

GATEWAY CENTER NORTH

395 Gateway Drive
Brooklyn, New York

2,100
RESIDENTIAL
UNITS

11,960 SF AVAILABLE

8,000 SF AVAILABLE

EXIT 15
Erskine Street
(Gateway Center)

164,240 VPD



BROOKLYN, NY

GATEWAY CENTER NORTH

395 GATEWAY DRIVE

SIZES

11,960 SF

8,000 SF

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

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 residential units built/planned in the immediate area.

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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.

PROJECT INFO



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



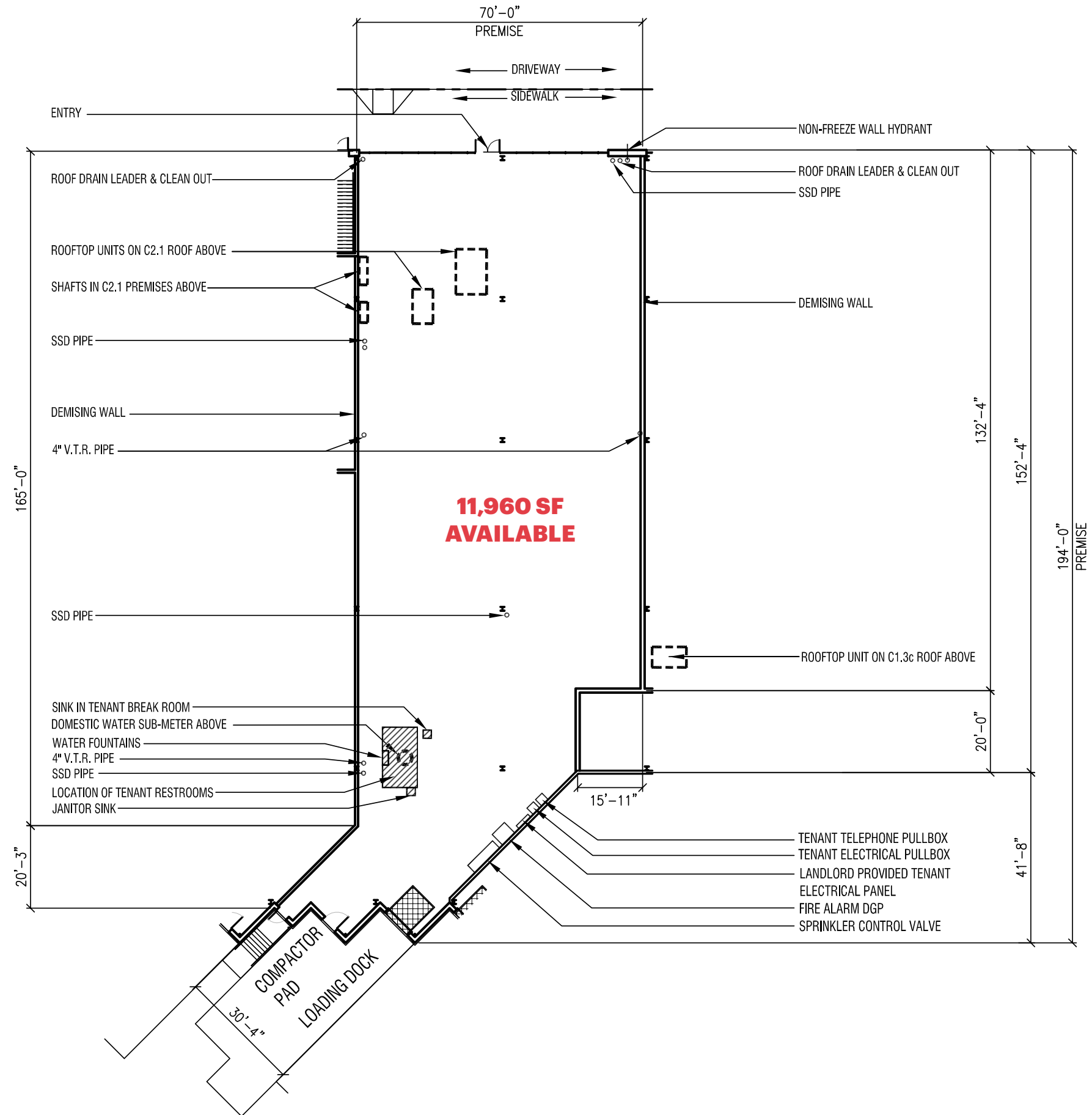
MARKET AERIAL



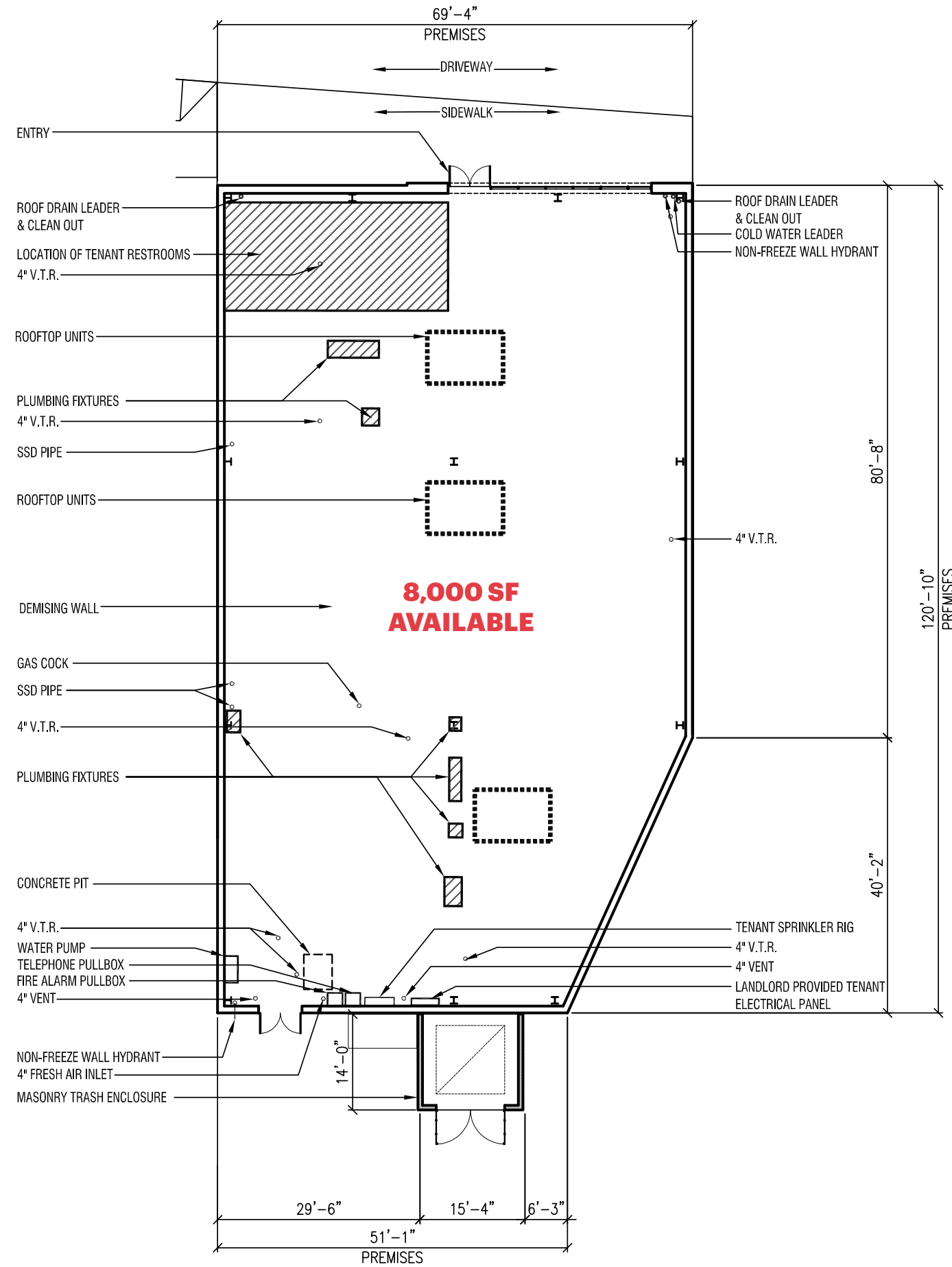
SITE PLAN



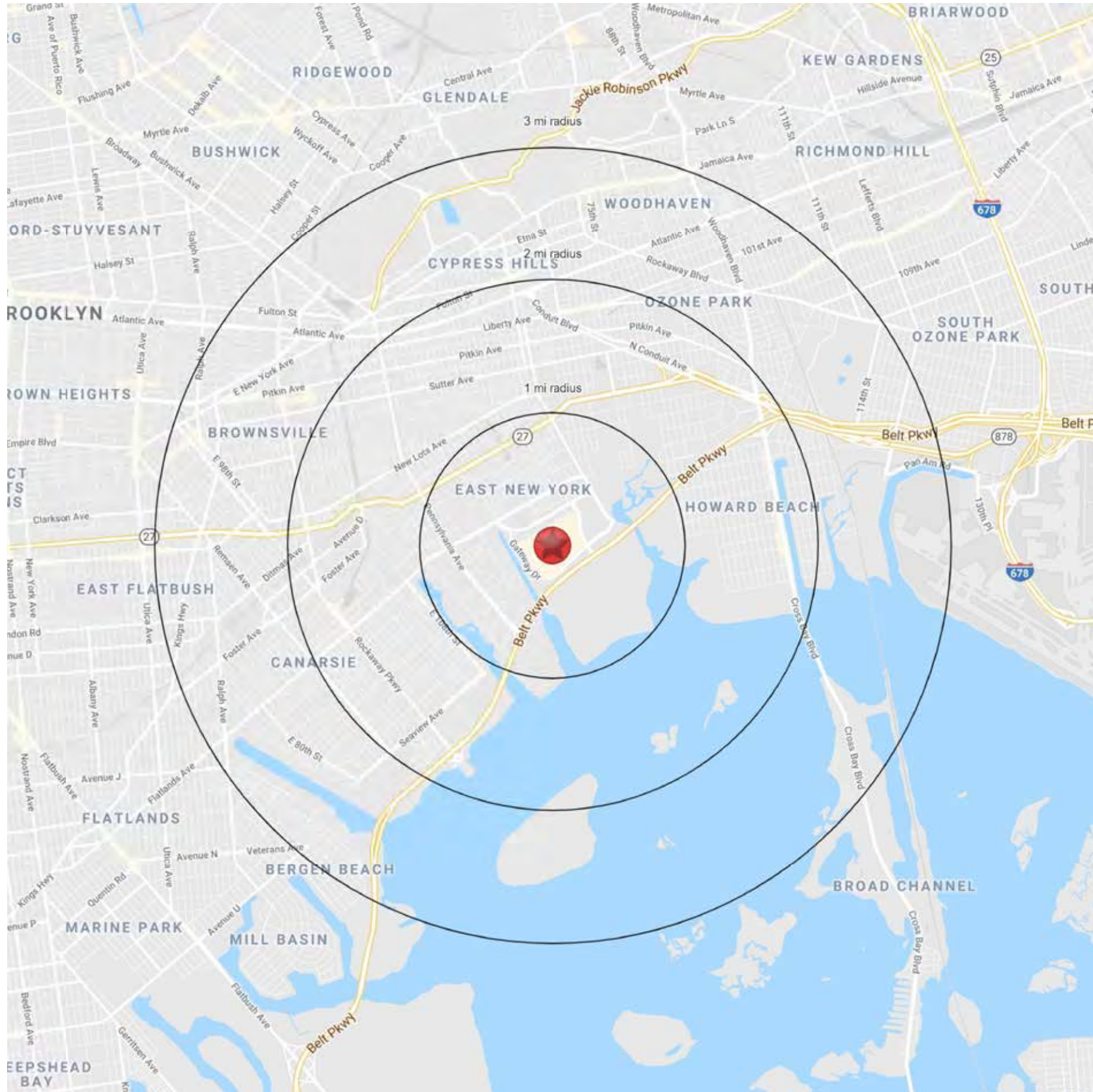
PIER 1 IMPORTS LOD



BUFFALO WILD WINGS LOD



AREA DEMOGRAPHICS



GATEWAY CENTER II BROOKLYN, NEW YORK

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

