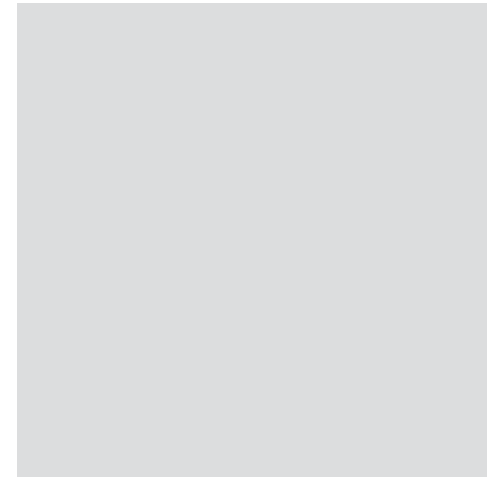
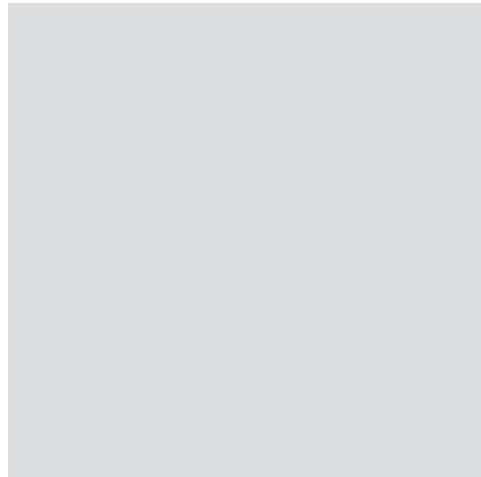


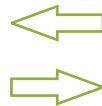


**1866 RALPH AVENUE
BROOKLYN, NY 11234**

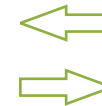
12,585 SQ FT
EXCEPTIONAL RETAIL CORNER
DEVELOPMENT OPPORTUNITY



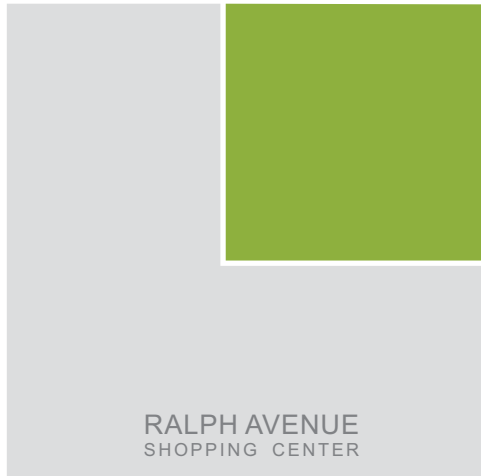
FLATLANDS AVENUE



**INTERSECTION OF RALPH AVENUE
AND FLATLANDS AVENUE**



FLATLANDS AVENUE



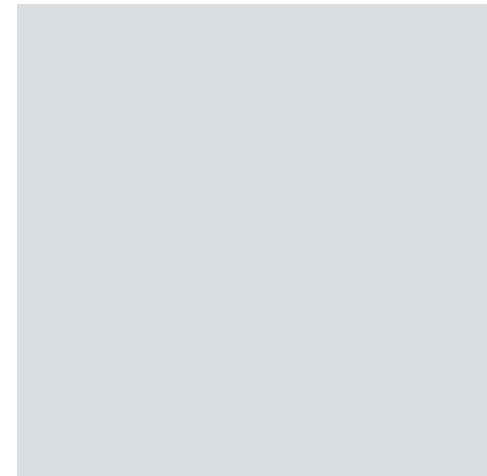
RALPH AVENUE
SHOPPING CENTER

**SERIOUS WORKHORSE
RETAIL LOCATION**

PAD OR BUILD-TO-SUIT

DRIVE-THRU POSSIBLE

**1st TIME AVAILABLE IN
OVER 40 YEARS**



12,585 Square Foot Retail Corner

1866 Ralph Avenue

Brooklyn, NY 11234

**Very Rare Corner Location...
Available for Long Term Lease**

Currently the "Arch Diner"

**Adjacent to the Ralph Avenue Shopping Center
and Near the Georgetown Shopping Center**

**"BEST-IN-MARKET"
CORNER LOCATION**

**Call for Detailed
Land Survey
212-362-5414**

26,570 Cars

20,990 Cars

Flatlands Avenue

Ralph Avenue

Perfect for:

- Gas Station
- Drive Thru Banks
- Quick-Serve & Fast Food
- Most Quality Uses

Approx. 12,585 SF

Northwest Corner
1866 Ralph Avenue and Flatlands Avenue
Brooklyn, NY 11234

Zoned C2-2

Available January 2018

- Ground Lease
- Build-to-Suit
- As-Is

139 FT

12,858 SF

The
Arch Diner
Property

176 FT

23,112 Cars

17,048 Cars

Ralph Avenue Shopping Center

Presented by

GREENSTONE
THE RETAIL LEASING COMPANY

Robert C. Greenstone
Chairman and CEO
Licensed Real Estate Broker
212-362-5414

rob@greenstonerealty.com

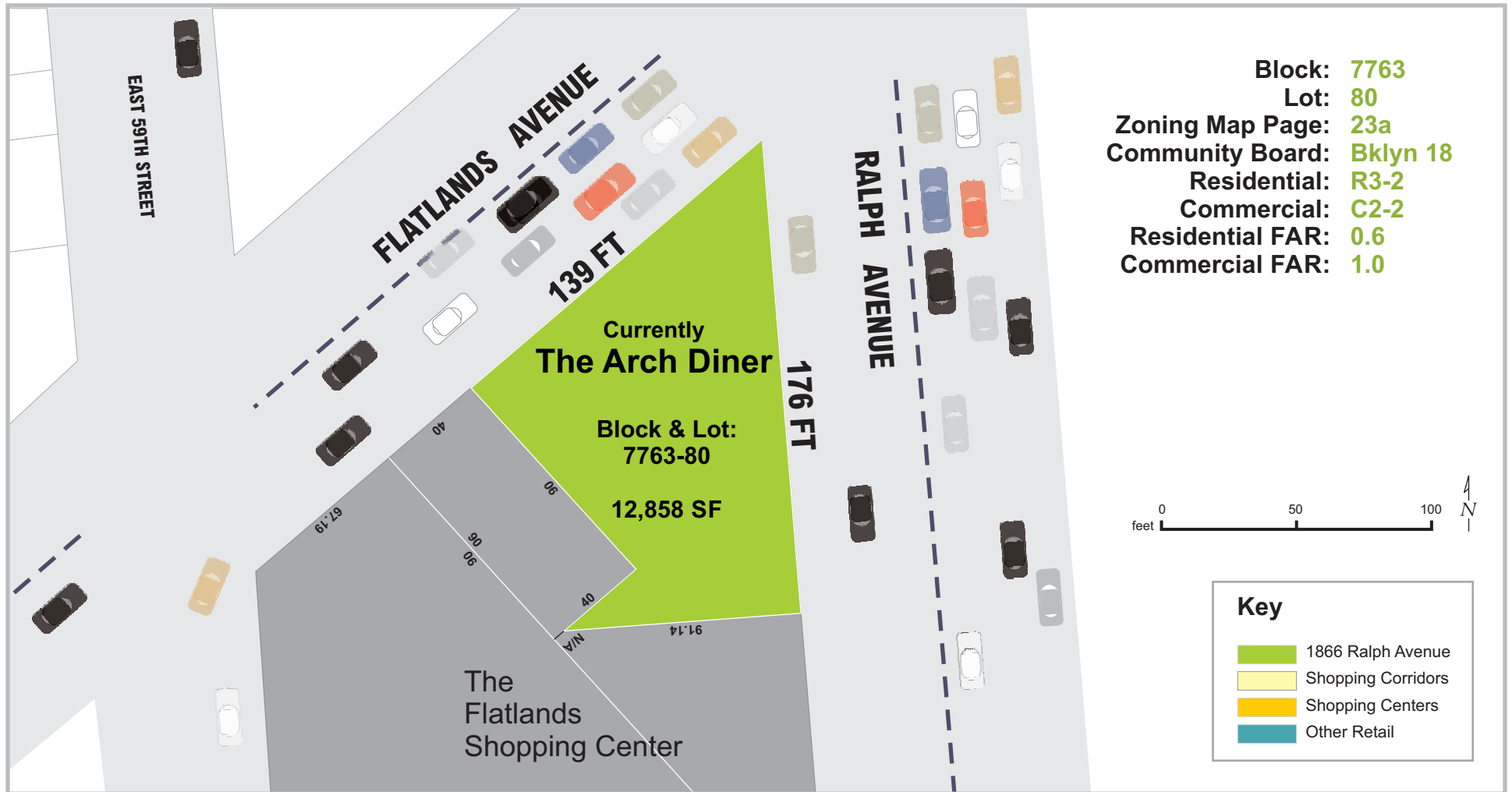
**Area's
Most
Prime Retail
Intersection**

12,585 Sq Ft

Prime S/W/Corner Property Available
for Ground Lease or Build-To-Suit

**Adjacent to the Ralph Avenue Shopping Center
and additional parking**

1866 Ralph Avenue, Brooklyn NY 11234



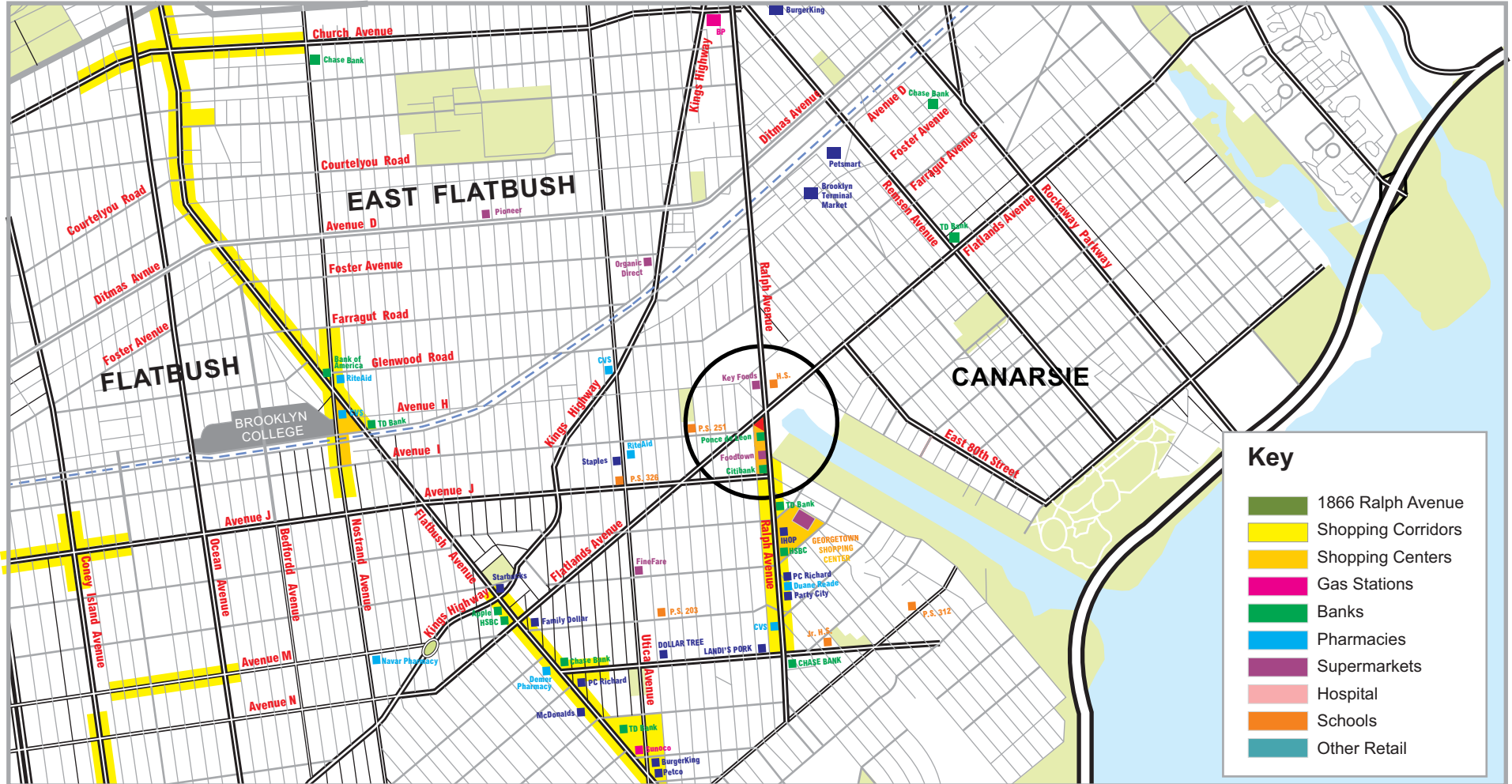
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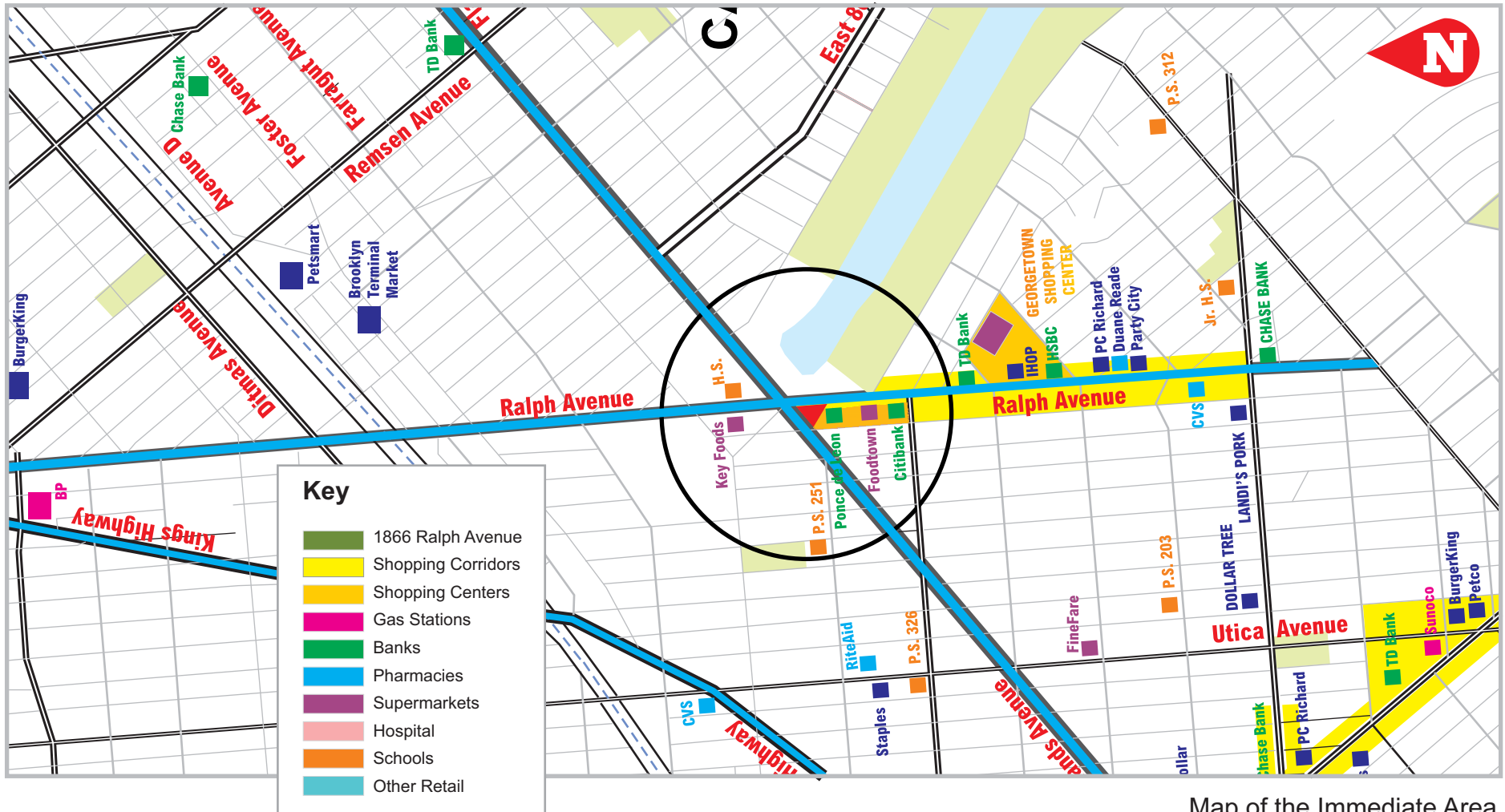
Adjacent to the Ralph Avenue Shopping Center and additional parking

1866 Ralph Avenue, Brooklyn, NY 11234

Presented by

GREENSTONE
THE RETAIL LEASING COMPANY

Robert C. Greenstone
Chairman and CEO
Licensed Real Estate Broker
212-362-5414
rob@greenstonerealty.com



Map of the Immediate Area

**Area's
Most
Prime Retail
Intersection**

12,585 Sq Ft

Prime S/W/Corner Property Available
for Ground Lease or Build-To-Suit

**Adjacent to the Ralph Avenue Shopping Center
and additional parking**

1866 Ralph Avenue, Brooklyn, NY 11234



Existing Conditions

Area's Most Prime Retail Intersection

12,585 Sq Ft

Prime S/W/Corner Property Available for Ground Lease or Build-To-Suit

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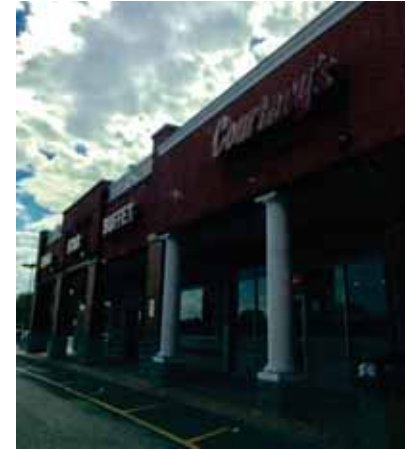
1866 Ralph Avenue, Brooklyn, NY 11234



Flatland's Shopping Center - located adjacent to the subject site.



1866 Ralph Avenue - SUBJECT SITE.



Georgetown Shopping Center



Adjacent Tenants.



Neighboring Tenants.



Georgetown S.C.



Georgetown S.C.



New Fairway Market

Area's Most

Prime Retail Intersection

1866 Ralph Avenue, Brooklyn, NY 11234

12,585 Sq Ft

S/W/Corner Property Available
for Ground Lease or Build-To-Suit

1 Mile

2 Mile

3 Mile

Population

2010 Population	89,388	350,829	845,052
2016 Population	94,415	367,614	883,571
2021 Population	99,148	384,644	923,200
2016 Male population	44.3%	45.0%	45.4%
2016 Female Population	55.7%	55.0%	54.6%
2016 Median Age	38.5	37.8	36.4

Race & Ethnicity

2016 White Alone	16.9%	21.2%	28.0%
2016 Black Alone	74.2%	69.0%	57.7%
2016 Native Americans Alone	0.3%	0.3%	0.4%
2016 Asian Alone	3.2%	3.9%	6.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Races	2.5%	2.8%	4.7%
2016 Two or More Races	2.9%	2.8%	3.0%
2016 Hispanic Origins (Any Race)	7.5%	8.2%	12.1%

Households

2010 Households	30,551	121,556	302,234
2016 Households	32,022	126,655	314,234
2012 Households	33,474	132,099	327,296
2016 Average Household Size	2.94	2.88	2.78

Median Household Income

2016 Median Household Income	\$61,070	\$54,320	\$44,383
2021 Median Household Income	\$70,046	\$61,679	\$50,671
2016-2021 Annual Growth Rate	2.78	2.5%	\$2.69

Average Household Income

2016 Average Household Income	\$78,350	\$73,559	\$64,056
2021 Average Household Income	\$86,765	\$81,137	\$70,481
2016-2021 Annual Rate	2.06%	1.98%	1.93%

Per Capita Income

2016 Per Capita Income	\$26,649	\$25,520	\$23,083
2021 Per Capita Income	\$29,371	\$28,035	\$25,278
2016-2021 Annual Income Growth	1.96%	1.90%	1.83%