



QUARTERLY REAL ESTATE REPORT (Q1 2011 updated)

May 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: A long-awaited restaurant space finally made its debut along Western Church Avenue (1003) this quarter. Ideal for a visionary restaurateur, the space has real potential to address the neighborhood's pent-up demand for sit-down dining. Red sauce Italian? Friendly gastropub? Tour the space and tell us what you think!

By the Numbers:

6 percent: The district had a vacancy rate of 6%, with 157 occupied storefronts (rate up from 5% in prior quarter).

\$25/SF: Average asking rents along Church Ave. run \$25 per SF on the West End (Coney Island Ave. to Argyle).

New Openings: There was one new retail opening this quarter – Productos Mexicanos, at 1105 Church Avenue.

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.




Asking \$1,800/month: Turnkey restaurant property at 1003 Church Avenue, at northern edge of Prospect Park South.

And an unprecedented 6,000 SF availability came available along Eastern Church earlier this month. The light filled space was recently renovated and boasts floor-to-ceiling windows with an expansive layout and basement storage. Ideally suited for a gym/dance studio or hardware store.



CHURCH AVE PROPERTIES FOR LEASE:

Property	Address	Proximity	Size	Description	Price	Contact
	1003 Church Avenue (Stratford and E. 10th)	C-Town Supermarket, Prospect Park	800 SF	Restaurant space with kitchen in up-and-coming location.	\$1,800 per month	Michael Fatato 718-965-7250





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

Property	Address	Proximity	Size	Description	Price	Contact
	1101 Church Avenue (Stratford and Westminster)	C-Town Supermarket, Prospect Park	900 SF Retail approx	Open corner space; Interior work complete; move-in ready!	\$2,500 per month	Jan Rosenberg 718-856-3572
	1910 Church Avenue (Ocean and St. Paul's Place)	Bank of America, Walgreens, Metro PCS	2,000 SF Retail	Large retail space with extra depth; basement storage available.	Negotiable, depending on buildout	Albert Ruscio 917-257-5553
	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. Space currently used for furniture gallery, but particularly well-suited for gym or hardware.	Negotiable	Aaron J. Barker Church Ave BID 718-282-2500
	1801 Church Avenue (Ocean and St. Paul's Place)	B/Q Subway MTA, Bank of America, Walgreens, Metro PCS	Call ahead	Fantastic corner location. Ideal for high volume subway overflow.	\$8,000 per month	Church Ave BID 718-282-2500
	1515 Church Avenue (Marlborough and E. 16th)	C-Town Supermarket, Bobby's Dept. Store., One block from the Church Ave B/Q	100 SF and up Office Space	Walk-in medical offices with reception area. Basement space also available.	Negotiable	Isaac 917-660-6453

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Property	Address	Proximity	Size	Description	Price	Contact
	1023 Church Avenue (Stratford and E. 10th)	C-Town Supermarket, Prospect Park	800 SF Retail	Appropriate for all uses, also available for sale.	\$2,000 per month	Excelsior RE Services 718-606-0292
	1005-1009 Church Avenue (Stratford and E. 10th)	C-Town Supermarket, Prospect Park	1,000 SF Retail or Office Space	Current expansion combining adjacent storefronts. Basement storage also available.	\$2,100 per month	Michael Fatato 718-965-7250
CHURCH PROPERTIES FOR SALE:						
	1203 Church Avenue (Westminster and Argyle)	C-Town Supermarket, Prospect Park	2,850 SF Retail, 1,450 SF Residential	Price just lowered by 40K. Cash flow and curb appeal on central Church Avenue.	\$760,000	ReMax 917-683-4186
	1023 Church Avenue (Stratford and E. 10th)	C-Town Supermarket, Prospect Park	1,600 SF Retail or Office	Excellent investment opportunity. Option to lease ground floor retail.	\$389,000	Excelsior RE Services 718-606-0292

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

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