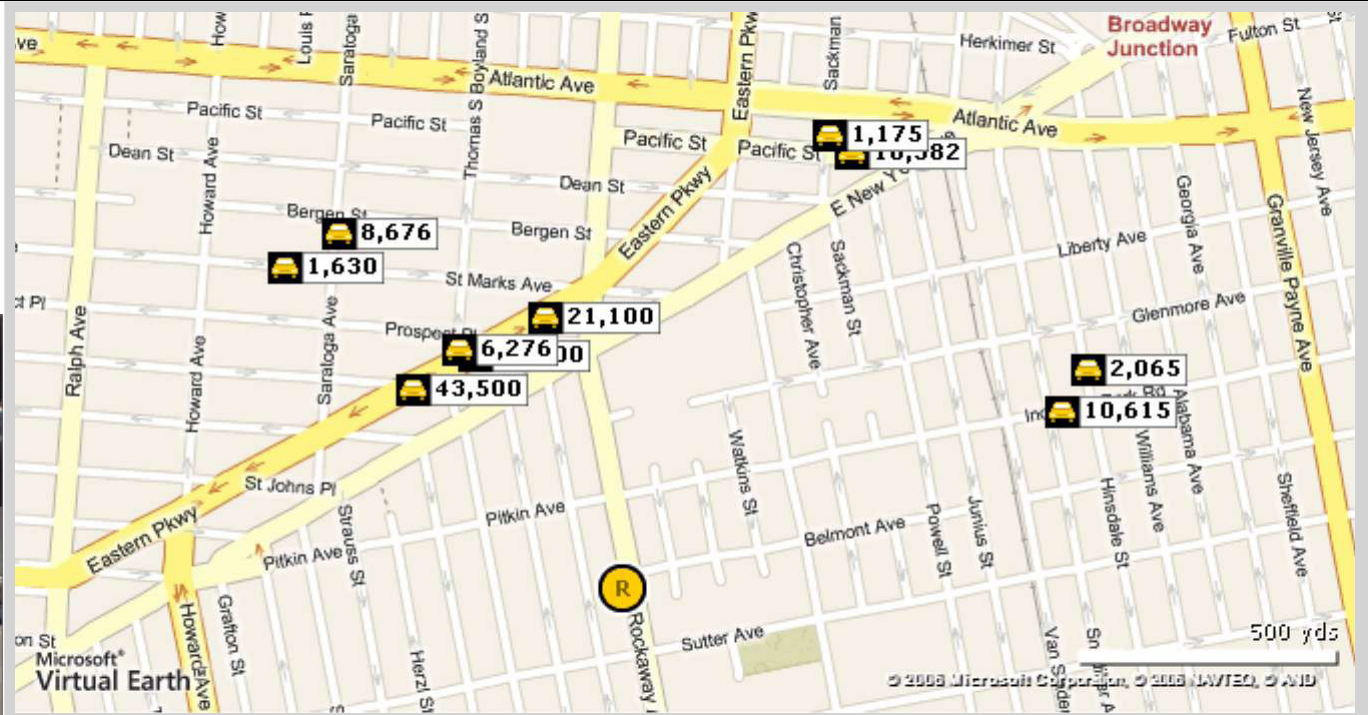
Radius	1 Mile		3 Mile		5 Mile	
Population						
2014 Projection	156,571		1,192,279		2,424,293	
2009 Estimate	152,189		1,167,091		2,380,298	
2000 Census	143,254		1,115,658		2,288,505	
Growth 2009 - 2014	2.90%		2.20%		1.80%	
Growth 2000 - 2009	6.20%		4.60%		4.00%	
2009 Population by Hispanic Origin	26,314		286,292		576,111	
2009 Population By Race	152,189		1,167,091		2,380,298	
White	7,003	4.60%	160,095	13.72%	823,846	34.61%
Black or African American	125,194	82.26%	754,459	64.64%	930,364	39.09%
American Indian and Alaska Native	573	0.38%	5,307	0.45%	10,954	0.46%
Asian	1,062	0.70%	35,619	3.05%	178,841	7.51%
Native Hawaiian and Pacific Islander	92	0.06%	786	0.07%	1,551	0.07%
Other Race	12,395	8.14%	155,266	13.30%	300,413	12.62%
Two or More Races	5,869	3.86%	55,557	4.76%	134,329	5.64%
Households						
2014 Projection	52,597		399,714		845,148	
2009 Estimate	51,112		391,695		831,487	
2000 Census	48,073		376,510		806,877	
Growth 2009 - 2014	2.90%		2.00%		1.60%	
Growth 2000 - 2009	6.30%		4.00%		3.10%	
Owner Occupied	8,480	16.59%	100,210	25.58%	263,628	31.71%
Renter Occupied	42,631	83.41%	291,485	74.42%	567,859	68.29%
2009 Households by HH Income	51,102		391,676		831,450	
Income Less Than \$15,000	17,868	34.97%	94,982	24.25%	160,727	19.33%
Income: \$15,000 - \$24,999	6,951	13.60%	45,526	11.62%	88,400	10.63%
Income: \$25,000 - \$34,999	6,058	11.85%	42,485	10.85%	81,166	9.76%
Income: \$35,000 - \$49,999	6,446	12.61%	57,109	14.58%	112,175	13.49%
Income: \$50,000 - \$74,999	7,635	14.94%	73,377	18.73%	160,197	19.27%
Income: \$75,000 - \$99,999	3,409	6.67%	42,578	10.87%	107,076	12.88%
Income: \$100,000 - \$149,999	1,891	3.70%	24,228	6.19%	72,667	8.74%
Income: \$150,000 - \$249,999	657	1.29%	9,204	2.35%	37,521	4.51%
Income: \$250,000 - \$499,999	152	0.30%	1,756	0.45%	9,239	1.11%
Income: \$500,000 or more	35	0.07%	431	0.11%	2,282	0.27%
2009 Avg Household Income	\$37,715		\$49,270		\$61,071	
2009 Med Household Income	\$25,938		\$38,048		\$46,231	
2009 Per Capita Income	\$13,053		\$16,755		\$21,564	



Traffic Count Report

478 Rockaway Ave, Brooklyn, NY 11212

Building Type: **Retail**
 Secondary: **Restaurant**
 GLA: **5,000 SF**
 Year Built: **2002**
 Total Available: **5,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$35.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Eastern Pkwy	Hopkinson Ave	0.02 SW	2003	42,500	Converte	.31
2 Eastern Pkwy	Prospect Pl	0.05 SW	2003	21,100	ADT	.32
3 Eastern Pkwy	Park Pl	0.00 NE	2003	43,500	Converte	.32
4 Hopkinson Ave	Prospect Pl	0.02 N	2003	6,276	ADT	.32
5 Saratoga Ave	Bergen St	0.02 N	2003	8,676	ADT	.51
6 St Marks Ave	Saratoga Ave	0.06 E	2003	1,630	ADT	.52
7 Pitkin Ave	Snediker Ave	0.01 W	2004	10,615	Converte	.53
8 Pacific St	Sackman St	0.03 W	2003	10,382	ADT	.55
9 Sackman St	Pacific St	0.02 S	2003	1,175	ADT	.56
10 Hinsdale St	Pitkin Ave	0.04 S	2004	2,065	ADT	.58

