
5001

CHURCH AVENUE,
BROOKLYN



\$8,100,000

FULLY LEASED WALGREENS ON
MAJOR STREET IN BROOKLYN

RIPCO
INVESTMENT SALES

5001

CHURCH AVENUE



INVESTMENT HIGHLIGHTS



100% LEASED | IN-PLACE CASH FLOW

Single-tenant retail building fully occupied by Walgreens



MAJOR RETAIL STREET CORNER

Dominant East Flatbush location on the corner of Church & Utica Avenue handling over 1.6 million visits per year



LARGE SINGLE-STORY FOOTPRINT

Approximately 12,510 square feet or gross area including valuable lower-level space



ZONED R-5, C1-2 FOR LONG-TERM FLEXIBILITY

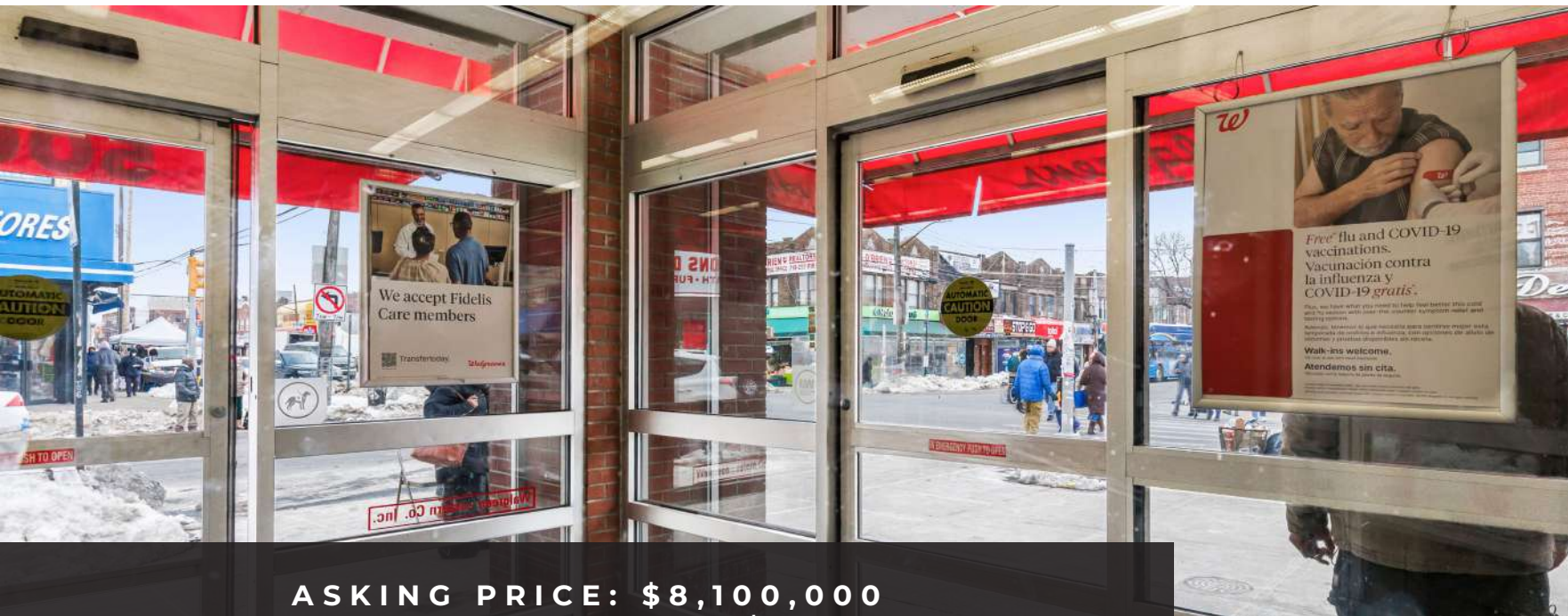


PRIMARY COMMERCIAL ARTERY IN THE NEIGHBORHOOD

Benefiting from high visibility with close proximity to multiple bus stops that serve approx. 16 million riders per year

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CHURCH AVENUE



ASKING PRICE: \$8,100,000
PRICE PER SQ FT: \$647
CAPITALIZATION RATE: 6%



PROPERTY INFORMATION

THE OFFERING

Address	5001 Church Ave, Brooklyn, NY 11203
Location	Located on the corner between Church and Utica Avenue
County	Brooklyn (Kings)
Block / Lot	4676 / 43
Property Type	One Story Retail Building (K1)

PROPERTY INFORMATION

Lot Dimensions	61.42' X 107.5'
Lot SF	6,255 SF (approx.)
Building Dimensions	61.42' x 107.5'
Stories	1
Year Built / Last Altered	1925 / 2011
Walk-Up / Elevator	Walk-Up
Above Grade Gross SF	6,300 SF (approx.)
Below Grade Gross SF	6,210 SF (approx.)
Total Gross SF	12,510 SF (approx.)
Residential Units	0
Commercial Units	1
Total Units	1
Commercial SF	12,510 SF (approx.)

ZONING INFORMATION

Zoning	R-5, C1-2
Street Width	100'
Street Width Classification	Wide

	FAR	BSF
Buildable SF (Commercial)	2.00	12,510 SF (approx.)
Available Air Rights (As-of-Right)	Existing (6,300)	Available 6,210 SF (approx.)

NYC TAX INFORMATION

Assessment (26/27)	\$1,916,040
Tax Rate (26/27)	10,848%
Annual Property Tax (26/27)	\$207,852
Tax Class	4

* The data above are approximations and should be independently verified.

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CHURCH AVENUE

GROSS REVENUE

COMMERCIAL REVENUE

UNIT	TENANT	SF	STATUS	LXP	RENT / SF	MONTHLY RENT	ANNUAL RENT
1	Walgreens	12,510	Leased	May-32	\$42	\$43,334	\$520,007
TOTAL		12,510			\$42	\$43,334	\$520,007

MISCELLANEOUS REVENUE

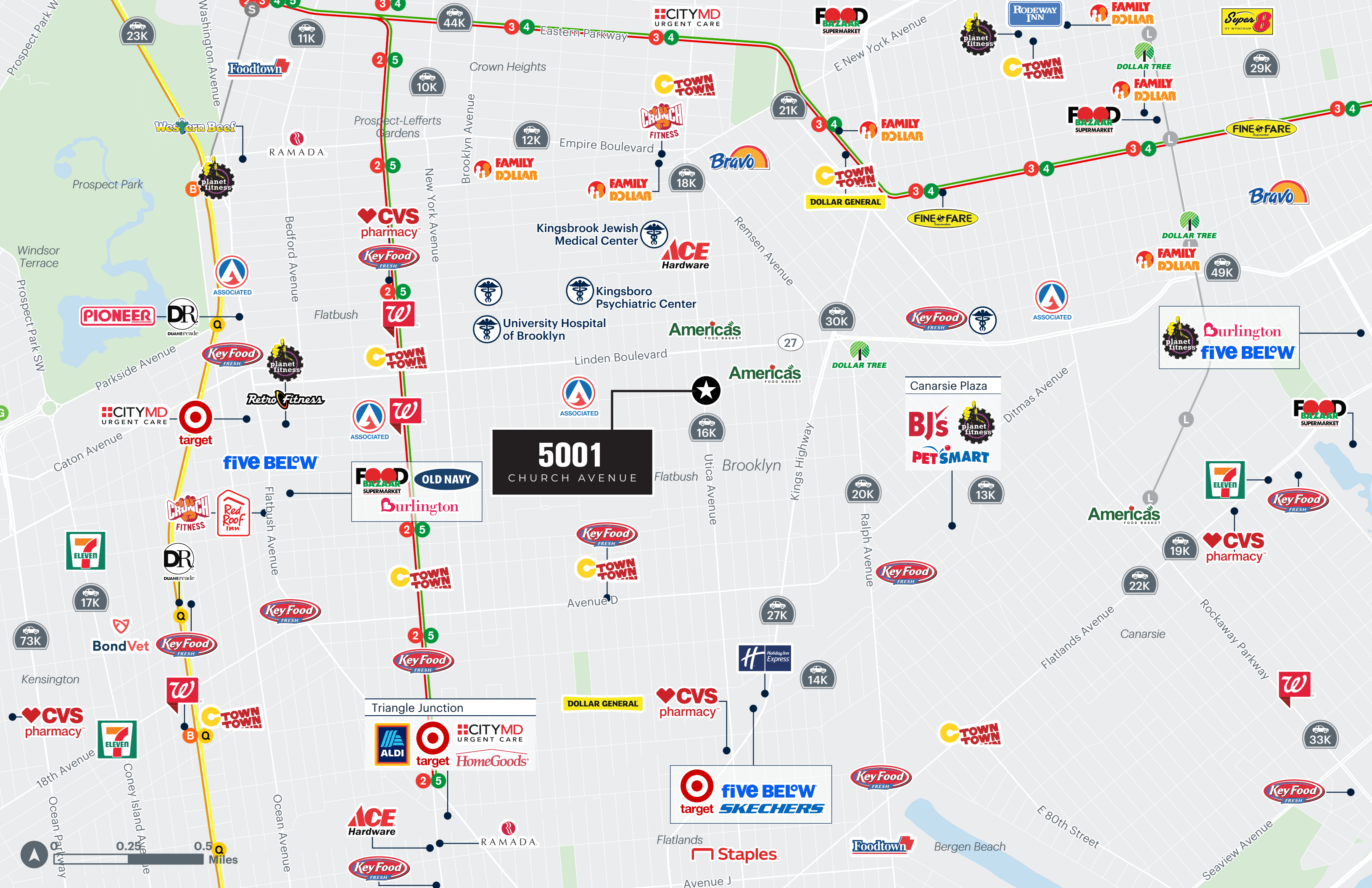
USE	TENANT	STATUS	LXP	MONTHLY RENT	ANNUAL RENT
Parking (3)	Walgreens	Leased	May-32	\$450	\$5,400
TOTAL				\$450	\$5,400

TOTAL REVENUE

	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	12,510	\$42	\$525,407
Less General Vacancy / Credit Loss		(\$-)	(\$-)
EFFECTIVE GROSS ANNUAL INCOME		\$42	\$525,407

EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	CURRENT
Property Taxes	Tenant Paid			
Insurance	Owner Provided	2.09%	\$0.88	\$11,000
Heat	Tenant Paid			
Electric	Tenant Paid			
Water & Sewer	Tenant Paid			
Repairs & Maintenance	\$2,500 / Unit	0.48%	\$0.20	\$2,500
Garage Parking Fee	\$375 / Month	2.57%	\$1.08	\$13,500
Management	3% of EGI	3.00%	\$1.26	\$15,762
TOTAL		8.14%	\$3.42	\$42,762
NET OPERATING INCOME				\$482,645



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CHURCH AVENUE

FOOD BAZAAR SUPERMARKET
OLD NAVY
Burlington

Triangle Junction
ALDI
target
CITYMD URGENT CARE
HomeGoods

target
five BEL'W
SKECHERS

Canarsie Plaza
BJ's
PET SMART

Burlington
five BEL'W

Key Food FRESH

ACE Hardware

Staples

Key Food FRESH

Foodtown

7 ELEVEN
Key Food FRESH

CVS pharmacy

Key Food FRESH

Key Food FRESH

planet fitness
Burlington
five BEL'W

FAMILY DOLLAR

DOLLAR TREE

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Ps 135 Sheldon
A Brookner

POPEYES   Paul Discount Shoes

CJ Cafe

Utica Sneaker King

Bobby's Department Store

B & M Locksmith



Rainbow R&R West Indian Cuizine

Mendoza Fish Market

Church Ave Hardware

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CHURCH AVENUE


Silver Rod Pharmacy

Boston Jerk City

Tasty Caribbean

Borgata Nail & Spa

Mr. C's Bakery 

Runway Boutique  Nanni Health Food Store

East Flatbush



FINO

Halal Bites

Island Roots Juice Bar and Cafe

North Coast Shark & Bake

Waterfall Lounge

Taste Rite Bakery

Erena Hair Center & Salon

Stanly Hardware

Dre's Wine and Roses



Savon Gold



Salon of Beauty

Vitall Fusion

Bettco & Son Furniture 

Lucky Wing 

Amy's Nails

total by verizon 

CHASE 

ideal

Steve's Original Jerk Chicken

American Best Wings & Pizza 

A & P Roti & Pastry Shop

Hunts Hair House of Beauty

Jolin's Fancy Design Nail & Spa 

Famous Nail Care

Rama Best Hair Braiding

Upper Dem Express

Topaze

Pam's Bakery

Fryer To The Buyer Fish Shop

Schenectady Avenue

E 48th Street

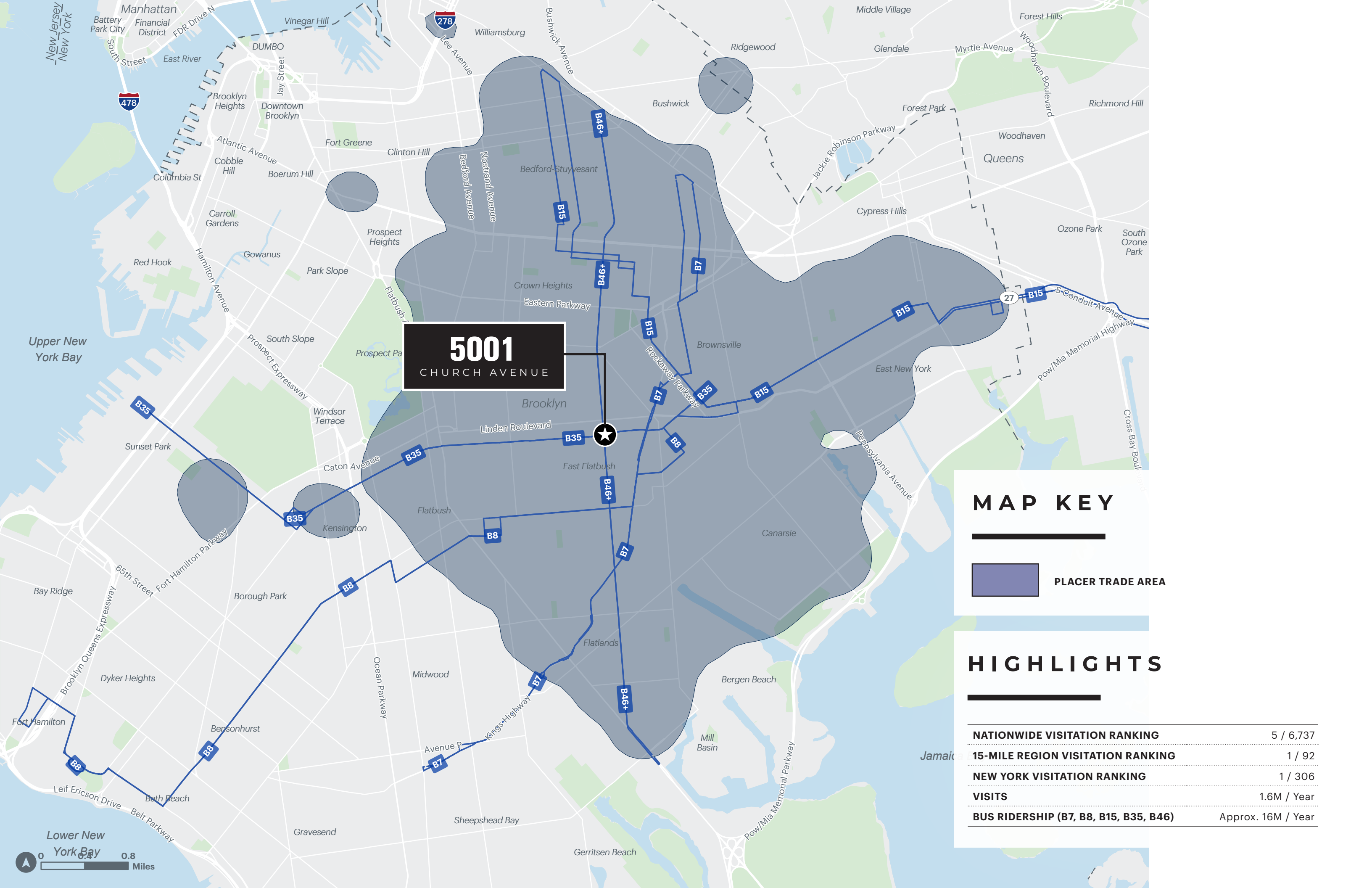
E 49th Street

E 51st Street

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MAP KEY

-  PLACER TRADE AREA

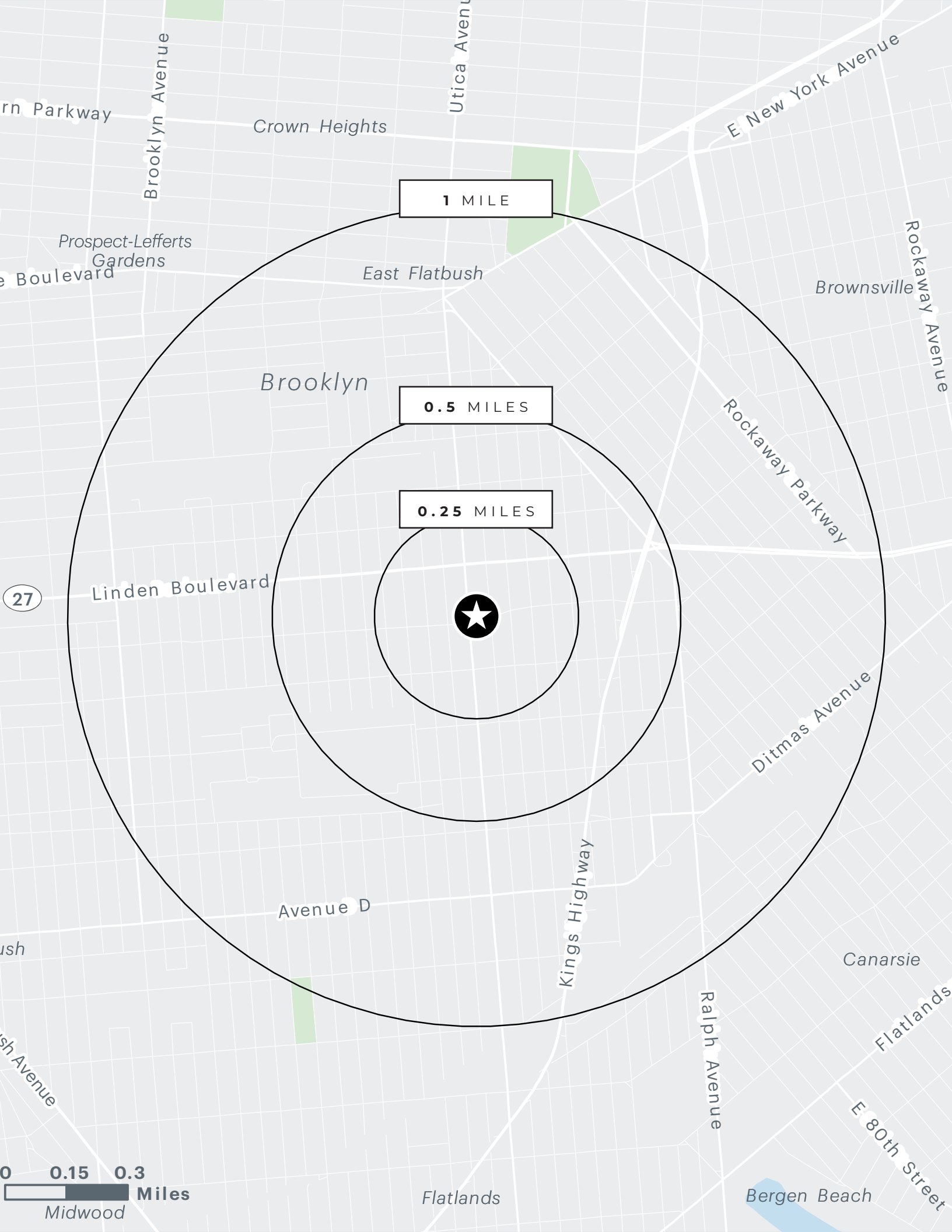
HIGHLIGHTS

NATIONWIDE VISITATION RANKING	5 / 6,737
15-MILE REGION VISITATION RANKING	1 / 92
NEW YORK VISITATION RANKING	1 / 306
VISITS	1.6M / Year
BUS RIDERSHIP (B7, B8, B15, B35, B46)	Approx. 16M / Year



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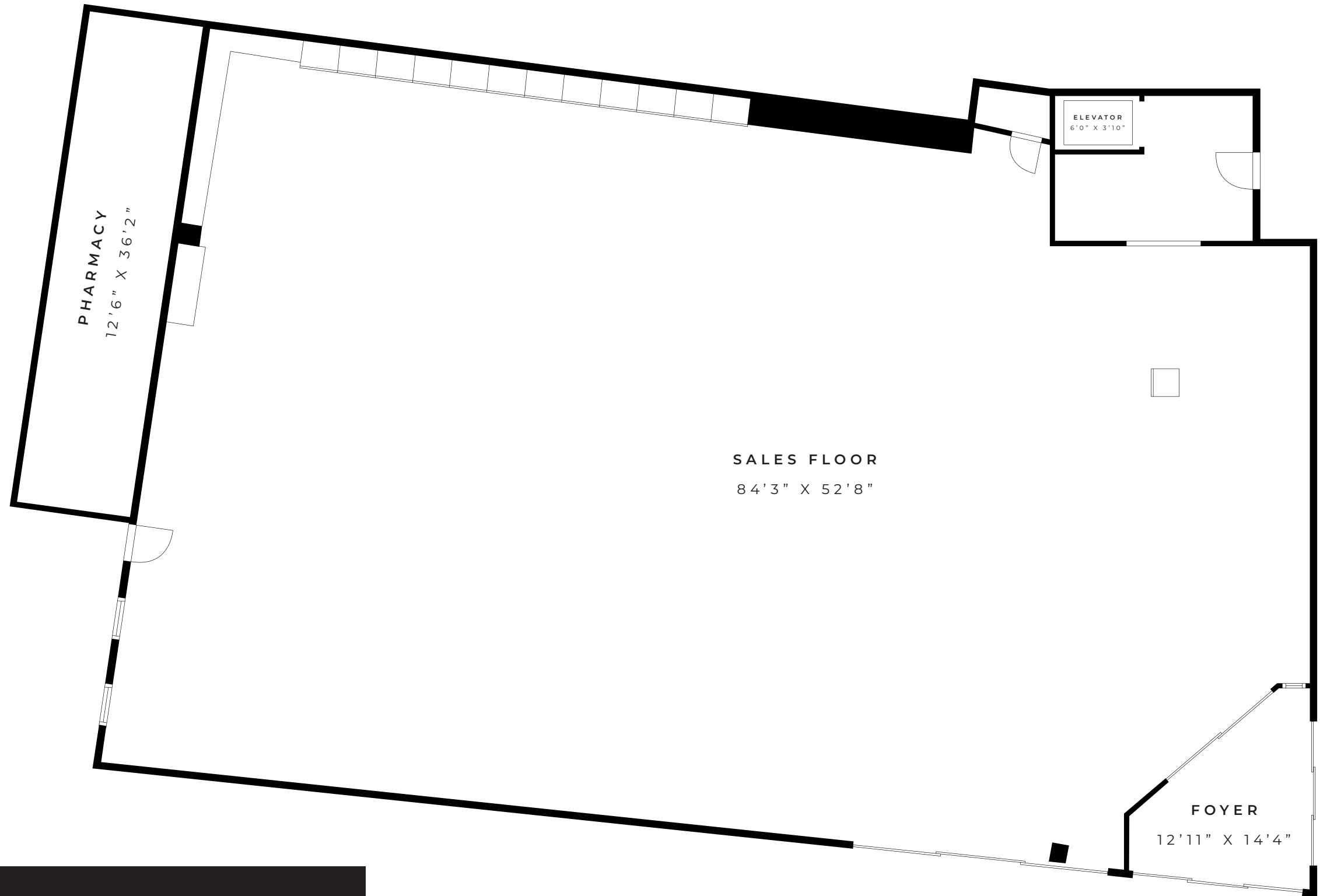


AREA DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
POPULATION	11,463	33,977	136,739
NUMBER OF HOUSEHOLDS	4,131	11,897	50,229
AVERAGE HOUSEHOLD INCOME	\$92,897	\$96,702	\$89,508
MEDIAN HOUSEHOLD INCOME	\$63,354	\$71,094	\$64,989
COLLEGE GRADUATES	22.21%	25.01%	27.27%
TOTAL BUSINESSES	327	701	2,841
TOTAL EMPLOYEES	2,314	6,521	54,209
DAYTIME POPULATION	8,061	23,892	127,922

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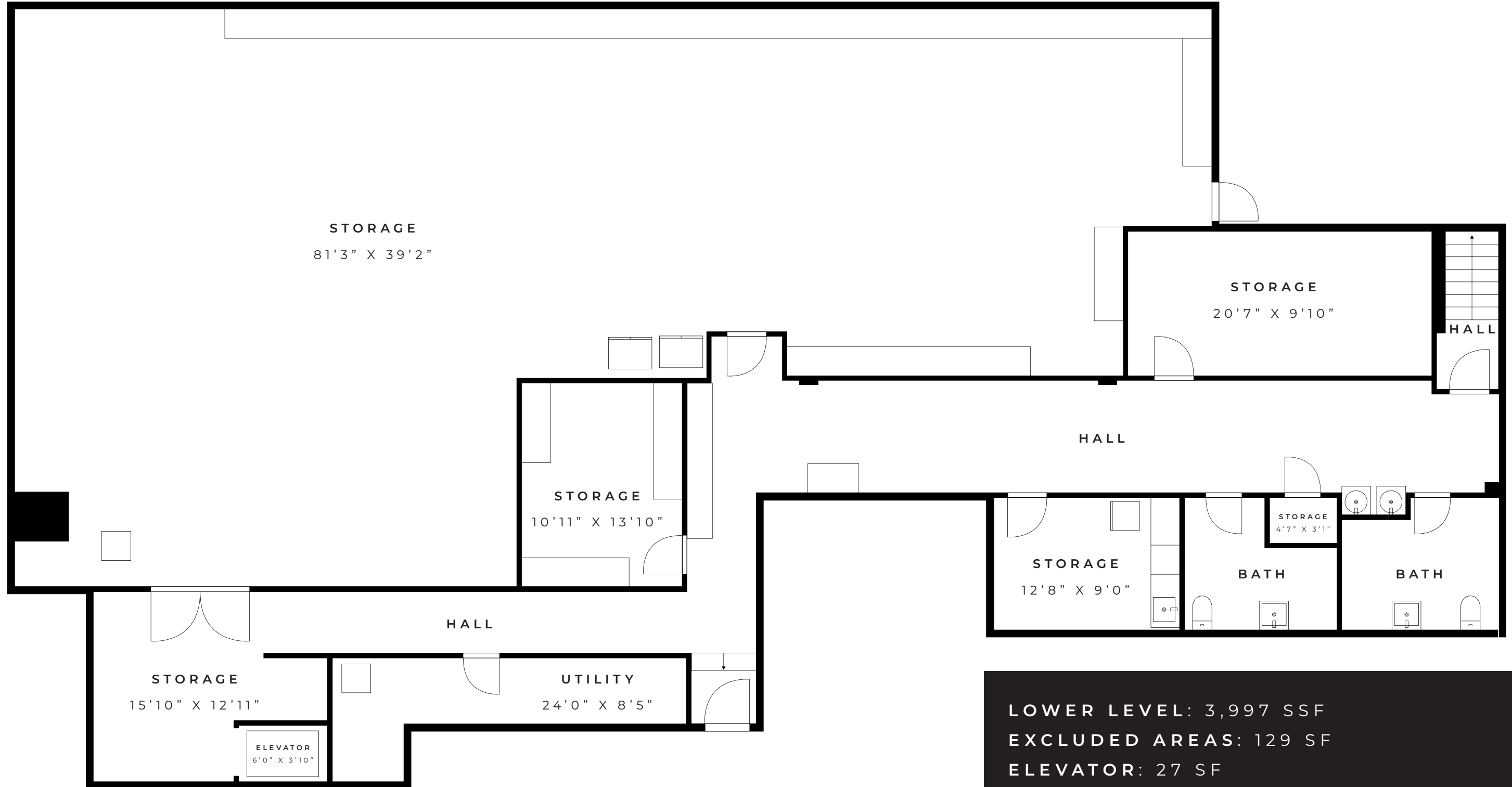
CHURCH AVENUE



FLOOR 1: 4,650 SSF
EXCLUDED AREAS: 135 SF
WALLS: 140 SF

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CHURCH AVENUE



LOWER LEVEL: 3,997 SSF
EXCLUDED AREAS: 129 SF
ELEVATOR: 27 SF
WALLS: 163 SF



Rainbow

Walgreens PHARMACY

BARGAIN

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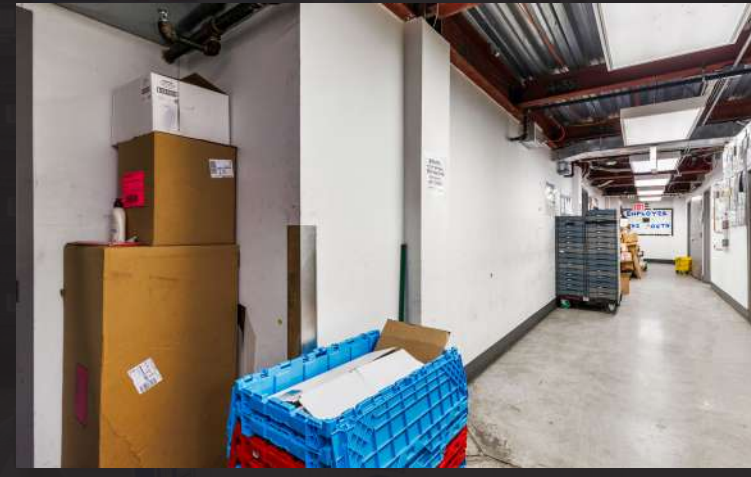
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CHURCH AVENUE



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