



REAL ESTATE REPORT

February 2013

The Church Avenue Business Improvement District's 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, which extends from Coney Island Avenue to Flatbush Avenue.

Availability:

In total there is one building for sale and three commercial spaces formally for rent.

At a Glance:

There are several properties that are available on Church Avenue. With our close proximity to Prospect Park, the Church Avenue B/Q subway station, and the B-35 bus running on our street, it is an ideal location to start a business or purchase property. Properties that are available come at reasonable and competitive pricing. 1023 Church Avenue includes a retail first floor and a second floor office space. 1023 and 1021 Church Avenue are near our growing restaurant area. In addition, there are three different locations that are available for retail lease, which gives a great variety for those looking to start up or expand a business on Church Avenue.

By the numbers:






2 percent: The district had a vacancy rate of 2%, with 162 occupied storefronts.

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

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

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



	Address	Proximity	Description	Size	Sale/Lease	Pricing	Contact Info
	1023 Church Ave. (Btwn Stratford Rd. and East 10 th St.)	AM Thai Bistro, Lark Café, Wheated Pizza (soon to open), Pawsitive Veterinary, Day Care, Prospect Park	First floor retail and second floor office space	1,086 sq. ft.	Sale	\$420,000	347-731-0505
	1021 Church Ave. (Btwn Stratford Rd. and East 10 th St.)	AM Thai Bistro, Lark Café, Wheated Pizza (soon to open), Pawsitive Veterinary, Day Care, Prospect Park	First floor restaurant space		Rent		718-287-5200 Kaloshi Real Estate
	1913 Church Ave. (Btwn Saint Paul's Place and Ocean Ave.)	Church Ave B/Q Subway Station, Prospect Park, Bank of America	First floor retail, second floor residential	2,193 sq. ft. (total building)	N/A		Cheng Hou Ho (property owner) No Number or information
	2009-B Church Ave. (Btwn Ocean Ave. and East 21 st St.)	Flatbush Avenue, Subway Restaurant, Walgreens, Prospect Park, Bank of America	First floor retail	1,100 sq. ft.	Lease	\$8,000/mo	212-431-7500, United American Land, LLC
	2023-B Church Ave. (Btwn Ocean Ave. and East 21 st St.)	Flatbush Avenue, Subway Restaurant, Walgreens, Chase Bank, Prospect Park, Bank of America	First floor retail		Lease		718-287-5200 Kaloshi Real Estate

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