

GREENPOINT BROOKLYN McGUINNESS BOULEVARD NWC CALYER STREET

LOCATION:

233 Calyer Street NWC McGuinness Blvd
AKA 201 McGuinness Blvd
Greenpoint, Brooklyn, NY 11222

SIZE: Approximately 1,650 sq ft

DESCRIPTION:

- First Time available in 35 years
- Full Basement.
- 75 feet of frontage on McGuinness Blvd
- Adjacent to 134 unit development.

CURRENTLY: McGuinness Auto and Truck Parts

AVAILABLE: ASAP

ZONING: C2-4 overlay in R7A Retail

NEARBY TENANTS: Located across McGuinness Blvd from Key Food, Taco Bell and KFC. Adjacent to a new Six story 150,000 sq ff mix use development with 134 units.

NEIGHBORHOOD: Densely populated middle income neighborhood. Greenpoint Subway Stop (G line) located within 4 blocks on Manhattan Avenue.

PRICE: To be determined. Real Estate Taxes above base year.

NOTE: Great for all uses!



2015	1/4 Mile	1/2 Mile	1 Mile
Estimated Population	6,739	25,919	59,413
Estimated Median HH Income	\$63,032	\$67,318	\$71,810

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice. ID #3128



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



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233 Calyer Street NWC McGuinness Boulevard, Greenpoint, NY 11222



Mix Use Development
Six Story 134 Units
150,000 sq ft

McGuinness Blvd

Calyer St

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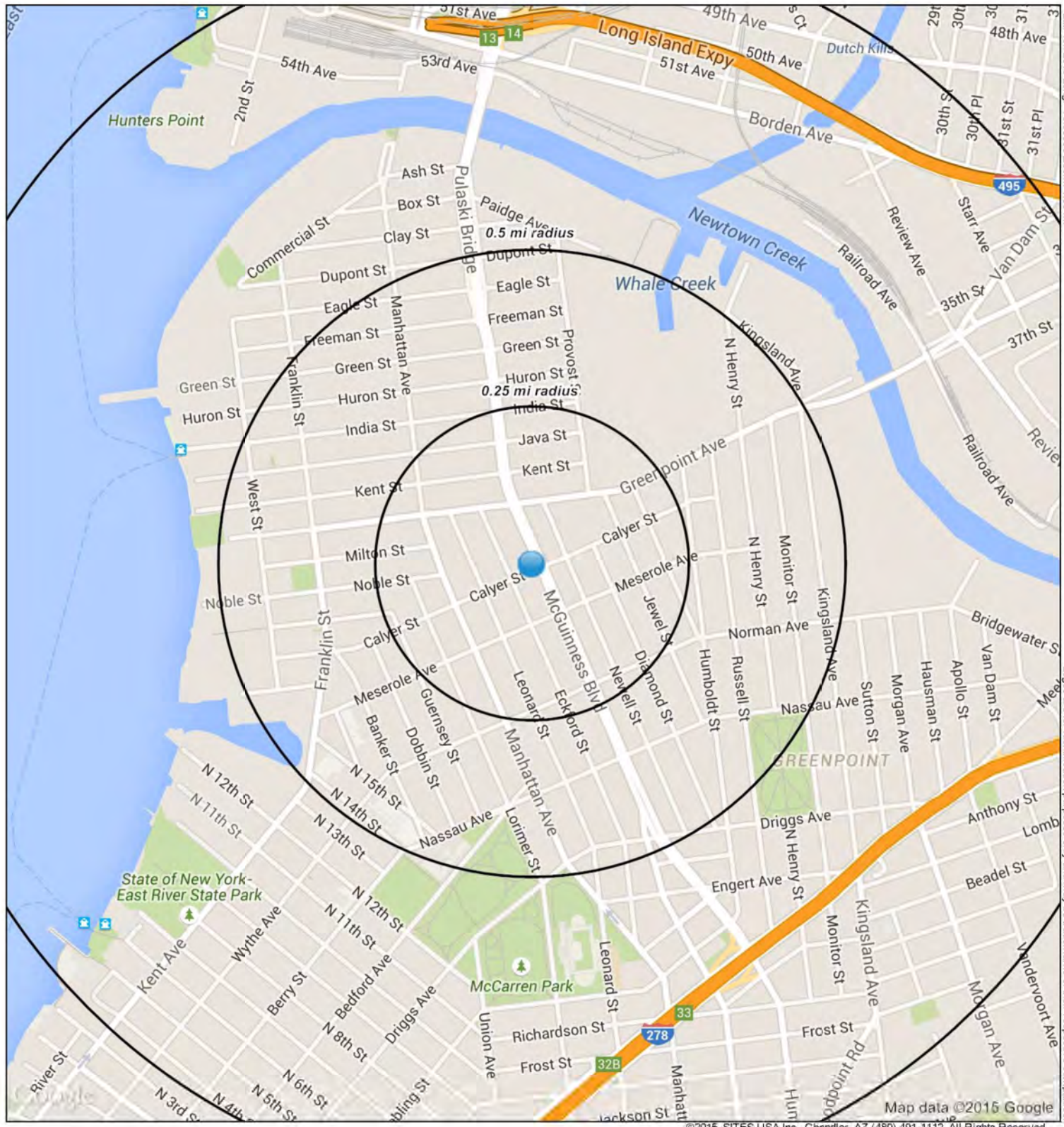
 Member of International Council of Shopping Centers

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Lat: 40.72910 Long: -73.95990 Zoom: 1.68 mi
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233 Calyer St
Brooklyn, NY 11222



July 2015

Metro Commercial & Business Brokers, Inc.

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EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



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RF5

233 Calyer St

Brooklyn, NY 11222

	0.25 mi radius	0.5 mi radius	1 mi radius	2 mi radius
Population				
Estimated Population (2015)	6,739	25,919	59,413	460,565
Projected Population (2020)	7,099	27,531	62,687	484,880
Census Population (2010)	6,286	25,049	53,075	433,404
Census Population (2000)	6,952	27,359	52,511	413,611
Projected Annual Growth (2015 to 2020)	360 1.1%	1,612 1.2%	3,273 1.1%	24,315 1.1%
Historical Annual Growth (2010 to 2015)	453 1.4%	870 0.7%	6,338 2.4%	27,161 1.3%
Historical Annual Growth (2000 to 2010)	-666 -1.0%	-2,310 -0.8%	564 0.1%	19,793 0.5%
Estimated Population Density (2015)	34,369 <i>psm</i>	33,059 <i>psm</i>	18,920 <i>psm</i>	36,665 <i>psm</i>
Trade Area Size	0.20 <i>sq mi</i>	0.78 <i>sq mi</i>	3.14 <i>sq mi</i>	12.56 <i>sq mi</i>
Households				
Estimated Households (2015)	3,092	12,023	28,158	210,782
Projected Households (2020)	3,209	12,576	29,254	217,677
Census Households (2010)	2,893	11,644	25,126	199,024
Census Households (2000)	2,805	11,017	21,987	185,758
Estimated Households with Children (2015)	481 15.6%	1,760 14.6%	3,924 13.9%	36,974 17.5%
Estimated Average Household Size (2015)	2.16	2.15	2.10	2.13
Average Household Income				
Estimated Average Household Income (2015)	\$77,448	\$85,021	\$91,818	\$97,558
Projected Average Household Income (2020)	\$81,990	\$90,013	\$97,187	\$103,307
Estimated Average Family Income (2015)	\$69,902	\$62,909	\$76,417	\$89,897
Median Household Income				
Estimated Median Household Income (2015)	\$63,032	\$67,318	\$71,810	\$71,143
Projected Median Household Income (2020)	\$65,482	\$70,445	\$74,958	\$73,615
Estimated Median Family Income (2015)	\$74,912	\$81,521	\$85,169	\$76,887
Per Capita Income				
Estimated Per Capita Income (2015)	\$35,624	\$39,481	\$43,552	\$44,823
Projected Per Capita Income (2020)	\$37,139	\$41,154	\$45,388	\$46,543
Estimated Per Capita income 5 Year Growth	\$1,515 4.3%	\$1,674 4.2%	\$1,836 4.2%	\$1,720 3.8%
Estimated Average Household Net Worth (2015)	\$551,926	\$597,831	\$580,359	\$780,771
Daytime Demos (2015)				
Total Businesses	446	1,568	3,489	26,659
Total Employees	2,923	10,500	26,231	305,300
Company Headquarter Businesses	2 0.4%	5 0.3%	9 0.3%	198 0.7%
Company Headquarter Employees	6 0.2%	34 0.3%	309 1.2%	25,499 8.4%
Employee Population per Business	6.5	6.7	7.5	11.5
Residential Population per Business	15.1	16.5	17.0	17.3

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Race & Ethnicity								
White (2015)	5,629	83.5%	21,096	81.4%	46,303	77.9%	295,051	64.1%
Black or African American (2015)	311	4.6%	1,127	4.3%	3,225	5.4%	47,420	10.3%
American Indian or Alaska Native (2015)	12	0.2%	63	0.2%	164	0.3%	1,946	0.4%
Asian (2015)	365	5.4%	1,741	6.7%	4,801	8.1%	62,035	13.5%
Hawaiian or Pacific Islander (2015)	3	-	14	0.1%	32	0.1%	224	-
Other Race (2015)	266	4.0%	1,265	4.9%	3,288	5.5%	38,981	8.5%
Two or More Races (2015)	153	2.3%	613	2.4%	1,600	2.7%	14,908	3.2%
Not Hispanic or Latino Population (2015)	5,955	88.4%	22,518	86.9%	50,595	85.2%	354,422	77.0%
Hispanic or Latino Population (2015)	784	11.6%	3,402	13.1%	8,818	14.8%	106,143	23.0%
Not Hispanic or Latino Population (2020)	6,117	86.2%	23,286	84.6%	51,988	82.9%	364,932	75.3%
Hispanic or Latino Population (2020)	982	13.8%	4,246	15.4%	10,699	17.1%	119,948	24.7%
Not Hispanic or Latino Population (2010)	5,597	89.0%	21,735	86.8%	44,984	84.8%	328,840	75.9%
Hispanic or Latino Population (2010)	689	11.0%	3,314	13.2%	8,091	15.2%	104,564	24.1%
Not Hispanic or Latino Population (2000)	6,036	86.8%	22,703	83.0%	41,933	79.9%	293,377	70.9%
Hispanic or Latino Population (2000)	917	13.2%	4,656	17.0%	10,578	20.1%	120,234	29.1%
Projected Hispanic Annual Growth (2015 to 2020)	198	5.1%	844	5.0%	1,881	4.3%	13,805	2.6%
Historic Hispanic Annual Growth (2000 to 2015)	-133	-1.0%	-1,255	-1.8%	-1,760	-1.1%	-14,092	-0.8%
Age Distribution (2015)								
Age Under 5	262	3.9%	1,002	3.9%	2,551	4.3%	26,399	5.7%
Age 5 to 9 Years	228	3.4%	858	3.3%	1,876	3.2%	20,835	4.5%
Age 10 to 14 Years	206	3.1%	801	3.1%	1,678	2.8%	18,092	3.9%
Age 15 to 19 Years	230	3.4%	839	3.2%	1,760	3.0%	20,711	4.5%
Age 20 to 24 Years	460	6.8%	1,697	6.5%	4,194	7.1%	36,491	7.9%
Age 25 to 29 Years	1,068	15.9%	4,071	15.7%	9,756	16.4%	59,774	13.0%
Age 30 to 34 Years	998	14.8%	4,059	15.7%	9,872	16.6%	54,351	11.8%
Age 35 to 39 Years	665	9.9%	2,493	9.6%	6,321	10.6%	38,485	8.4%
Age 40 to 44 Years	441	6.5%	1,799	6.9%	4,389	7.4%	29,602	6.4%
Age 45 to 49 Years	349	5.2%	1,421	5.5%	3,067	5.2%	25,697	5.6%
Age 50 to 54 Years	425	6.3%	1,466	5.7%	2,978	5.0%	24,815	5.4%
Age 55 to 59 Years	387	5.7%	1,402	5.4%	2,832	4.8%	24,464	5.3%
Age 60 to 64 Years	350	5.2%	1,217	4.7%	2,401	4.0%	22,333	4.8%
Age 65 to 74 Years	411	6.1%	1,658	6.4%	3,259	5.5%	32,303	7.0%
Age 75 to 84 Years	173	2.6%	749	2.9%	1,583	2.7%	17,347	3.8%
Age 85 Years or Over	84	1.2%	388	1.5%	895	1.5%	8,865	1.9%
Median Age	33.7		33.7		33.2		34.1	
Gender Age Distribution (2015)								
Female Population	3,383	50.2%	13,072	50.4%	29,480	49.6%	238,788	51.8%
Age 0 to 19 Years	444	13.1%	1,729	13.2%	3,818	13.0%	42,497	17.8%
Age 20 to 64 Years	2,528	74.7%	9,630	73.7%	22,159	75.2%	161,164	67.5%
Age 65 Years or Over	412	12.2%	1,712	13.1%	3,503	11.9%	35,127	14.7%
Female Median Age	34.0		34.0		33.2		35.1	
Male Population	3,355	49.8%	12,848	49.6%	29,933	50.4%	221,777	48.2%
Age 0 to 19 Years	482	14.4%	1,770	13.8%	4,048	13.5%	43,540	19.6%
Age 20 to 64 Years	2,616	78.0%	9,994	77.8%	23,651	79.0%	154,849	69.8%
Age 65 Years or Over	257	7.7%	1,084	8.4%	2,235	7.5%	23,388	10.5%
Male Median Age	33.5		33.6		33.3		33.1	

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Household Income Distribution (2015)								
HH Income \$200,000 or More	148	4.8%	649	5.4%	2,063	7.3%	22,509	10.7%
HH Income \$150,000 to \$199,999	216	7.0%	879	7.3%	2,360	8.4%	15,213	7.2%
HH Income \$100,000 to \$149,999	498	16.1%	1,963	16.3%	4,739	16.8%	31,145	14.8%
HH Income \$75,000 to \$99,999	431	14.0%	1,896	15.8%	4,034	14.3%	23,252	11.0%
HH Income \$50,000 to \$74,999	603	19.5%	2,039	17.0%	4,618	16.4%	30,347	14.4%
HH Income \$35,000 to \$49,999	219	7.1%	1,103	9.2%	2,722	9.7%	19,409	9.2%
HH Income \$25,000 to \$34,999	264	8.5%	1,034	8.6%	2,309	8.2%	15,673	7.4%
HH Income \$15,000 to \$24,999	190	6.1%	828	6.9%	1,932	6.9%	18,958	9.0%
HH Income Under \$15,000	524	16.9%	1,631	13.6%	3,381	12.0%	34,275	16.3%
HH Income \$35,000 or More	2,115	68.4%	8,530	70.9%	20,536	72.9%	141,876	67.3%
HH Income \$75,000 or More	1,293	41.8%	5,387	44.8%	13,196	46.9%	92,120	43.7%
Housing (2015)								
Total Housing Units	3,259		12,861		29,829		220,997	
Housing Units Occupied	3,092	94.9%	12,023	93.5%	28,158	94.4%	210,782	95.4%
Housing Units Owner-Occupied	522	16.9%	1,953	16.2%	5,342	19.0%	39,016	18.5%
Housing Units, Renter-Occupied	2,570	83.1%	10,070	83.8%	22,816	81.0%	171,767	81.5%
Housing Units, Vacant	167	5.1%	838	6.5%	1,671	5.6%	10,215	4.6%
Marital Status (2015)								
Never Married	3,130	51.8%	11,161	48.0%	27,716	52.0%	207,189	52.4%
Currently Married	1,594	26.4%	7,647	32.9%	15,873	29.8%	114,718	29.0%
Separated	391	6.5%	1,268	5.5%	2,951	5.5%	22,869	5.8%
Widowed	441	7.3%	1,582	6.8%	3,119	5.9%	18,807	4.8%
Divorced	486	8.0%	1,600	6.9%	3,649	6.8%	31,655	8.0%
Household Type (2015)								
Population Family	3,137	46.6%	11,786	45.5%	25,981	43.7%	237,420	51.5%
Population Non-Family	3,544	52.6%	14,024	54.1%	33,213	55.9%	211,114	45.8%
Population Group Quarters	58	0.9%	109	0.4%	220	0.4%	12,032	2.6%
Family Households	1,277	41.3%	4,875	40.5%	10,832	38.5%	85,663	40.6%
Non-Family Households	1,815	58.7%	7,148	59.5%	17,326	61.5%	125,119	59.4%
Married Couple with Children	340	21.3%	1,261	16.5%	2,751	17.3%	23,109	20.1%
Average Family Household Size	2.5		2.4		2.4		2.8	
Household Size (2015)								
1 Person Households	1,023	33.1%	3,929	32.7%	9,621	34.2%	84,954	40.3%
2 Person Households	1,163	37.6%	4,744	39.5%	11,063	39.3%	69,217	32.8%
3 Person Households	515	16.7%	1,869	15.5%	4,225	15.0%	27,648	13.1%
4 Person Households	249	8.1%	938	7.8%	2,114	7.5%	15,153	7.2%
5 Person Households	94	3.0%	339	2.8%	739	2.6%	6,522	3.1%
6 or More Person Households	47	1.5%	206	1.7%	396	1.4%	7,288	3.5%
Household Vehicles (2015)								
Households with 0 Vehicles Available	1,890	61.1%	7,469	62.1%	17,294	61.4%	153,244	72.7%
Households with 1 Vehicles Available	881	28.5%	3,430	28.5%	8,376	29.7%	47,018	22.3%
Households with 2 or More Vehicles Available	321	10.4%	1,124	9.4%	2,488	8.8%	10,520	5.0%
Total Vehicles Available	1,532		5,746		13,626		69,289	
Average Vehicles Per Household	0.5		0.5		0.5		0.3	

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Labor Force (2015)								
Estimated Labor Population Age 16 Years or Over	6,000		23,091		52,983		392,016	
Estimated Civilian Employed	4,010	66.8%	16,252	70.4%	38,425	72.5%	255,279	65.1%
Estimated Civilian Unemployed	198	3.3%	706	3.1%	1,602	3.0%	12,900	3.3%
Estimated in Armed Forces	-	-	-	-	17	-	138	-
Estimated Not in Labor Force	1,792	29.9%	6,133	26.6%	12,940	24.4%	123,699	31.6%
Unemployment Rate	3.3%		3.1%		3.0%		3.3%	
Occupation (2010)								
Occupation: Population Age 16 Years or Over	3,723		15,040		32,298		226,860	
Management, Business, Financial Operations	540	14.5%	2,000	13.3%	4,298	13.3%	46,926	20.7%
Professional, Related	1,079	29.0%	4,191	27.9%	10,155	31.4%	69,642	30.7%
Service	646	17.3%	2,797	18.6%	5,641	17.5%	35,221	15.5%
Sales, Office	901	24.2%	3,247	21.6%	7,246	22.4%	52,625	23.2%
Farming, Fishing, Forestry	3	0.1%	15	0.1%	16	0.1%	279	0.1%
Construct, Extraction, Maintenance	307	8.2%	1,405	9.3%	2,482	7.7%	7,920	3.5%
Production, Transport Material Moving	247	6.6%	1,385	9.2%	2,460	7.6%	14,246	6.3%
White Collar Workers	67.7%		62.8%		67.2%		74.6%	
Blue Collar Workers	32.3%		37.2%		32.8%		25.4%	
Consumer Expenditure (2015)								
Total Household Expenditure	\$183 M		\$755 M		\$1.87 B		\$14.4 B	
Total Non-Retail Expenditure	\$99.0 M	54.0%	\$409 M	54.1%	\$1.01 B	54.2%	\$7.81 B	54.1%
Total Retail Expenditure	\$84.2 M	46.0%	\$347 M	45.9%	\$857 M	45.8%	\$6.62 B	45.9%
Apparel	\$6.46 M	3.5%	\$26.7 M	3.5%	\$66.2 M	3.5%	\$513 M	3.6%
Contributions	\$7.85 M	4.3%	\$32.9 M	4.4%	\$84.9 M	4.5%	\$688 M	4.8%
Education	\$7.24 M	4.0%	\$30.1 M	4.0%	\$76.7 M	4.1%	\$619 M	4.3%
Entertainment	\$10.2 M	5.6%	\$42.2 M	5.6%	\$105 M	5.6%	\$810 M	5.6%
Food and Beverages	\$27.0 M	14.7%	\$111 M	14.7%	\$272 M	14.5%	\$2.08 B	14.4%
Furnishings and Equipment	\$6.35 M	3.5%	\$26.4 M	3.5%	\$65.8 M	3.5%	\$508 M	3.5%
Gifts	\$4.66 M	2.5%	\$19.3 M	2.6%	\$49.1 M	2.6%	\$391 M	2.7%
Health Care	\$14.7 M	8.0%	\$60.4 M	8.0%	\$148 M	7.9%	\$1.13 B	7.8%
Household Operations	\$5.21 M	2.8%	\$21.7 M	2.9%	\$55.0 M	2.9%	\$432 M	3.0%
Miscellaneous Expenses	\$2.76 M	1.5%	\$11.3 M	1.5%	\$27.8 M	1.5%	\$213 M	1.5%
Personal Care	\$2.40 M	1.3%	\$9.92 M	1.3%	\$24.5 M	1.3%	\$188 M	1.3%
Personal Insurance	\$1.35 M	0.7%	\$5.67 M	0.8%	\$14.4 M	0.8%	\$114 M	0.8%
Reading	\$413 K	0.2%	\$1.71 M	0.2%	\$4.24 M	0.2%	\$32.7 M	0.2%
Shelter	\$37.8 M	20.6%	\$156 M	20.6%	\$386 M	20.7%	\$3.01 B	20.9%
Tobacco	\$1.10 M	0.6%	\$4.47 M	0.6%	\$10.7 M	0.6%	\$79.9 M	0.6%
Transportation	\$33.7 M	18.4%	\$139 M	18.4%	\$341 M	18.2%	\$2.57 B	17.8%
Utilities	\$13.9 M	7.6%	\$57.0 M	7.5%	\$139 M	7.4%	\$1.06 B	7.3%
Educational Attainment (2015)								
Adult Population Age 25 Years or Over	6,842		26,682		61,490		458,447	
Elementary (Grade Level 0 to 8)	419	6.1%	1,908	7.2%	4,436	7.2%	55,073	12.0%
Some High School (Grade Level 9 to 11)	356	5.2%	1,466	5.5%	3,772	6.1%	44,311	9.7%
High School Graduate	1,016	14.8%	3,650	13.7%	7,580	12.3%	54,636	11.9%
Some College	676	9.9%	2,521	9.4%	5,801	9.4%	37,998	8.3%
Associate Degree Only	399	5.8%	1,746	6.5%	3,095	5.0%	15,553	3.4%
Bachelor Degree Only	1,753	25.6%	6,800	25.5%	16,630	27.0%	107,614	23.5%
Graduate Degree	2,223	32.5%	8,591	32.2%	20,176	32.8%	143,261	31.2%

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Units In Structure (2010)								
1 Detached Unit	65	2.2%	410	3.5%	1,079	4.3%	7,591	3.8%
1 Attached Unit	78	2.7%	315	2.7%	788	3.1%	3,600	1.8%
2 to 4 Units	1,089	37.7%	4,020	34.5%	8,743	34.8%	27,903	14.0%
5 to 9 Units	1,321	45.6%	5,000	42.9%	9,167	36.5%	25,627	12.9%
10 to 19 Units	141	4.9%	754	6.5%	1,798	7.2%	17,850	9.0%
20 to 49 Units	79	2.7%	520	4.5%	1,678	6.7%	37,739	19.0%
50 or More Units	98	3.4%	572	4.9%	1,770	7.0%	78,080	39.2%
Mobile Home or Trailer	23	0.8%	53	0.5%	78	0.3%	506	0.3%
Other Structure	-	-	-	-	25	0.1%	129	0.1%
Homes Built By Year (2010)								
Homes Built 2005 or later	46	1.6%	276	2.4%	1,491	5.9%	7,747	3.9%
Homes Built 2000 to 2004	53	1.8%	227	1.9%	651	2.6%	5,811	2.9%
Homes Built 1990 to 1999	69	2.4%	375	3.2%	883	3.5%	7,997	4.0%
Homes Built 1980 to 1989	122	4.2%	386	3.3%	810	3.2%	10,908	5.5%
Homes Built 1970 to 1979	155	5.4%	787	6.8%	1,490	5.9%	17,693	8.9%
Homes Built 1960 to 1969	288	10.0%	1,001	8.6%	1,911	7.6%	25,194	12.7%
Homes Built 1950 to 1959	255	8.8%	1,060	9.1%	2,239	8.9%	24,269	12.2%
Homes Built Before 1949	1,905	65.8%	7,532	64.7%	15,652	62.3%	99,404	49.9%
Home Values (2010)								
Home Values \$1,000,000 or More	70	14.0%	255	13.1%	612	12.7%	5,889	15.9%
Home Values \$500,000 to \$999,999	255	51.5%	989	50.7%	2,426	50.3%	14,336	38.7%
Home Values \$400,000 to \$499,999	25	5.1%	150	7.7%	376	7.8%	4,116	11.1%
Home Values \$300,000 to \$399,999	37	7.6%	177	9.1%	396	8.2%	4,254	11.5%
Home Values \$200,000 to \$299,999	26	5.2%	121	6.2%	399	8.3%	3,094	8.4%
Home Values \$150,000 to \$199,999	13	2.7%	94	4.8%	196	4.1%	1,474	4.0%
Home Values \$100,000 to \$149,999	46	9.2%	88	4.5%	224	4.6%	1,308	3.5%
Home Values \$70,000 to \$99,999	14	2.8%	40	2.0%	92	1.9%	898	2.4%
Home Values \$50,000 to \$69,999	2	0.4%	15	0.8%	40	0.8%	454	1.2%
Home Values \$25,000 to \$49,999	5	1.0%	13	0.6%	38	0.8%	480	1.3%
Home Values Under \$25,000	2	0.5%	8	0.4%	20	0.4%	723	2.0%
Owner-Occupied Median Home Value	\$584,987		\$601,759		\$592,914		\$573,508	
Renter-Occupied Median Rent	\$1,162		\$1,149		\$1,220		\$1,265	
Transportation To Work (2010)								
Drive to Work Alone	611	16.7%	2,354	16.0%	4,920	15.5%	29,521	13.2%
Drive to Work in Carpool	164	4.5%	591	4.0%	1,215	3.8%	6,714	3.0%
Travel to Work by Public Transportation	2,256	61.5%	8,851	60.0%	19,434	61.1%	123,804	55.4%
Drive to Work on Motorcycle	-	-	7	-	43	0.1%	230	0.1%
Walk or Bicycle to Work	391	10.7%	1,738	11.8%	3,488	11.0%	48,455	21.7%
Other Means	7	0.2%	222	1.5%	313	1.0%	1,536	0.7%
Work at Home	238	6.5%	981	6.7%	2,420	7.6%	13,045	5.8%
Travel Time (2010)								
Travel to Work in 14 Minutes or Less	342	10.0%	1,329	9.7%	2,844	9.7%	28,262	13.4%
Travel to Work in 15 to 29 Minutes	882	25.7%	2,989	21.7%	7,336	24.9%	67,609	32.2%
Travel to Work in 30 to 59 Minutes	1,929	56.3%	8,125	59.0%	16,662	56.6%	94,926	45.1%
Travel to Work in 60 Minutes or More	276	8.0%	1,320	9.6%	2,570	8.7%	19,463	9.3%
Average Minutes Travel to Work	30.6		32.4		31.7		29.2	

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