



## QUARTERLY REAL ESTATE REPORT (Q2 2011, supplemental)

August 2011

The Church Avenue BID's Quarterly Real Estate Report is published to inform property owners, potential business owners and other interested parties about available property and real estate trends within the Church Avenue BID in Brooklyn.

**At a Glance:** The Second Quarter saw a number of exciting developments unfold within the BID. The new tenant of 1801 Church Avenue--a fruit and produce purveyor--should further enhance Central Church's reputation as an emerging breadbasket corridor. Meanwhile, the West End continues to attract growing levels of merchant interest, including a soon-to-open café and a veterinary office.

### ***By the Numbers:***

**6 percent:** The district had a vacancy rate of 6%, with 156 occupied storefronts (down one percent from prior quarter).

**\$27/SF:** Average asking rents along Church Ave. ranged from \$27 per SF on the West End (Coney Island Ave. to Argyle), to \$78 per SF on the East End (E. 16<sup>th</sup> to Flatbush Ave.)





**12,000-25,000:** High weekday and weekend pedestrian counts mean maximum exposure for local business.

**25 percent:** New Census figures show that median household incomes have surged 25 percent along Western Church between 2000 and 2010.

### 2009 Church Avenue





*2,300 SF of move-in ready retail on thriving urban corridor; includes oversized windows and ample frontage.  
Call 212-431-7500 for more information.*

FOR LEASE:	Address	Proximity	Size	Description	Price	Contact
	1003 Church Avenue (Stratford and E. 10 <sup>th</sup> )	C-Town Supermarket, Prospect Park	800 SF	Turnkey restaurant space with full kitchen in up-and-coming location.	\$1,900 per month	Michael Fatato 718-965-7250
	1101 Church Avenue (Stratford and Westminster)	C-Town Supermarket, Prospect Park	900 SF Retail approx	Open corner location just off the Parade Grounds; Interior work complete and move in ready!	\$2,500 per month	Jan Rosenberg 718-856-3572
	1111 Church Avenue (Stratford and Westminster)	C-Town Supermarket, Prospect Park				Kaloshi Realty 718-287-5200
	1919 Church Avenue (Ocean and St. Paul's Place)	Bank of America, Walgreens, Metro PCS	6,000 SF	Rare opportunity on well-trafficked Eastern Church Avenue. Currently used for furniture gallery, but particularly well-suited for gym or hardware.	Negotiable	Church Ave BID 718-282-2500

*The Church Avenue BID is not responsible for the accuracy of the above information. Interested parties must obtain listings from the lessor, owner, or their agents.*

884 Flatbush Avenue, 2nd FL, Brooklyn, New York 11226 • P: 718.282.2500, ext. 234 • F: 718.282.8329

	<a href="#">1515 Church Avenue (Marlborough and E. 16th)</a>	C-Town Supermarket, Bobby's Dept. Store., One block from the Church Ave B/Q	100 SF and up; four spaces available.	Walk-in medical offices with shared reception area. Wheelchair ramp. Four offices available, each with sink and window, plus shared storage space.	\$750 per month, Utilities included	Isaak Shouela 917-660-6453
<b>FOR SALE:</b>	<b>Address:</b>	<b>Proximity:</b>	<b>Size:</b>	<b>Description:</b>	<b>Price:</b>	<b>Contact:</b>
	<a href="#">1203 Church Avenue (Westminster and Argyle)</a>	C-Town Supermarket, Prospect Park	1,877 SF Retail and Office, plus upper floor Residential	Price lowered by 100K. Cash flow and curb appeal on central Church Avenue.	\$759,000	ReMax 917-683-4186

For more information about potential business opportunities along Church Avenue, please visit the BID's website at [www.churchavenue.org](http://www.churchavenue.org), or call (718) 282-2500.

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