

BAY RIDGE

480 86TH STREET
BROOKLYN, NY 11209



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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SCHUCKMAN
REALTY INC.

1983 MARCUS AVENUE, SUITE 102 / LAKE SUCCESS, NY 11042
65 CHALLENGER ROAD, SUITE 305 / RIDGEFIELD PARK, NJ 07660

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P. 516.496.888

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PROPERTY HIGHLIGHTS

NEIGHBORHOOD: BAY RIDGE

CROSS STREETS: 86TH STREET BETWEEN 4TH & 5TH AVENUES

AVAILABLE SIZES: ±1,500 SF GROUND FLOOR | 914 SF SECOND FLOOR
914 SF THIRD FLOOR | 885 SF BASEMENT

POSSESSION: ARRANGED

ASKING RENT: UPON REQUEST

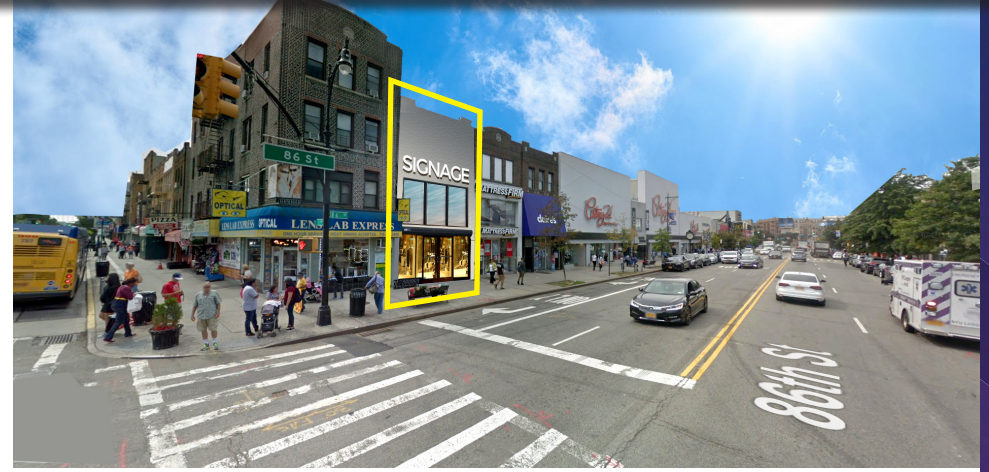
COMMENTS:

- STRONG RETAIL CORRIDOR
- **N** **R** TRAIN LINES AT CORNER WITH OVER 4,460,000 RIDERS ANNUALLY
- MULTIPLE BUS LINES SERVICING AREA

NEIGHBORING TENANTS:



DEMOGRAPHICS	.25 MILE	.5 MILE	.75 MILE
POPULATION	10,552	33,548	62,787
HOUSEHOLDS	4,438	14,216	27,737
AVG. HOUSEHOLD INCOME	\$80,097	\$84,223	\$90,177



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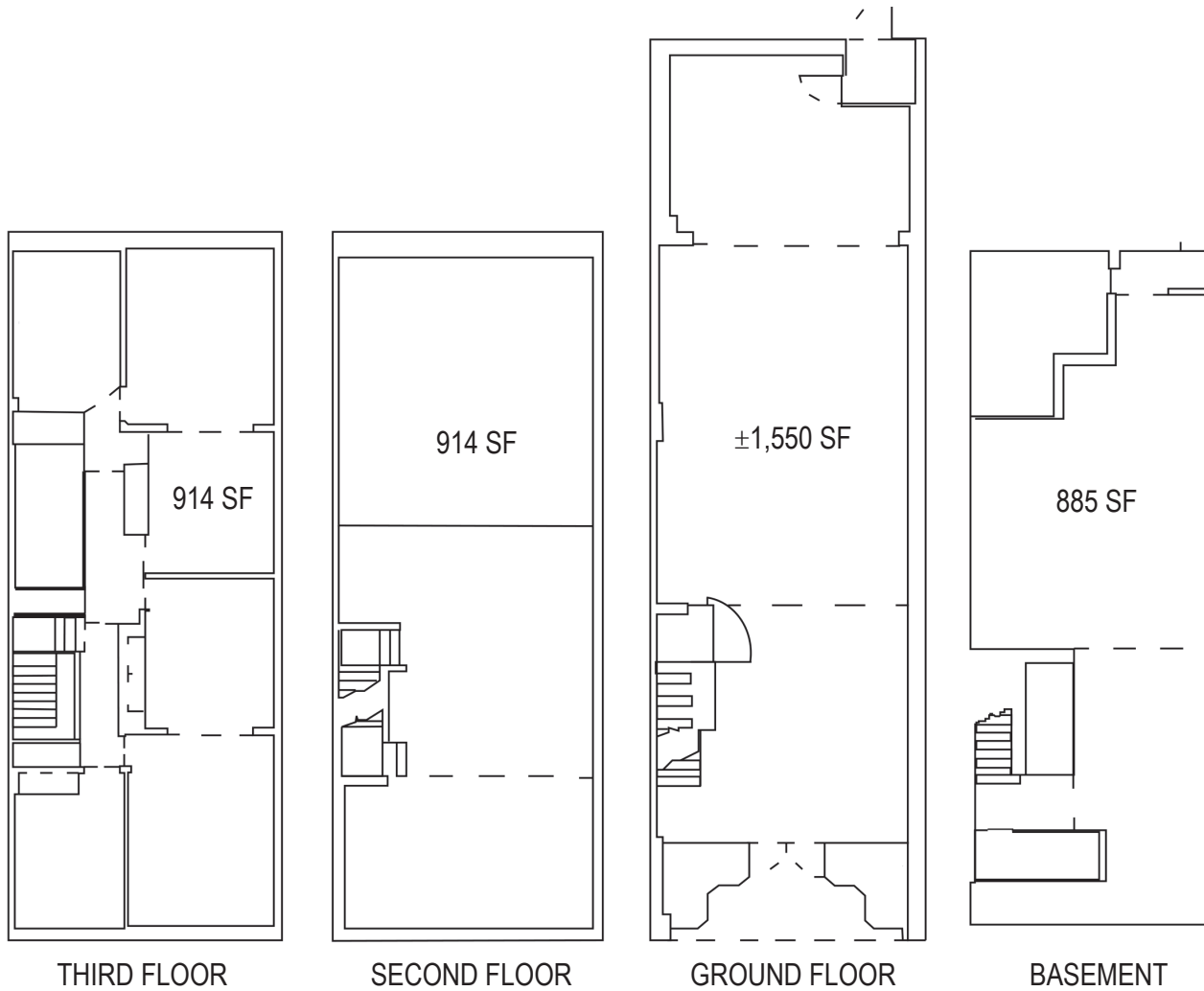
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