



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Box Office/Retail Space For Lease

400 SF

5102 5th Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Joey Sakkal
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Location Overview

Located in the Sunset Park neighborhood of Brooklyn between 52nd St & 53rd St near the 53rd St subway station.

Nearest Transit: R & N trains at 53rd St and the B63 & B11 bus lines.

Nearby tenants include Taco Bell Cantina, Foot Locker, Burger King, Rite Aid, McDonald's, T-Mobile, Popeyes Louisiana Kitchen, Sunset Bagels, Planet Fitness, Pollo Campero, Five Below, Blink Fitness Sunset Park, Chase Bank, Royal Kings Pizza, GameStop, Baskin-Robbins, Dunkin', Hawaiian Fried Wings, Carvel, and more!

Main Highlights

- ▶ New development
- ▶ Vanilla box
- ▶ Potential 2000 SF of storage



7,633 SF

Total Building Size



2,770 SF

Lot Size



C4-3A

Zoning

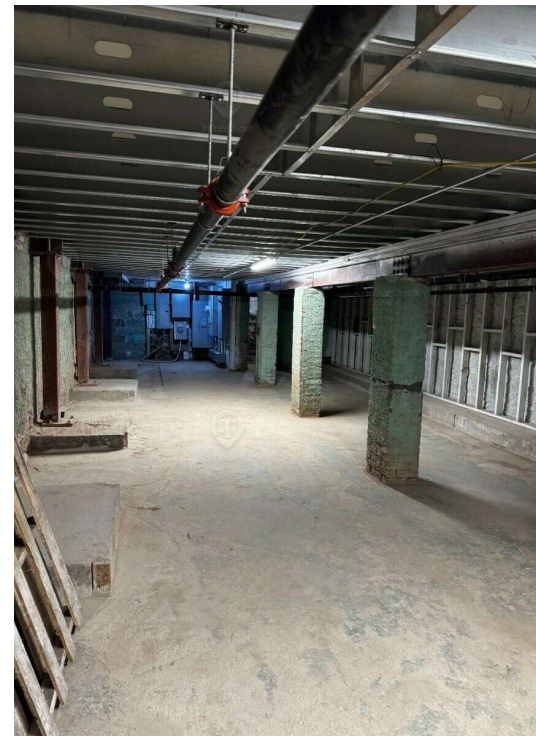
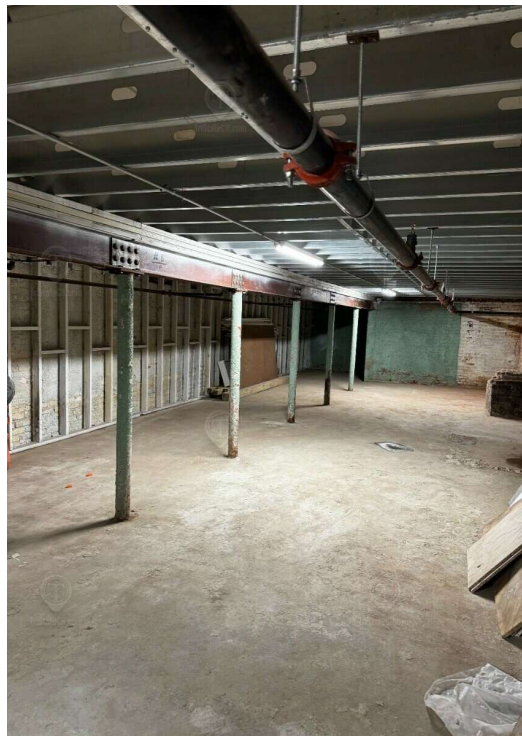
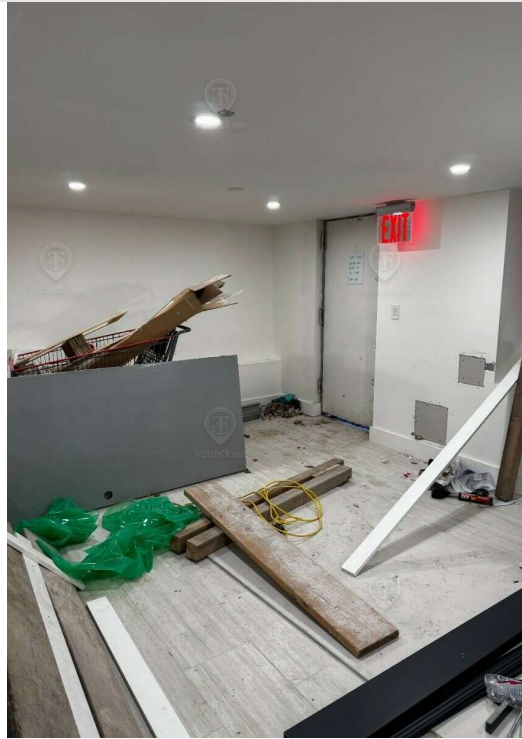
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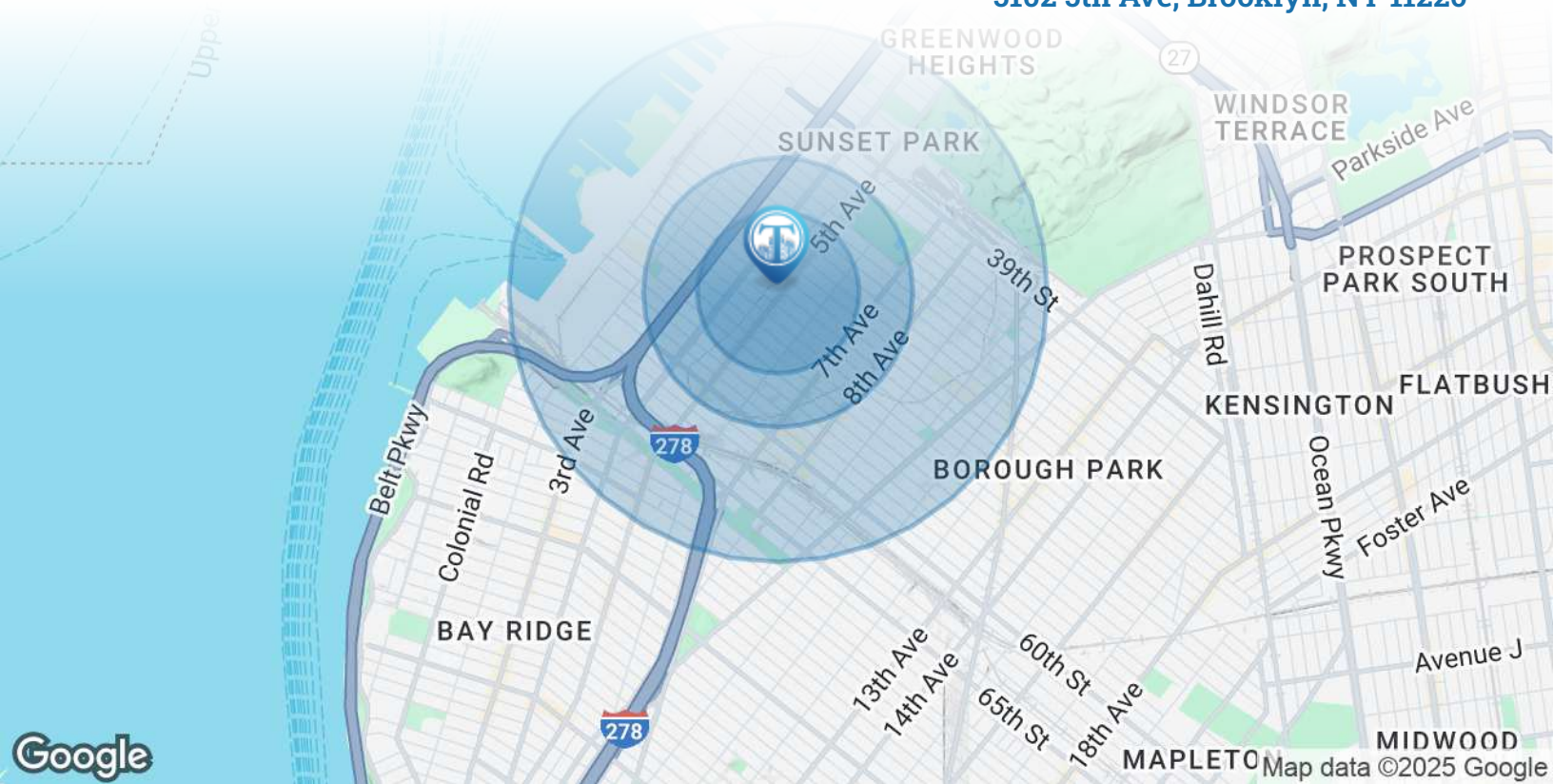
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Area Demographics

5102 5th Ave, Brooklyn, NY 11220



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27,655	70,003	143,118
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,987	20,225	42,281
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$85,826	\$86,369	\$84,948
Average House Value	\$1,162,911	\$1,158,203	\$1,150,667



143,118

People within 1 Mile



\$84,948

Avg Household Income

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