

# DEVELOPMENT SITE

## 39th STREET

### SUNSET PARK, BROOKLYN

**LOCATION:**

644-646 39th Street  
 Between 6th and 7th Avenues  
 Sunset Park, Brooklyn, NY 11232

**SIZE:** Land Area 7,500 sq ft  
 New Building up to 15,000 sq ft

**DESCRIPTION:**

- Development Site.
- Plans for Hotel.
- Only 4 block west from I278.
- Bus Stops across the street.
- 2 Blocks west from Subway 9th Ave (D line)

**ZONING:** M1-2, FAR 2.



**NEIGHBORHOOD:** Densely populated middle income neighborhood. Site is located only four block from the Gowanus Expressway (I 278) 38th/39th Street exits ramps. Additionally the site is located near the revitalized 8th Avenue business district home to many international businesses.

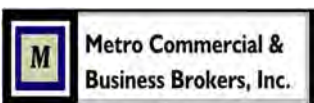
**PRICE:** Available upon Request.

**TAXES:** Currently \$10,434 per year. ICAP abatement anticipated for new development.

**NOTE:** Excellent opportunity for Hotel/Commercial Development in resurging neighborhood!

2013	1/2 Mile	1 Mile	3 Mile
Estimated Population	40,087	137,899	946,825
Estimated Median HH Income	\$41,030	\$38,726	\$55,053

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



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



[www.metrocbb.com](http://www.metrocbb.com)

John R. Wilmarth  
 (516) 640-5440 [john@metrocb.com](mailto:john@metrocb.com)

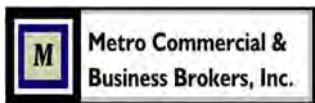
Gerry Dantone  
 (631) 623-6914 [metrocb@aol.com](mailto:metrocb@aol.com)

**Sandmark Realty LLC**

Lila Balaskas (718) 428-4616 [lbalaskas@sandmarkre.com](mailto:lbalaskas@sandmarkre.com)



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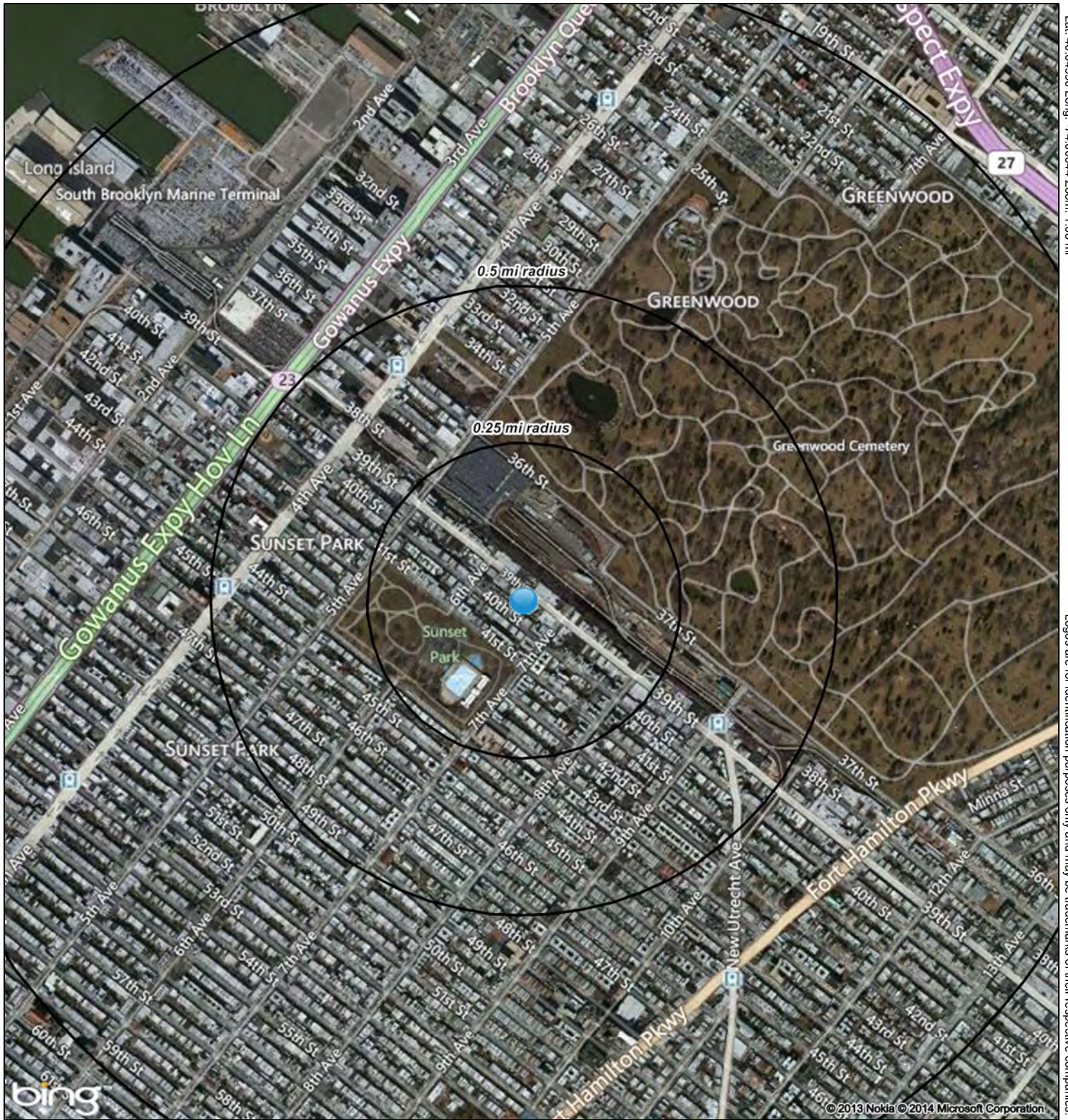
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**646 39th St**

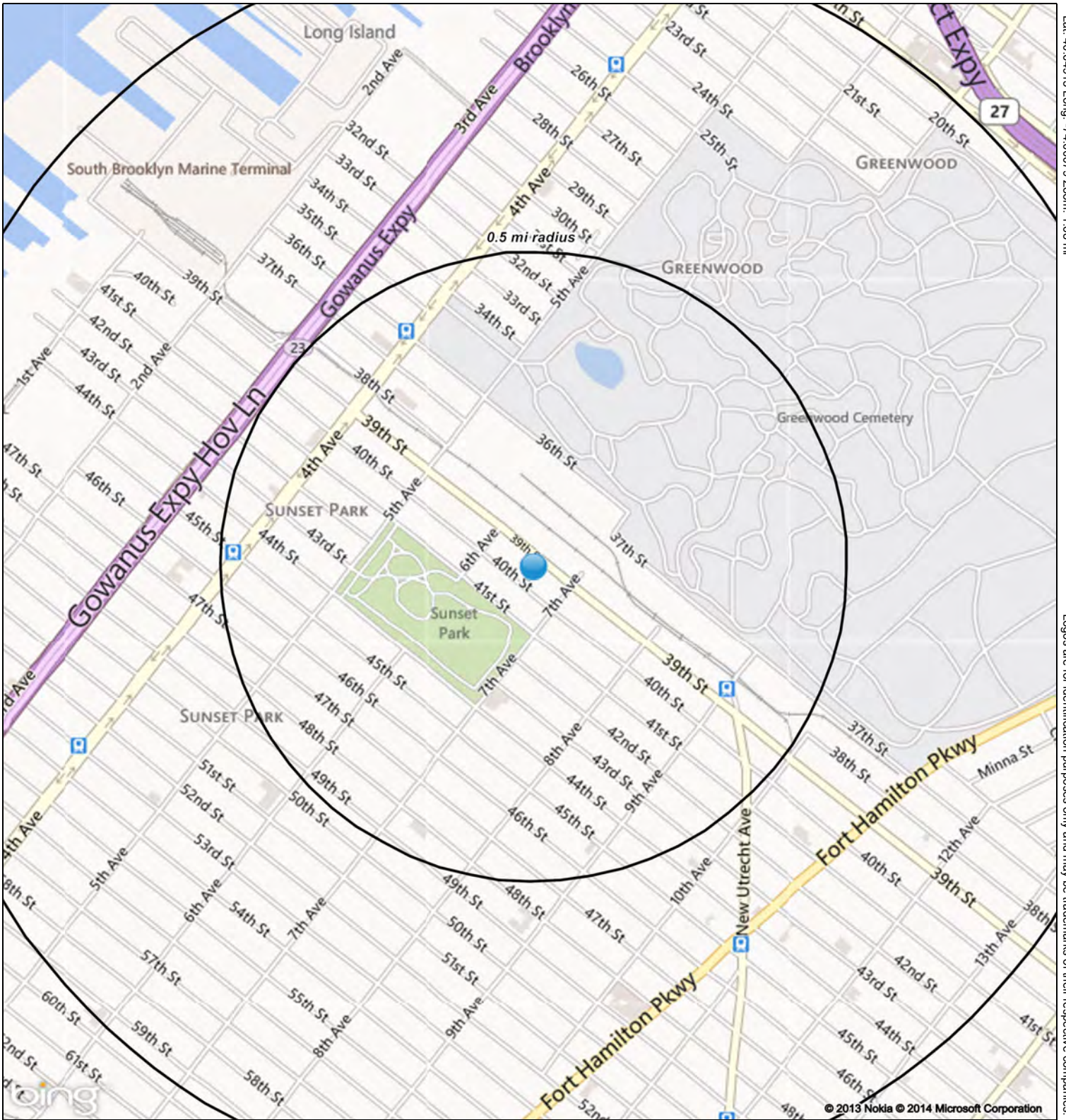
**Brooklyn, NY 11232**

*January 2014*

Metro Commercial & Business Brokers, Inc.







**646 39th St**

**Brooklyn, NY 11232**

*January 2014*

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# EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



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Lat/Lon: 40.6490/-74.0007

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## 646 39th St

### Brooklyn, NY 11232

	0.5 mi radius	1 mi radius	3 mi radius
<b>Population</b>			
Estimated Population (2013)	40,087	137,889	946,825
Projected Population (2018)	42,300	145,427	998,588
Census Population (2010)	39,199	134,872	926,107
Census Population (2000)	37,004	127,211	916,474
Projected Annual Growth (2013 to 2018)	2,214 1.1%	7,538 1.1%	51,763 1.1%
Historical Annual Growth (2010 to 2013)	887 0.8%	3,017 0.7%	20,717 0.7%
Historical Annual Growth (2000 to 2010)	2,195 0.6%	7,661 0.6%	9,633 0.1%
Estimated Population Density (2013)	51,131 <i>psm</i>	43,906 <i>psm</i>	33,501 <i>psm</i>
Trade Area Size	0.78 <i>sq mi</i>	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2013)	11,707	39,202	342,951
Projected Households (2018)	12,232	40,955	358,294
Census Households (2010)	11,453	38,351	335,497
Census Households (2000)	11,240	38,009	333,281
Estimated Households with Children (2013)	5,003 42.7%	16,974 43.3%	111,748 32.6%
Estimated Average Household Size (2013)	3.42	3.48	2.73
<b>Average Household Income</b>			
Estimated Average Household Income (2013)	\$54,001	\$52,027	\$72,589
Projected Average Household Income (2018)	\$55,333	\$53,315	\$74,384
Estimated Average Family Income (2013)	\$57,929	\$55,701	\$81,521
<b>Median Household Income</b>			
Estimated Median Household Income (2013)	\$41,030	\$38,726	\$55,053
Projected Median Household Income (2018)	\$43,664	\$41,319	\$58,788
Estimated Median Family Income (2013)	\$43,718	\$41,889	\$63,626
<b>Per Capita Income</b>			
Estimated Per Capita Income (2013)	\$15,842	\$14,966	\$26,491
Projected Per Capita Income (2018)	\$16,064	\$15,184	\$26,877
Estimated Per Capita income 5 Year Growth	\$223 1.4%	\$218 1.5%	\$386 1.5%
Estimated Average Household Net Worth (2013)	\$484,546	\$459,950	\$599,392
<b>Daytime Demos (2013)</b>			
Total Businesses	742	4,353	30,925
Total Employees	5,687	34,845	245,355
Company Headquarter Businesses	-	7 0.2%	36 0.1%
Company Headquarter Employees	1	216 0.6%	4,233 1.7%
Employee Population per Business	7.7	8.0	7.9
Residential Population per Business	54.0	31.7	30.6

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646 39th St Brooklyn, NY 11232	0.5 mi radius		1 mi radius		3 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2013)	13,944	34.8%	55,477	40.2%	482,139	50.9%
Black or African American (2013)	1,674	4.2%	4,912	3.6%	196,706	20.8%
American Indian or Alaska Native (2013)	755	1.9%	1,600	1.2%	4,808	0.5%
Asian (2013)	11,443	28.5%	43,673	31.7%	155,673	16.4%
Hawaiian or Pacific Islander (2013)	25	0.1%	63	-	446	-
Other Race (2013)	10,137	25.3%	26,824	19.5%	77,463	8.2%
Two or More Races (2013)	2,109	5.3%	5,338	3.9%	29,590	3.1%
Not Hispanic or Latino Population (2013)	18,807	46.9%	81,613	59.2%	766,476	81.0%
Hispanic or Latino Population (2013)	21,279	53.1%	56,276	40.8%	180,349	19.0%
Not Hispanic or Latino Population (2018)	19,046	45.0%	83,897	57.7%	800,182	80.1%
Hispanic or Latino Population (2018)	23,254	55.0%	61,530	42.3%	198,406	19.9%
Not Hispanic or Latino Population (2010)	18,713	47.7%	80,708	59.8%	752,979	81.3%
Hispanic or Latino Population (2010)	20,486	52.3%	54,164	40.2%	173,128	18.7%
Not Hispanic or Latino Population (2000)	14,446	39.0%	68,283	53.7%	745,612	81.4%
Hispanic or Latino Population (2000)	22,559	61.0%	58,928	46.3%	170,862	18.6%
Projected Hispanic Annual Growth (2013 to 2018)	1,975	1.9%	5,254	1.9%	18,057	2.0%
Historic Hispanic Annual Growth (2000 to 2013)	-1,279	-0.4%	-2,652	-0.3%	9,487	0.4%
<b>Age Distribution (2013)</b>						
Age Under 5	3,397	8.5%	12,277	8.9%	72,205	7.6%
Age 5 to 9 Years	2,951	7.4%	10,869	7.9%	61,746	6.5%
Age 10 to 14 Years	2,380	5.9%	8,911	6.5%	55,368	5.8%
Age 15 to 19 Years	2,509	6.3%	8,759	6.4%	53,731	5.7%
Age 20 to 24 Years	3,470	8.7%	11,469	8.3%	66,715	7.0%
Age 25 to 29 Years	4,194	10.5%	13,688	9.9%	86,625	9.1%
Age 30 to 34 Years	3,790	9.5%	12,875	9.3%	86,674	9.2%
Age 35 to 39 Years	3,276	8.2%	10,563	7.7%	73,993	7.8%
Age 40 to 44 Years	2,724	6.8%	8,941	6.5%	64,308	6.8%
Age 45 to 49 Years	2,446	6.1%	8,121	5.9%	59,669	6.3%
Age 50 to 54 Years	2,198	5.5%	7,423	5.4%	58,165	6.1%
Age 55 to 59 Years	1,973	4.9%	6,748	4.9%	54,180	5.7%
Age 60 to 64 Years	1,586	4.0%	5,652	4.1%	47,241	5.0%
Age 65 to 74 Years	1,866	4.7%	6,272	4.5%	56,326	5.9%
Age 75 to 84 Years	962	2.4%	3,645	2.6%	33,485	3.5%
Age 85 Years or Over	364	0.9%	1,676	1.2%	16,395	1.7%
Median Age	30.5		29.9		33.5	
<b>Gender Age Distribution (2013)</b>						
Female Population	19,556	48.8%	67,389	48.9%	488,190	51.6%
Age 0 to 19 Years	5,366	27.4%	19,605	29.1%	117,672	24.1%
Age 20 to 64 Years	12,353	63.2%	41,127	61.0%	307,383	63.0%
Age 65 Years or Over	1,837	9.4%	6,658	9.9%	63,135	12.9%
Female Median Age	31.5		30.7		34.9	
Male Population	20,530	51.2%	70,500	51.1%	458,635	48.4%
Age 0 to 19 Years	5,872	28.6%	21,211	30.1%	125,378	27.3%
Age 20 to 64 Years	13,303	64.8%	44,354	62.9%	290,186	63.3%
Age 65 Years or Over	1,355	6.6%	4,935	7.0%	43,070	9.4%
Male Median Age	29.7		29.2		32.1	

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## 646 39th St

### Brooklyn, NY 11232

#### Household Income Distribution (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
HH Income \$200,000 or More	473	4.0%	1,401	3.6%	28,345	8.3%
HH Income \$150,000 to \$199,999	243	2.1%	639	1.6%	10,930	3.2%
HH Income \$100,000 to \$149,999	974	8.3%	3,065	7.8%	39,272	11.5%
HH Income \$75,000 to \$99,999	1,048	8.9%	3,439	8.8%	34,167	10.0%
HH Income \$50,000 to \$74,999	1,928	16.5%	6,130	15.6%	55,683	16.2%
HH Income \$35,000 to \$49,999	1,740	14.9%	6,442	16.4%	49,812	14.5%
HH Income \$25,000 to \$34,999	1,683	14.4%	5,321	13.6%	36,585	10.7%
HH Income \$15,000 to \$24,999	1,647	14.1%	5,932	15.1%	37,286	10.9%
HH Income Under \$15,000	1,972	16.8%	6,833	17.4%	50,871	14.8%
HH Income \$35,000 or More	6,405	54.7%	21,115	53.9%	218,210	63.6%
HH Income \$75,000 or More	2,738	23.4%	8,543	21.8%	112,714	32.9%

#### Housing (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
Total Housing Units	12,168		40,813		363,812	
Housing Units Occupied	11,707	96.2%	39,202	96.1%	342,951	94.3%
Housing Units Owner-Occupied	2,805	24.0%	8,855	22.6%	92,464	27.0%
Housing Units, Renter-Occupied	8,902	76.0%	30,347	77.4%	250,487	73.0%
Housing Units, Vacant	461	3.8%	1,611	3.9%	20,862	5.7%

#### Marital Status (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
Never Married	14,054	44.8%	43,176	40.8%	337,690	44.6%
Currently Married	12,066	38.5%	45,620	43.1%	313,368	41.4%
Separated	1,180	3.8%	2,966	2.8%	22,961	3.0%
Widowed	2,535	8.1%	8,801	8.3%	39,152	5.2%
Divorced	1,523	4.9%	5,269	5.0%	44,334	5.9%

#### Household Type (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
Population Family	33,953	84.7%	116,538	84.5%	735,438	77.7%
Population Non-Family	6,115	15.3%	19,801	14.4%	200,880	21.2%
Population Group Quarters	19	-	1,550	1.1%	10,507	1.1%
Family Households	8,413	71.9%	28,458	72.6%	211,085	61.5%
Non-Family Households	3,294	28.1%	10,743	27.4%	131,866	38.5%
Married Couple with Children	3,180	26.4%	11,719	25.7%	73,949	23.6%
Average Family Household Size	4.0		4.1		3.5	

#### Household Size (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
1 Person Households	2,259	19.3%	7,606	19.4%	99,251	28.9%
2 Person Households	2,652	22.7%	8,716	22.2%	96,531	28.1%
3 Person Households	1,942	16.6%	6,397	16.3%	55,273	16.1%
4 Person Households	1,843	15.7%	6,032	15.4%	42,462	12.4%
5 Person Households	1,225	10.5%	4,095	10.4%	22,695	6.6%
6 or More Person Households	1,786	15.3%	6,356	16.2%	26,738	7.8%

#### Household Vehicles (2013)

	0.5 mi radius		1 mi radius		3 mi radius	
Households with 0 Vehicles Available	7,536	64.4%	24,824	63.3%	198,386	57.8%
Households with 1 Vehicles Available	3,448	29.5%	11,683	29.8%	114,213	33.3%
Households with 2 or More Vehicles Available	723	6.2%	2,694	6.9%	30,352	8.9%
Total Vehicles Available	5,005		17,759		183,627	
Average Vehicles Per Household	0.4		0.5		0.5	

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## 646 39th St

## Brooklyn, NY 11232

0.5 mi radius      1 mi radius      3 mi radius

### Labor Force (2013)

Estimated Labor Population Age 16 Years or Over	30,911		104,158		746,674	
Estimated Civilian Employed	17,958	58.1%	57,910	55.6%	427,048	57.2%
Estimated Civilian Unemployed	2,462	8.0%	7,530	7.2%	51,495	6.9%
Estimated in Armed Forces	21	0.1%	55	0.1%	453	0.1%
Estimated Not in Labor Force	10,471	33.9%	38,662	37.1%	267,677	35.8%
Unemployment Rate	8.0%		7.2%		6.9%	

### Occupation (2010)

Occupation: Population Age 16 Years or Over	17,710		56,229		417,547	
Management, Business, Financial Operations	1,026	5.8%	4,204	7.5%	52,859	12.7%
Professional, Related	3,193	18.0%	9,691	17.2%	110,191	26.4%
Service	5,410	30.5%	16,649	29.6%	92,854	22.2%
Sales, Office	3,749	21.2%	11,974	21.3%	95,381	22.8%
Farming, Fishing, Forestry	5	-	68	0.1%	227	0.1%
Construct, Extraction, Maintenance	1,818	10.3%	5,347	9.5%	28,071	6.7%
Production, Transport Material Moving	2,509	14.2%	8,294	14.8%	37,963	9.1%
White Collar Workers		45.0%		46.0%		61.9%
Blue Collar Workers		55.0%		54.0%		38.1%

### Consumer Expenditure (2013)

Total Household Expenditure	\$539 M		\$1.76 B		\$19.1 B	
Total Non-Retail Expenditure	\$308 M	57.2%	\$1.00 B	57.2%	\$11.0 B	57.3%
Total Retail Expenditure	\$230 M	42.8%	\$753 M	42.8%	\$8.16 B	42.7%
Apparel	\$26.2 M	4.9%	\$85.7 M	4.9%	\$927 M	4.8%
Contributions	\$19.7 M	3.7%	\$63.3 M	3.6%	\$754 M	3.9%
Education	\$12.8 M	2.4%	\$41.5 M	2.4%	\$489 M	2.6%
Entertainment	\$30.0 M	5.6%	\$97.5 M	5.5%	\$1.07 B	5.6%
Food and Beverages	\$83.9 M	15.6%	\$275 M	15.7%	\$2.91 B	15.2%
Furnishings and Equipment	\$23.1 M	4.3%	\$74.9 M	4.3%	\$850 M	4.4%
Gifts	\$13.8 M	2.6%	\$44.6 M	2.5%	\$523 M	2.7%
Health Care	\$33.4 M	6.2%	\$110 M	6.3%	\$1.16 B	6.0%
Household Operations	\$18.7 M	3.5%	\$60.2 M	3.4%	\$691 M	3.6%
Miscellaneous Expenses	\$8.97 M	1.7%	\$29.4 M	1.7%	\$316 M	1.7%
Personal Care	\$7.85 M	1.5%	\$25.7 M	1.5%	\$277 M	1.5%
Personal Insurance	\$5.46 M	1.0%	\$17.6 M	1.0%	\$204 M	1.1%
Reading	\$1.74 M	0.3%	\$5.65 M	0.3%	\$62.7 M	0.3%
Shelter	\$105 M	19.4%	\$342 M	19.5%	\$3.74 B	19.6%
Tobacco	\$3.73 M	0.7%	\$12.4 M	0.7%	\$122 M	0.6%
Transportation	\$106 M	19.6%	\$345 M	19.6%	\$3.71 B	19.4%
Utilities	\$38.7 M	7.2%	\$127 M	7.2%	\$1.32 B	6.9%

### Educational Attainment (2013)

Adult Population Age 25 Years or Over	25,379		85,604		637,060	
Elementary (Grade Level 0 to 8)	7,260	28.6%	22,458	26.2%	81,014	12.7%
Some High School (Grade Level 9 to 11)	3,788	14.9%	13,333	15.6%	63,101	9.9%
High School Graduate	6,407	25.2%	22,775	26.6%	170,994	26.8%
Some College	2,061	8.1%	7,557	8.8%	78,071	12.3%
Associate Degree Only	888	3.5%	3,296	3.9%	33,862	5.3%
Bachelor Degree Only	3,599	14.2%	11,279	13.2%	123,400	19.4%
Graduate Degree	1,377	5.4%	4,907	5.7%	86,617	13.6%

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### Brooklyn, NY 11232

#### Units In Structure (2010)

	0.5 mi radius		1 mi radius		3 mi radius	
1 Detached Unit	455	4.0%	1,468	3.8%	21,823	6.5%
1 Attached Unit	587	5.1%	2,310	6.0%	24,518	7.3%
2 to 4 Units	4,776	41.7%	18,413	48.0%	112,695	33.6%
5 to 9 Units	2,340	20.4%	6,907	18.0%	38,500	11.5%
10 to 19 Units	1,038	9.1%	2,643	6.9%	20,620	6.1%
20 to 49 Units	1,419	12.4%	3,639	9.5%	50,725	15.1%
50 or More Units	818	7.1%	2,870	7.5%	65,810	19.6%
Mobile Home or Trailer	19	0.2%	99	0.3%	688	0.2%
Other Structure	1	-	3	-	119	-

#### Homes Built By Year (2010)

Homes Built 2005 or later	384	3.4%	1,016	2.6%	7,979	2.4%
Homes Built 2000 to 2004	203	1.8%	738	1.9%	7,155	2.1%
Homes Built 1990 to 1999	298	2.6%	1,202	3.1%	10,693	3.2%
Homes Built 1980 to 1989	424	3.7%	1,455	3.8%	13,297	4.0%
Homes Built 1970 to 1979	610	5.3%	2,281	5.9%	21,229	6.3%
Homes Built 1960 to 1969	971	8.5%	2,944	7.7%	30,046	9.0%
Homes Built 1950 to 1959	815	7.1%	3,237	8.4%	37,108	11.1%
Homes Built Before 1949	7,748	67.7%	25,478	66.4%	207,991	62.0%

#### Home Values (2010)

Home Values \$1,000,000 or More	61	2.2%	393	4.6%	12,064	13.4%
Home Values \$500,000 to \$999,999	1,428	52.5%	4,597	53.5%	39,669	44.1%
Home Values \$400,000 to \$499,999	206	7.6%	698	8.1%	8,145	9.1%
Home Values \$300,000 to \$399,999	236	8.7%	719	8.4%	8,160	9.1%
Home Values \$200,000 to \$299,999	331	12.2%	812	9.5%	8,668	9.6%
Home Values \$150,000 to \$199,999	146	5.4%	413	4.8%	3,584	4.0%
Home Values \$100,000 to \$149,999	111	4.1%	306	3.6%	3,497	3.9%
Home Values \$70,000 to \$99,999	90	3.3%	305	3.6%	2,859	3.2%
Home Values \$50,000 to \$69,999	47	1.7%	151	1.8%	1,366	1.5%
Home Values \$25,000 to \$49,999	56	2.1%	160	1.9%	1,126	1.3%
Home Values Under \$25,000	6	0.2%	33	0.4%	780	0.9%
Owner-Occupied Median Home Value	\$501,338		\$544,192		\$595,131	
Renter-Occupied Median Rent	\$970		\$957		\$1,055	

#### Transportation To Work (2010)

Drive to Work Alone	3,168	18.4%	9,897	18.1%	82,013	20.1%
Drive to Work in Carpool	997	5.8%	4,032	7.4%	21,580	5.3%
Travel to Work by Public Transportation	9,914	57.5%	30,048	54.9%	241,470	59.2%
Drive to Work on Motorcycle	-	-	7	-	115	-
Walk or Bicycle to Work	2,414	14.0%	8,377	15.3%	42,241	10.4%
Other Means	175	1.0%	445	0.8%	2,566	0.6%
Work at Home	575	3.3%	1,929	3.5%	17,844	4.4%

#### Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,728	10.4%	6,583	12.5%	38,643	9.9%
Travel to Work in 15 to 29 Minutes	2,792	16.8%	8,767	16.6%	71,203	18.3%
Travel to Work in 30 to 59 Minutes	7,187	43.1%	21,030	39.8%	179,699	46.1%
Travel to Work in 60 Minutes or More	4,960	29.8%	16,426	31.1%	100,440	25.8%
Average Minutes Travel to Work	40.3		41.3		41.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.