

# OFFERING MEMORANDUM

1134 E New York Ave | Brooklyn, New York 11212

**FOR SALE**



Commercial



# EXECUTIVE SUMMARY

1134 E New York Ave | Brooklyn, New York 11212

<b>Building Size:</b>	12,173 SF	<b>Lot Size:</b>	0.68 Acres (23,397 SF)
<b>Number of Units:</b>	1	<b>Parking:</b>	35+/- Spaces
<b>NOI:</b>	\$720,000	<b># of Lots:</b>	Two (2)
<b>Year Built:</b>	2012	<b>Zoning:</b>	C8-2
<b>Lease Term:</b>	12 Years	<b>Zoning Parking Lot</b>	R6
<b>Guarantor:</b>	Walgreens	<b>FAR:</b>	4.8 (60,384 Buildable SF for Community Center)
<b>Sale Price:</b>	Price On Request	<b>FAR:</b>	2 (25,160 Buildable SF For Commercial)

For price and more details contact listing agents

## Property Overview

Situated in a rapidly evolving neighborhood, this property offers exceptional visibility and accessibility. The site spans 0.68 acres across two contiguous lots, with C8-2 zoning for the former Walgreens building and R6 zoning for the expansive parking area—unlocking a wide range of redevelopment possibilities.

Walgreens currently occupies the site under a NNN lease with 12 years remaining, generating \$720,000 in annual income. The property can be delivered vacant at closing or as-is with the lease in place, offering flexibility for both investors and developers.

With favorable zoning and a sizable footprint, the property presents a rare opportunity to reposition or redevelop in an area experiencing strong upward momentum. Whether retained as a high-yield investment or transformed into a mixed-use or

Exclusively represented by:

### Christopher Mauriello

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### Nicholas Mauriello

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### Michael G. Murphy

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

# AERIAL VIEW OF PROPERTY

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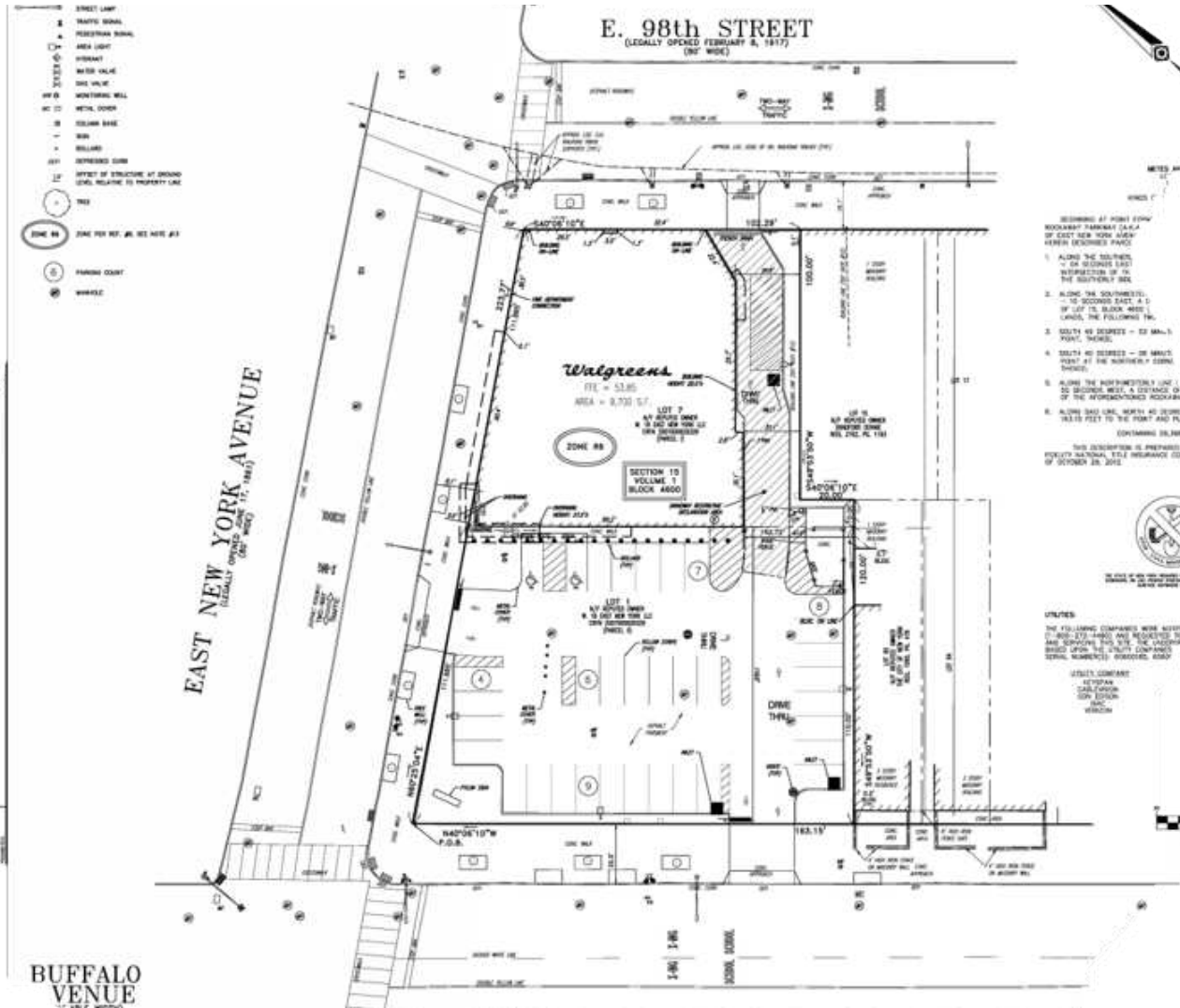
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# SITE PLANS

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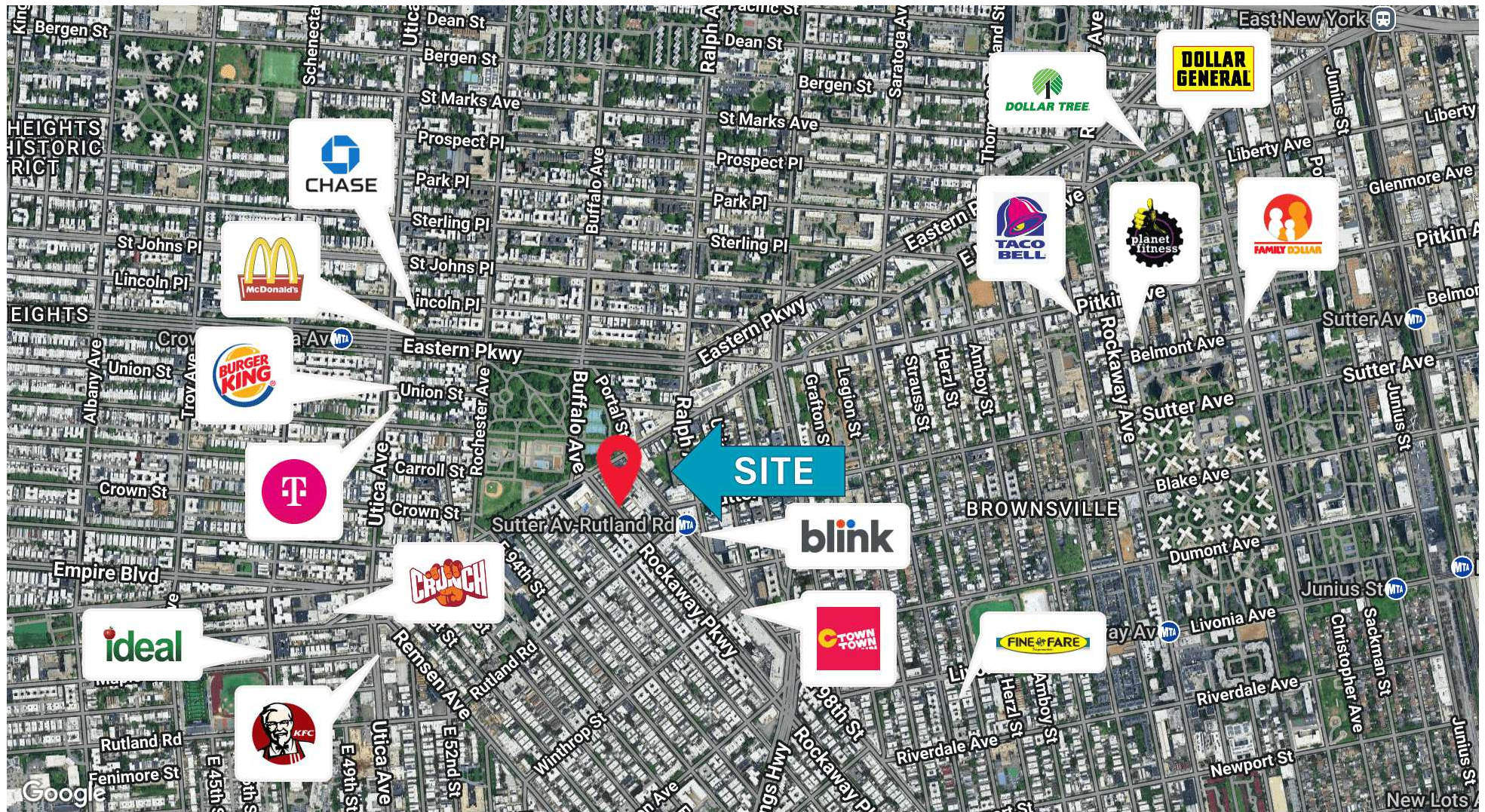
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# RETAILER MAP

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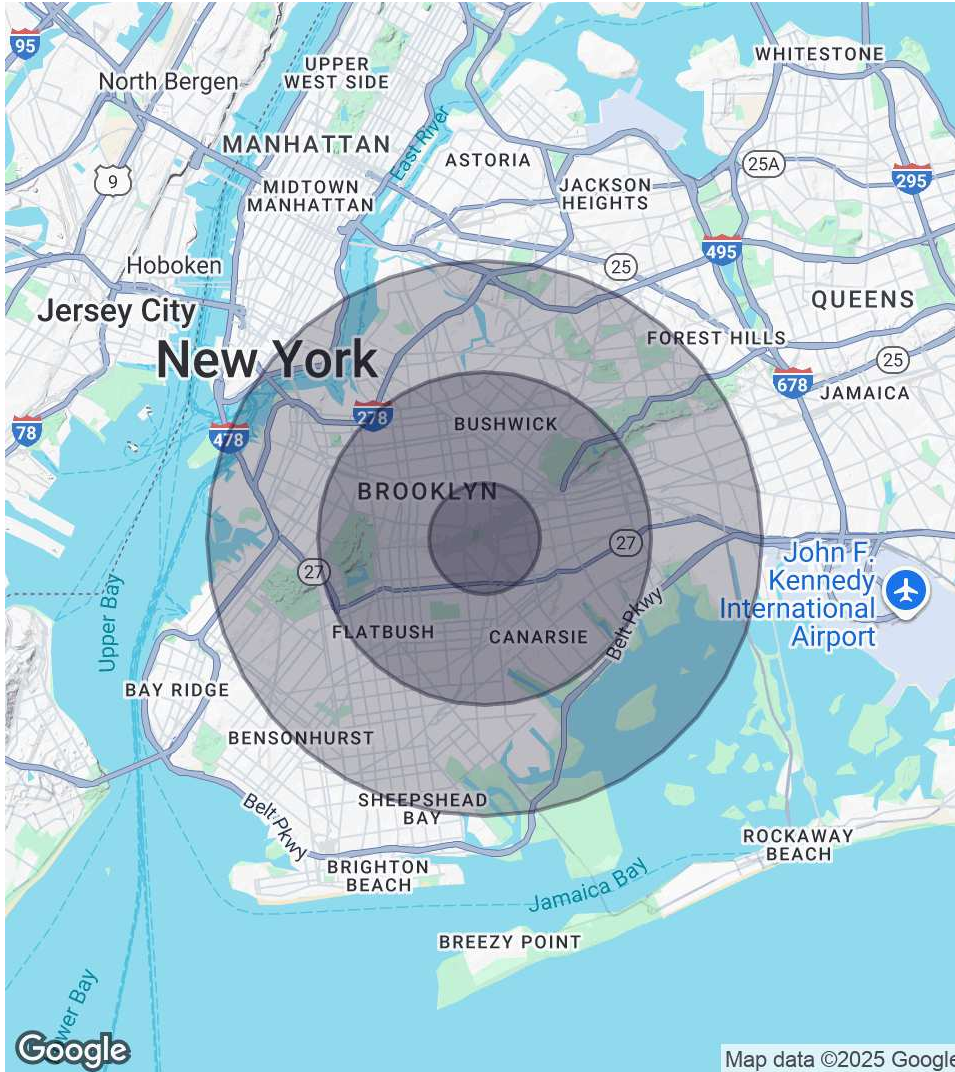
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# DEMOGRAPHICS MAP & REPORT

1134 E New York Ave | Brooklyn, New York 11212



## 1 Mile Radius

**Population**  
171,613  
**Households**  
62,782  
**Average HH Income**  
\$70,535

## 3 Miles Radius

**Population**  
1,214,510  
**Households**  
452,388  
**Average HH Income**  
\$101,945

## 5 Miles Radius

**Population**  
2,470,401  
**Households**  
920,113  
**Average HH Income**  
\$112,657

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.