GATEWAY CENTER NORTH

BROOKLYN, NEW YORK

494 GATEWAY DRIVE

GATEWAY CENTER

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

GATEWAY CENTER NORTH

BROOKLYN, NEW YORK

494 GATEWAY DRIVE

SIZE

2,163 SF (27’6” x 78’5”)

CO-TENANTS

GATEWAY CENTER SOUTH: BJ’s Wholesale Club, Target, Home Depot, Best Buy, Dave & Buster’s, Bed Bath & Beyond, Old Navy, Marshalls

GATEWAY CENTER NORTH: ShopRite, Burlington Coat Factory, Raymour & Flanigan, Michaels, JCPenney, TJ Maxx, Nordstrom Rack, DSW, Petco, Aldi, The Gap, Champs Sports, Nike

COMMENTS

With a line-up that includes 1.3 Million Square Feet between Gateway North and Gateway South, **this is one of the strongest and most successful power centers in the country.**

Urban location with suburban amenities, including free at-grade parking.

There is easy access to this center from Exit 15 off of the Belt Parkway.

There are 2,100 new residential units built/planned in the immediate area.

Even though Brooklyn would be the third largest city in the country (if it was its own city), there are remarkably only 3 major retail projects as noted in the aerial.

What makes the Gateway retail complex distinct from the other 2 are these unique qualities:

1) Direct access from the major highway in Brooklyn, the Belt Parkway

2) A free and open-air parking lot like the suburbs

3) It has the extra added benefit of drawing customers from Queens as it is very close to the Queens border

4) While people can come from all over Brooklyn, the red polygon represents the primary trade area

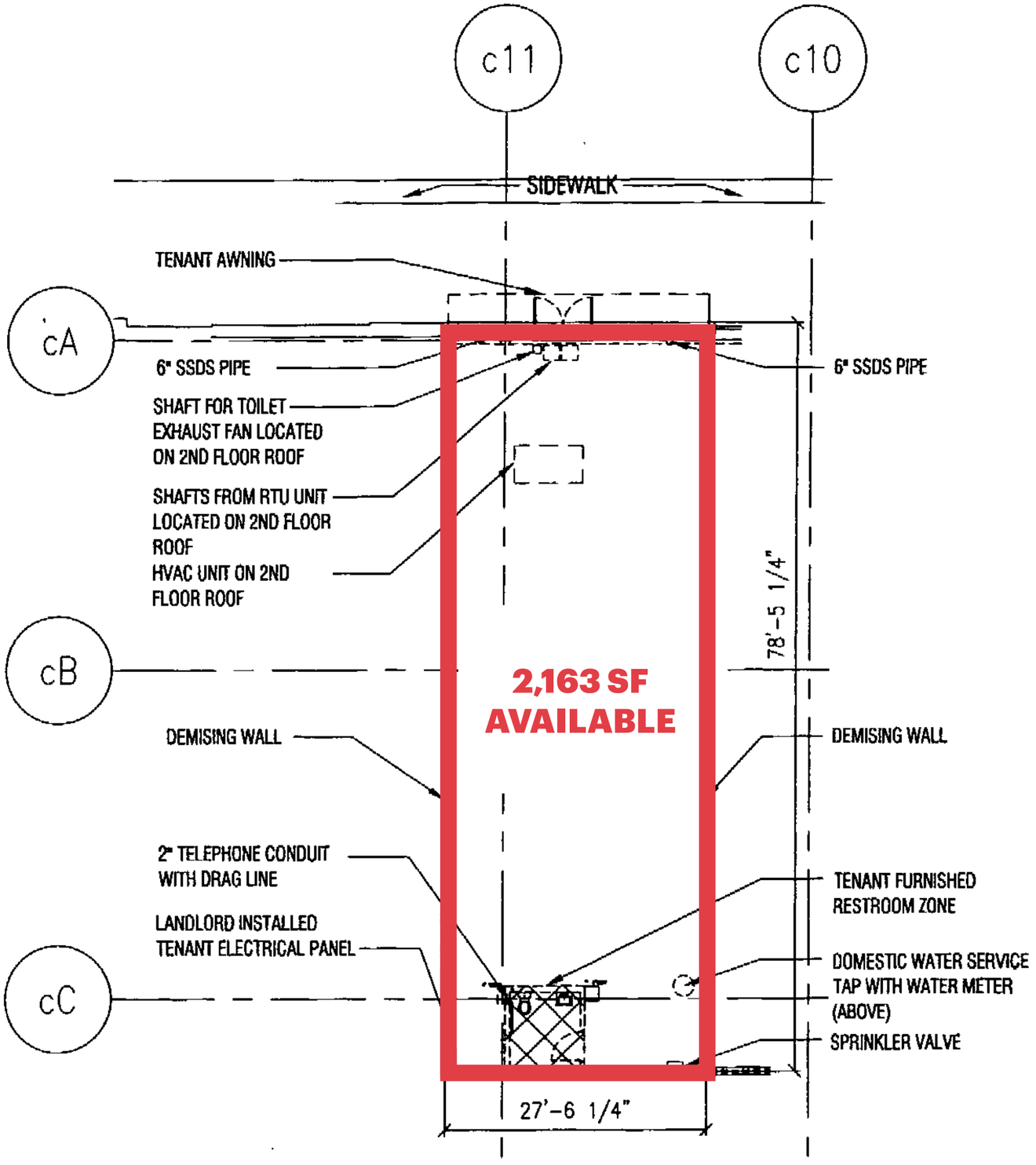
MARKET AERIAL

MARKET AERIAL

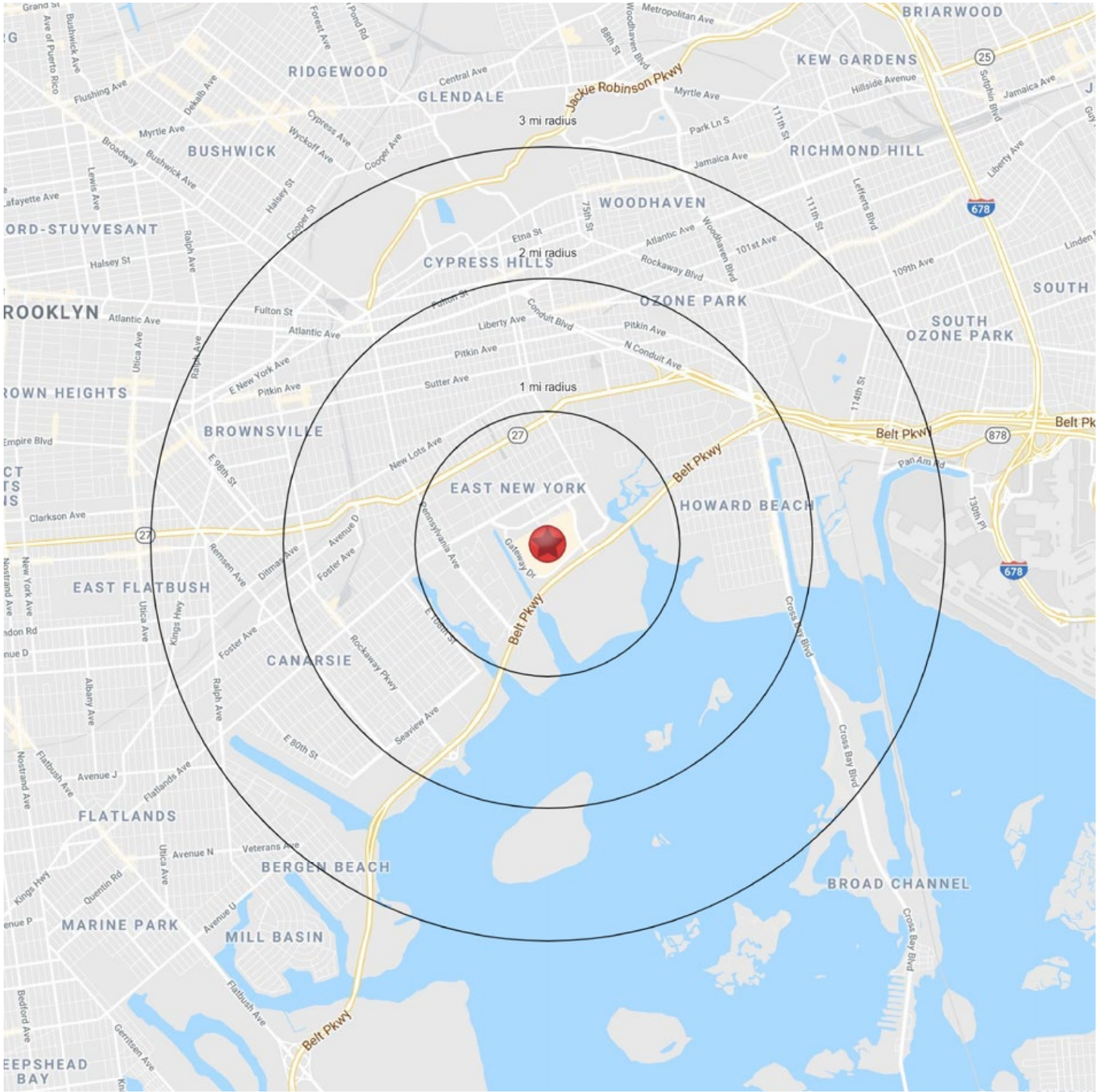
SITE PLAN

PYLON
Applebee's
five BELOW
GNC
SALLY BEAUTY
verizon
at&t
Sprint
Visionworks
carter's
PLACE
2,163 SF AVAILABLE
JCPenney
Michaels
Raymour & Flanigan
T.J.maxx
SKECHERS
ANN TAYLOR LOFT
LANE BRYANT
CHAMPS
smashburger
Thrasher
GAP
ALDI
petco
DSW
DESIGNER SHOE WAREHOUSE
NORDSTROM rack
PC RICHARD & SON
ShopRite
*Largest Supermarket in Brooklyn
PYLON
Burlington coat factory
GATEWAY DRIVE
ERSKINE STREET
BJ's
Marshalls
BEST BUY
OLD NAVY
STAPLES
BED BATH & BEYOND
THE HOME DEPOT
DAVE & BUSTER'S
RED LOBSTER
Olive Garden
OUTBACK STEAKHOUSE
PARK
CRICKET PITCH

LOD


c11
c10
SIDEWALK
TENANT AWNING
cA
6" SSDS PIPE
SHAFT FOR TOILET EXHAUST FAN LOCATED ON 2ND FLOOR ROOF
SHAFTS FROM RTU UNIT LOCATED ON 2ND FLOOR ROOF
HVAC UNIT ON 2ND FLOOR ROOF
6" SSDS PIPE
78'-5 1/4"
cB
2,163 SF AVAILABLE
DEMISING WALL
DEMISING WALL
2" TELEPHONE CONDUIT WITH DRAG LINE
LANDLORD INSTALLED TENANT ELECTRICAL PANEL
TENANT FURNISHED RESTROOM ZONE
cC
DOMESTIC WATER SERVICE TAP WITH WATER METER (ABOVE)
SPRINKLER VALVE
27'-6 1/4"

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
38,699

HOUSEHOLDS
16,073

AVERAGE HOUSEHOLD INCOME
$60,076

MEDIAN HOUSEHOLD INCOME
$41,929

COLLEGE GRADUATES (Bachelor's +)
5,259 - 19.6%

TOTAL BUSINESSES
684

TOTAL EMPLOYEES
11,083

DAYTIME POPULATION (w/ 16 yr +)
25,745

2 MILE RADIUS

POPULATION
243,595

HOUSEHOLDS
86,680

AVERAGE HOUSEHOLD INCOME
$70,394

MEDIAN HOUSEHOLD INCOME
$50,093

COLLEGE GRADUATES (Bachelor's +)
32,616 - 19.9%

TOTAL BUSINESSES
4,403

TOTAL EMPLOYEES
40,411

DAYTIME POPULATION (w/ 16 yr +)
125,060

3 MILE RADIUS

POPULATION
556,212

HOUSEHOLDS
190,769

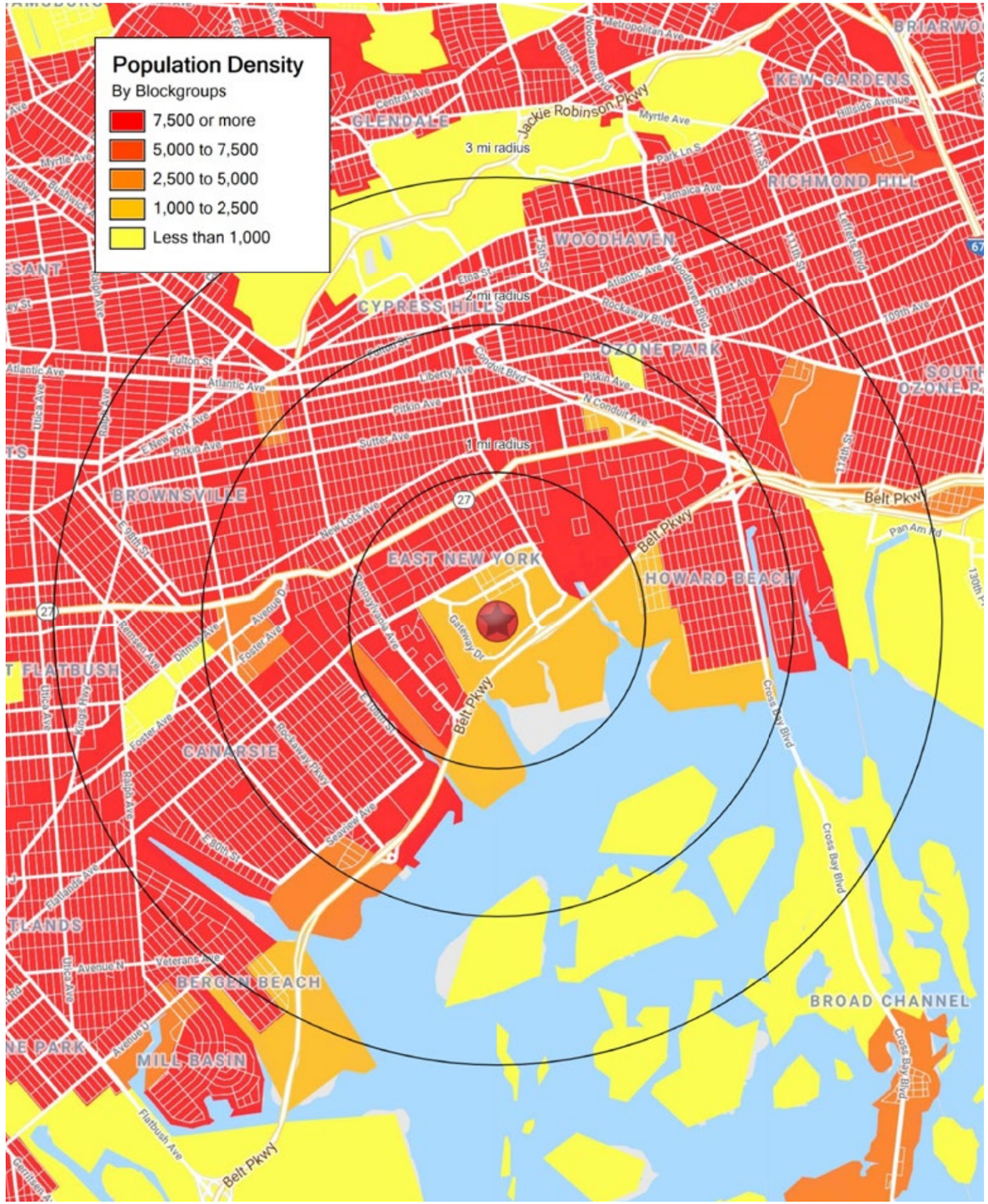
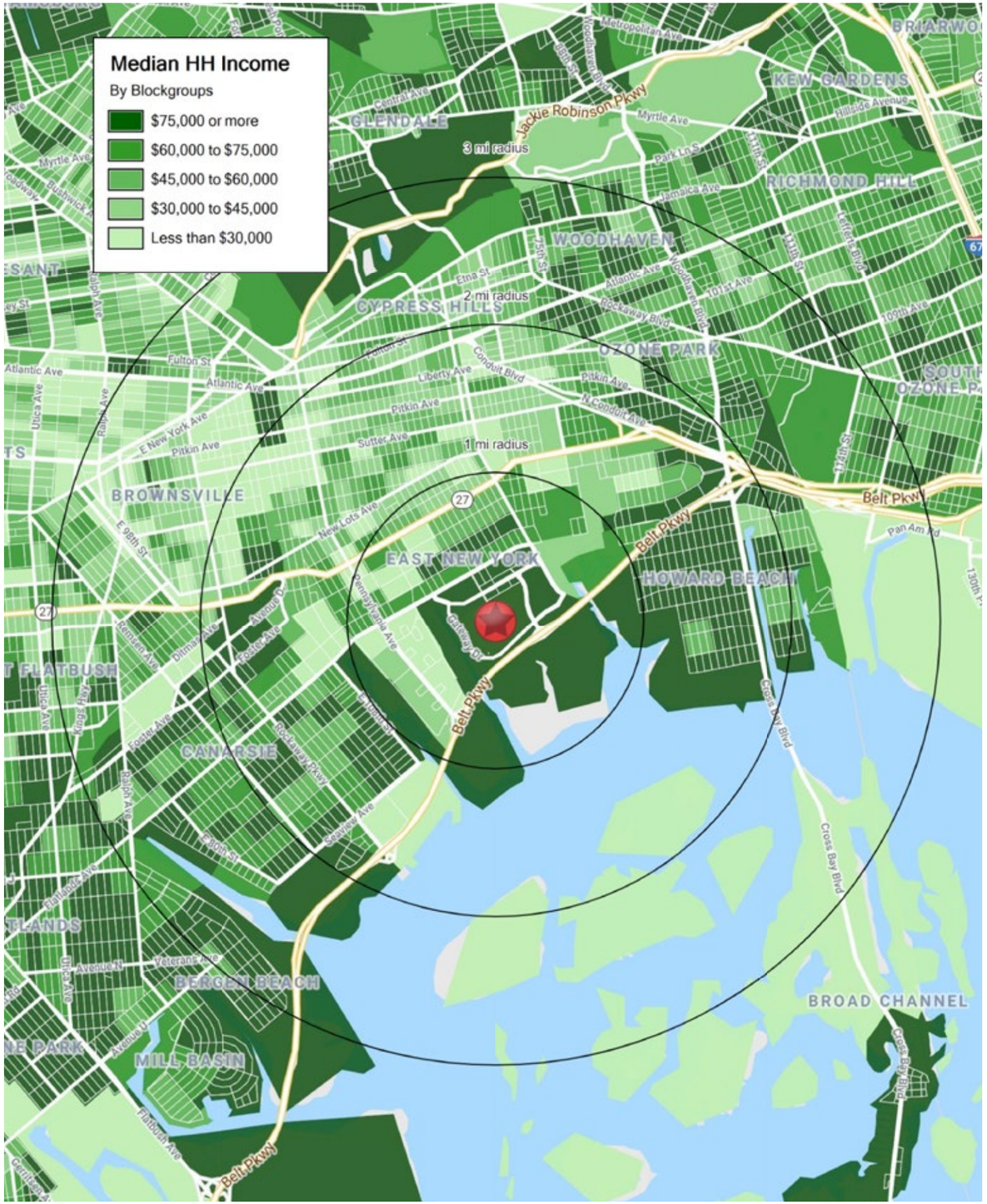
AVERAGE HOUSEHOLD INCOME
$73,518

MEDIAN HOUSEHOLD INCOME
$52,310

COLLEGE GRADUATES (Bachelor's +)
76,425 - 20.5%

TOTAL BUSINESSES
10,604

TOTAL EMPLOYEES
90,546

DAYTIME POPULATION (w/ 16 yr +)
276,332

AREA DEMOGRAPHICS