



# KINGS HIGHWAY PLAZA

BROOKLYN, NYC

ANCHORED BY



# INTRODUCING KINGS HIGHWAY PLAZA

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80,000 SF OF NEW CONSTRUCTION

A TRAFFIC LIGHT INTERSECTION

200+ PARKING SPOTS

READY FOR OCCUPANCY Q2 2020



**smashburger**

**five BEL<sup>o</sup>W**

# SITE INFO

## 5200 KINGS HIGHWAY EAST FLATBUSH, BROOKLYN

### Size

<b>Retail 1</b>	50,053 SF - Selling Level - Target (Leased)
<b>Retail 2</b>	10,455 SF - Selling Level - Five Below (Leased)
<b>Retail 3</b>	<b>12,916 SF - Selling Level</b>
<b>Retail 4</b>	<b>3,898 SF - Ground Floor</b>
<b>Retail 5</b>	2,194 SF - Ground Floor - Smashburger (Leased)

### Asking Rent

Upon Request

### Possession

Q3/2020

### Currently

New Construction

### Frontage

270' on Kings Highway

### Neighbors

Kings Plaza Mall, BJ's, Canarsie Plaza, CVS, Dollar Tree

### Parking

Free rooftop parking, 200+ cars

### Demographics

	.5 Mile	1 Mile	2 Miles
<b>Population</b>	21,002	98,585	467,739
<b>Households</b>	7,919	34,811	168,340
<b>Average Household Income</b>	\$88,836	\$92,565	\$84,267
<b>Total Businesses</b>	705	2,268	12,781

### Comments

Over 12,000 SF adjacent to new Target

Over 3,800 SF on Kings Highway

200+ parking spaces at a traffic light intersection

Located at the convergence of Kings Highway, Foster Ave, Utica Ave, and Glenwood Rd

65,000 total VPD on nearby major roads

Excellent visibility from all directions

# FLOOR PLANS

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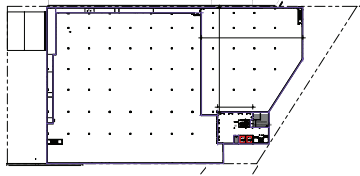
MULTIPLE LEVELS OF DIVISIBLE RETAIL SPACES...

**ANCHORED BY TARGET.**

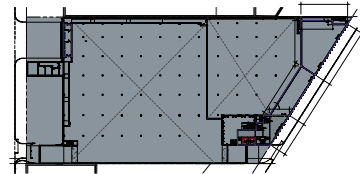
# FLOOR PLANS

## SELLING LEVEL PLAN

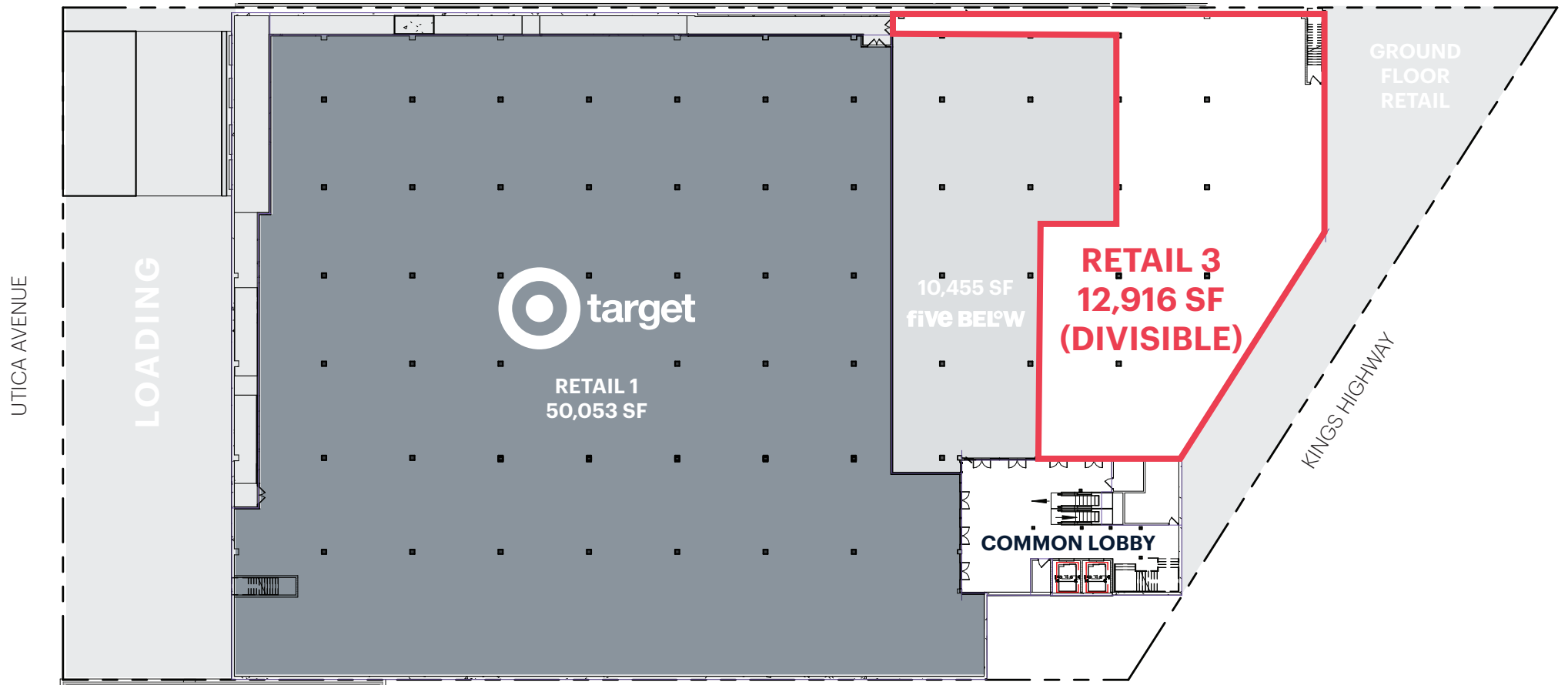
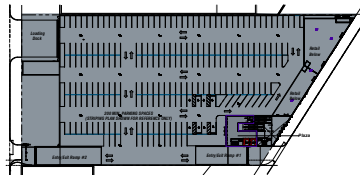
Selling Level



Ground Floor



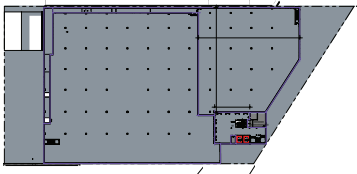
Parking Lot



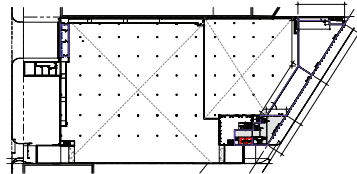
# FLOOR PLANS

## GROUND FLOOR PLAN

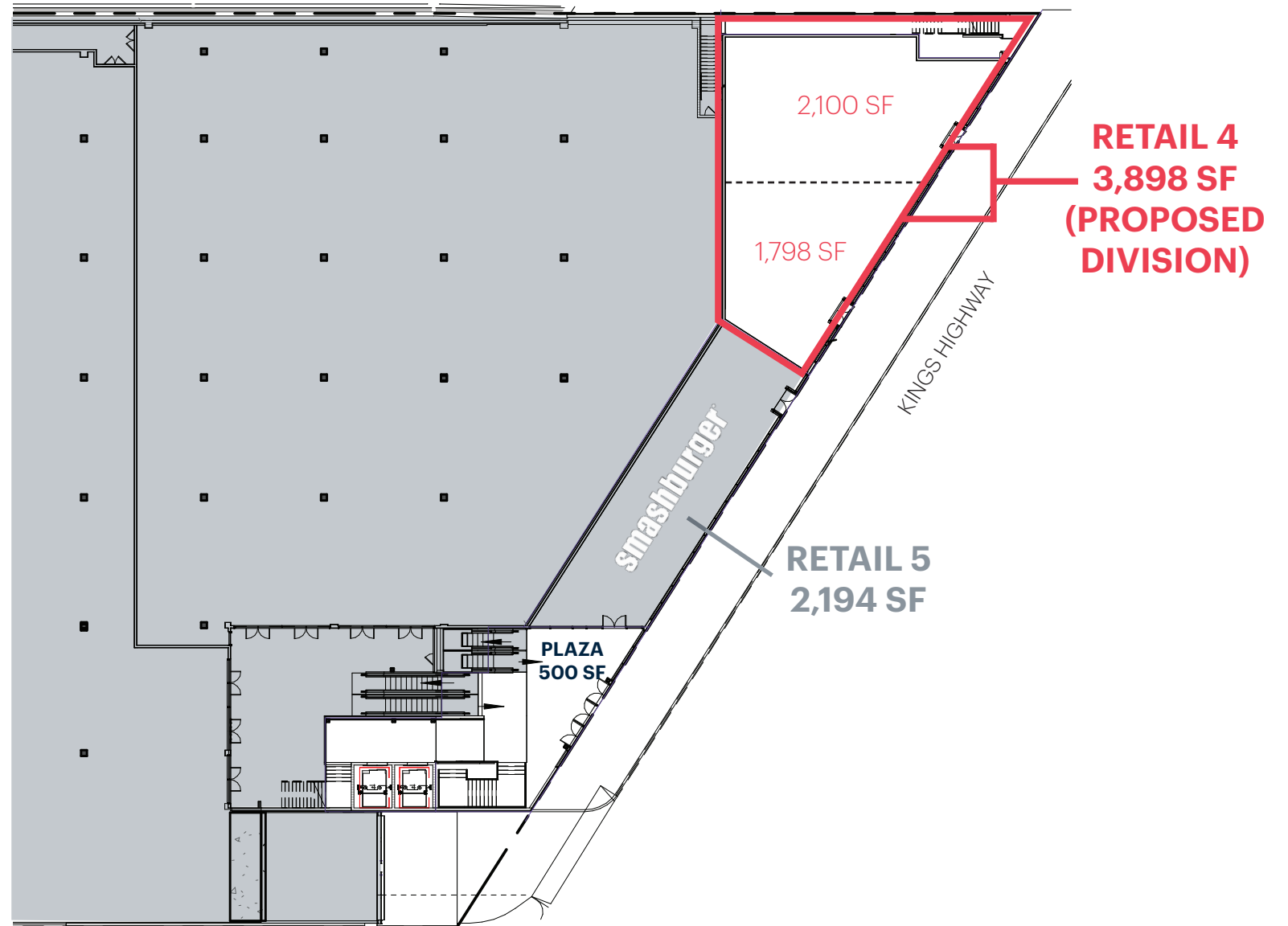
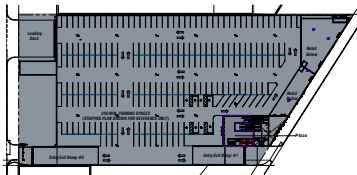
Selling Level



Ground Floor



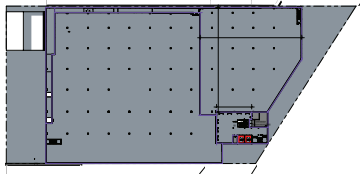
Parking Lot



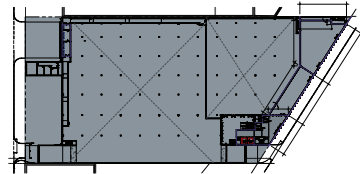
# FLOOR PLANS

## PARKING LOT

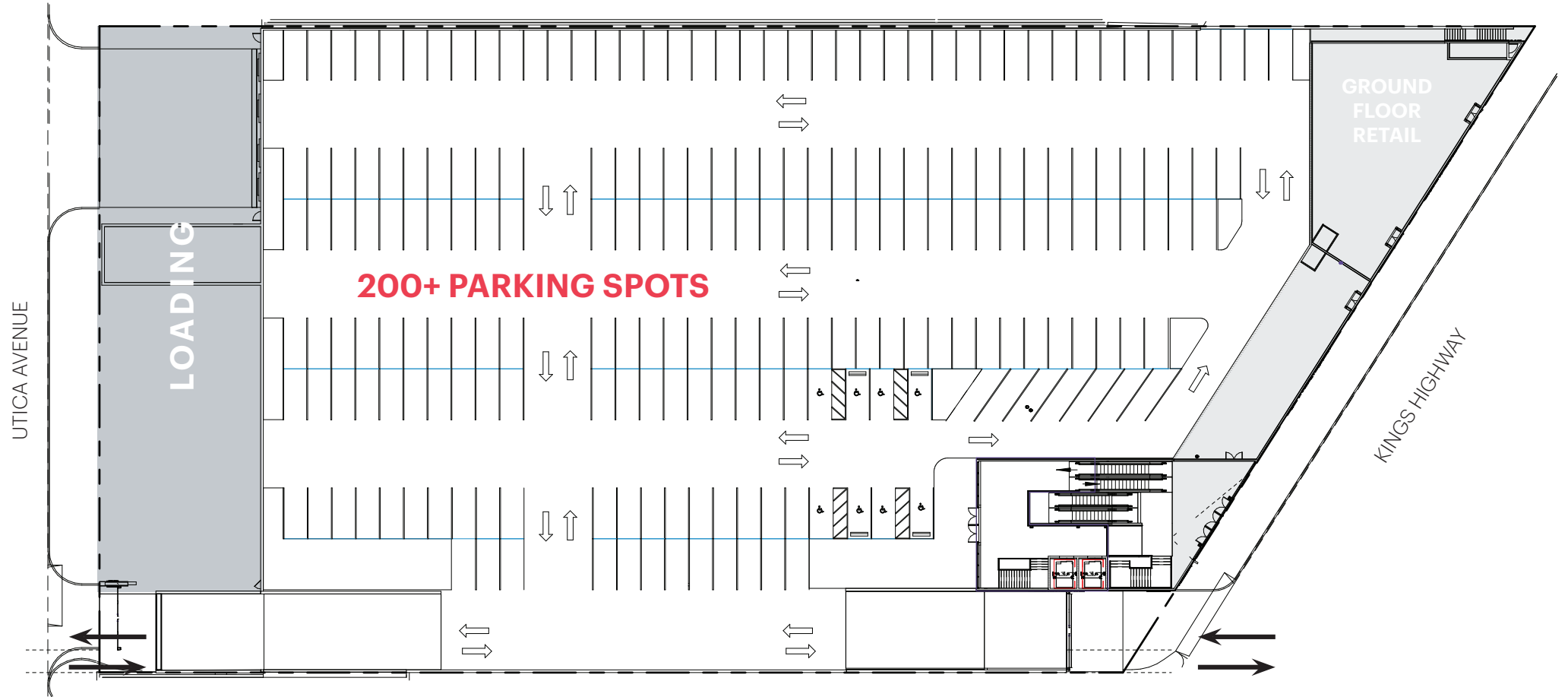
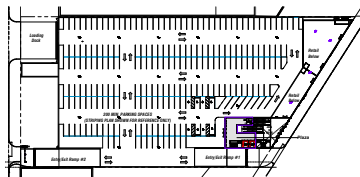
Selling Level



Ground Floor



Parking Lot



# DEMOGRAPHICS + MAPS

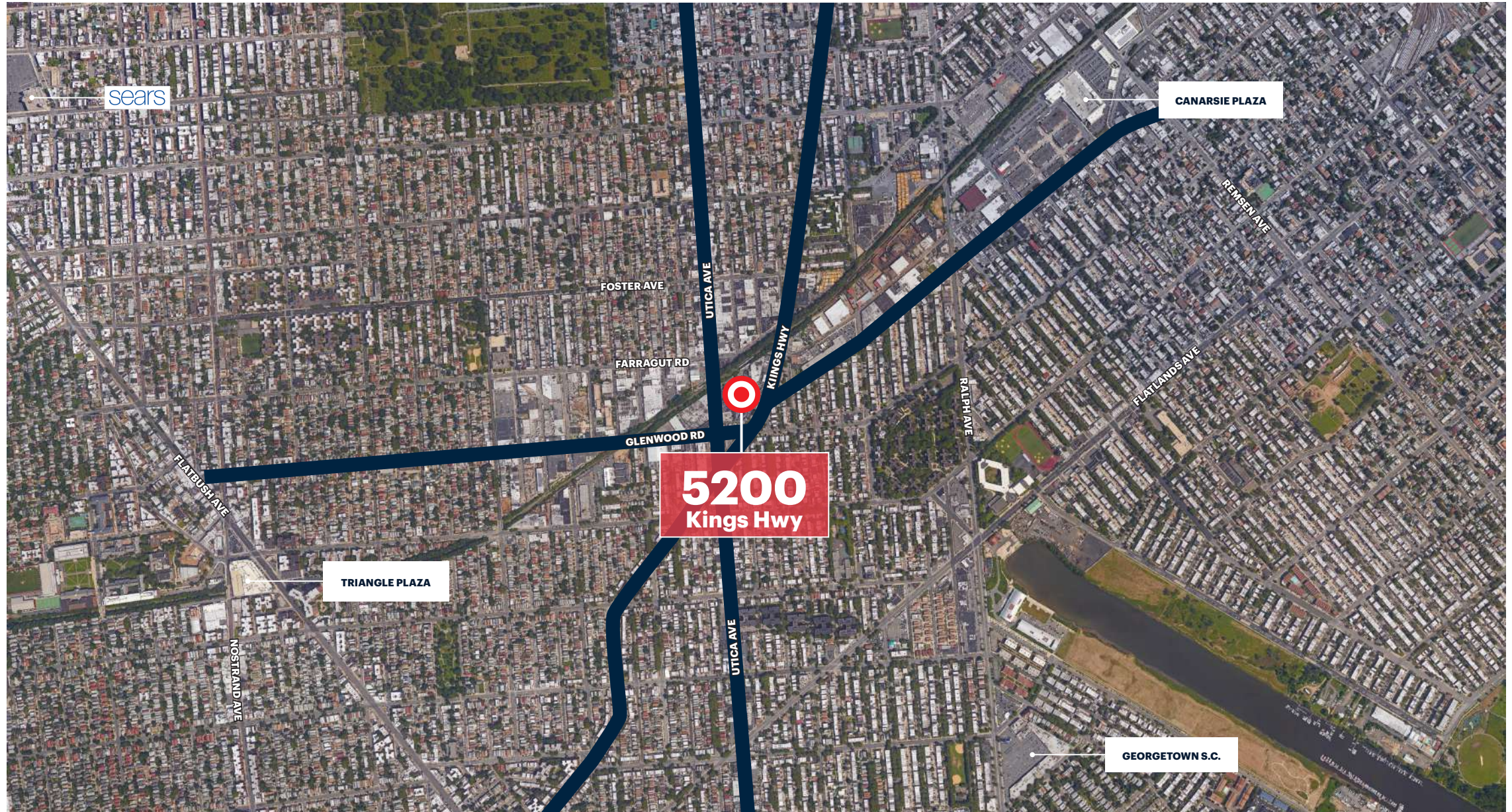
65,000 CARS CIRCLING THE SITE





# REGIONAL MAPS

## RETAIL AND TRAFFIC MAP



# REGIONAL MAPS

## RETAIL AND TRAFFIC MAP

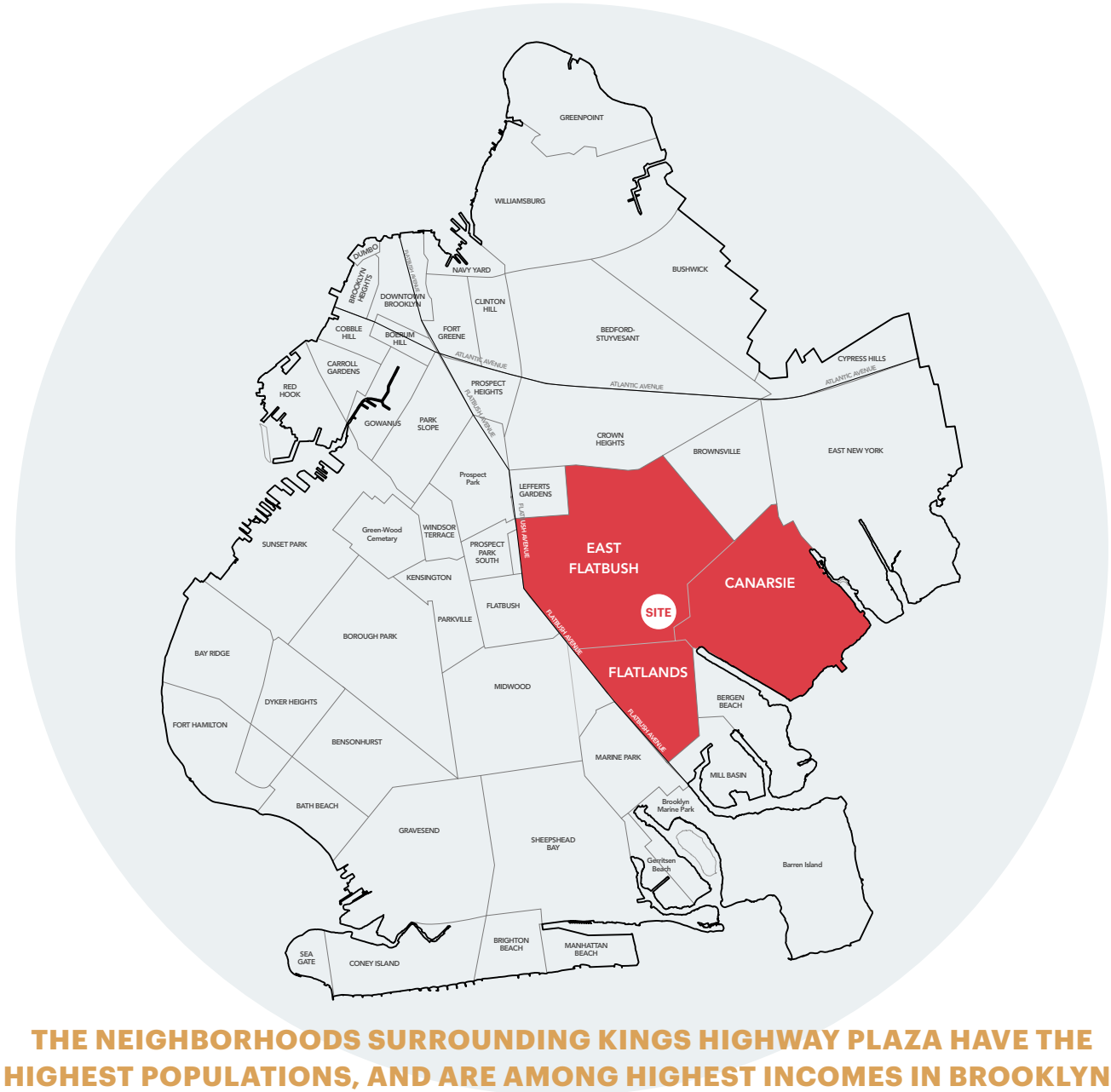


# DEMOGRAPHICS

## BROOKLYN DEMOGRAPHICS

BROOKLYN NEIGHBORHOOD DEMOGRAPHIC BREAKDOWN (2016)

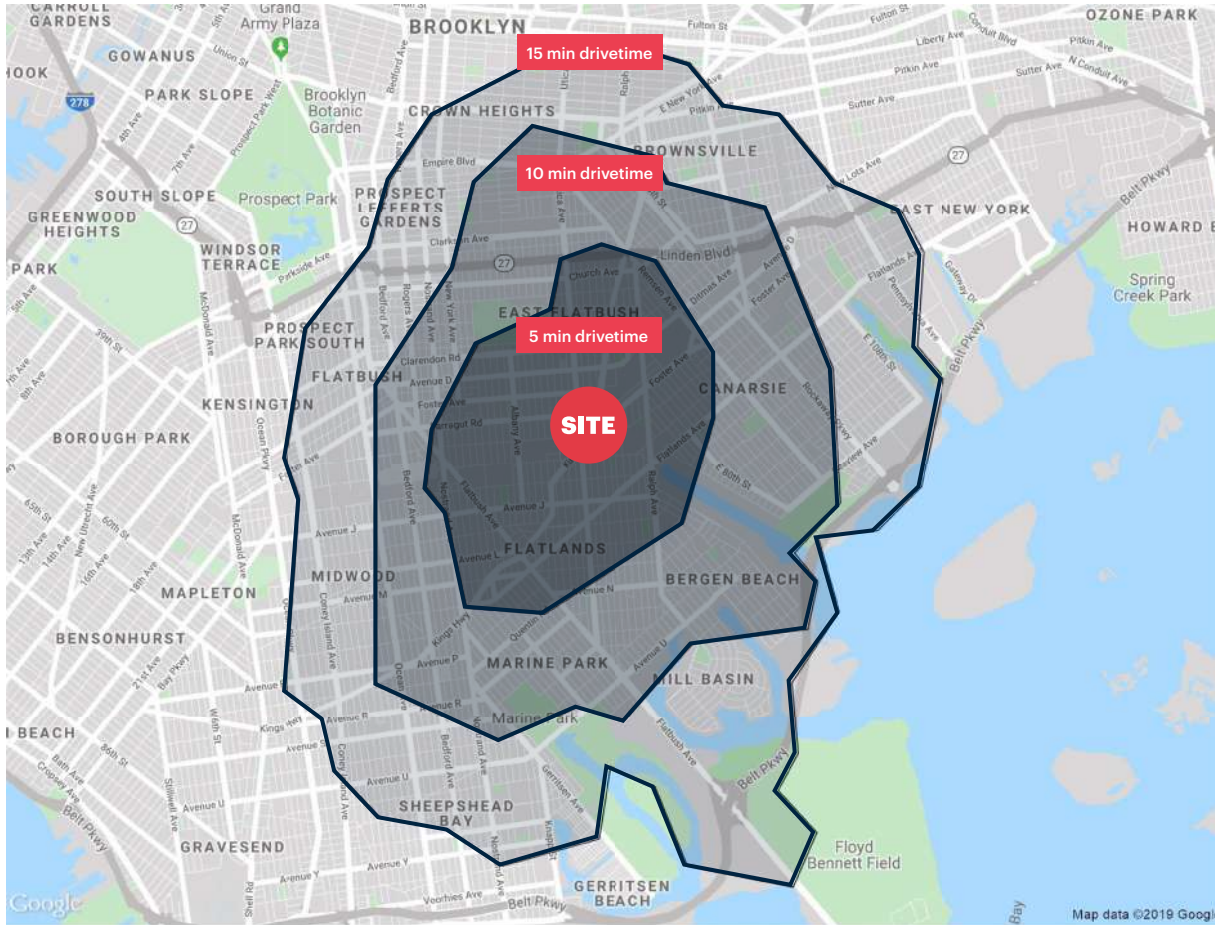
NEIGHBORHOOD	POPULATION	MED. HH. INC.
<b>FLATLANDS/CANARSIE</b>	<b>208,091</b>	<b>\$76,870</b>
BENSONHURST	189,426	\$52,080
GREENPOINT/WILLIAMSBURG	166,361	\$71,050
FLATBUSH/MIDWOOD	163,620	\$51,640
EAST NEW YORK/STARRETT CITY	160,769	\$38,620
SHEEPSHEAD BAY	159,017	\$61,330
BOROUGH PARK	151,250	\$46,690
SUNSET PARK	149,399	\$53,310
BEDFORD STUYVESANT	148,237	\$52,440
<b>EAST FLATBUSH</b>	<b>145,860</b>	<b>\$52,260</b>
FORT GREENE/BROOKLYN HEIGHTS	143,328	\$88,690
BUSHWICK	139,306	\$49,380
CROWN HEIGHTS/PROSPECT HEIGHTS	134,788	\$52,900
CONEY ISLAND	116,847	\$39,980
PARK SLOPE/CARROLL GARDENS	114,007	\$105,910
S. CROWN HEIGHTS/LEFFERTS GARDENS	110,382	\$51,790
BROWNSVILLE	109,658	\$30,800



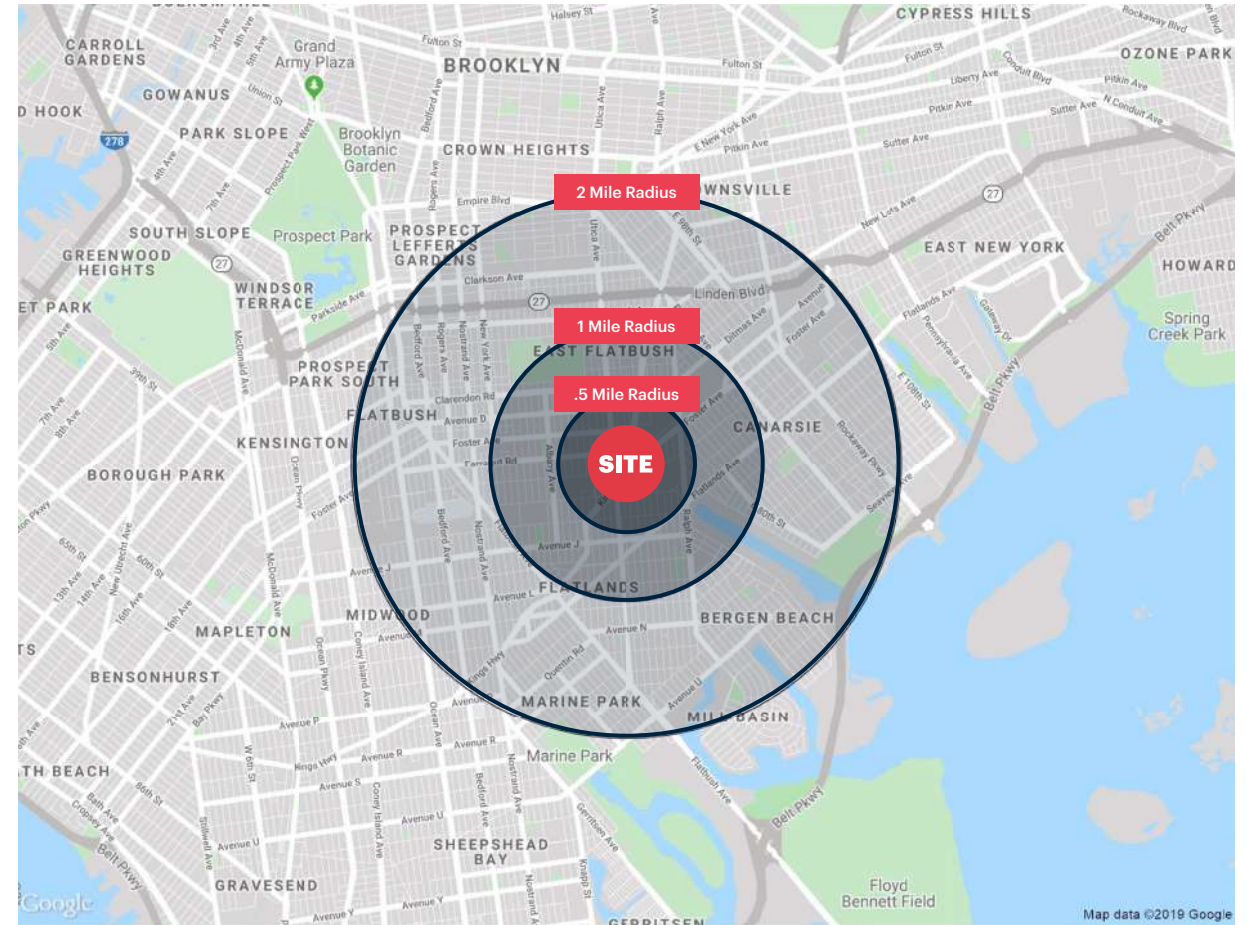
**THE NEIGHBORHOODS SURROUNDING KINGS HIGHWAY PLAZA HAVE THE HIGHEST POPULATIONS, AND ARE AMONG HIGHEST INCOMES IN BROOKLYN!**

# REGIONAL MAPS

## DRIVETIME MAP



## DISTANCE MAP



### Demographics

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population	132,854	400,595	769,604	Average Household Income	\$91,586	\$85,775	\$79,356
Households	46,847	144,488	282,988	Total Businesses	3,966	11,499	21,585

### Demographics

	.5 Mile	1 Mile	2 Miles		.5 Mile	1 Mile	2 Miles
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Households	7,919	34,811	168,340	Total Businesses	705	2,268	12,781

# RENDERINGS

INTERIORS, FRONTAGE, PARKING, AND ENTRANCES



# RENDERINGS

## KINGS HIGHWAY - CORNER AERIAL



# RENDERINGS

## KINGS HIGHWAY FRONTAGE



# RENDERINGS

## KINGS HIGHWAY - CORNER AERIAL





# RENDERINGS

## ROOFTOP PARKING



# RENDERINGS

## INTERIOR LOWER LOBBY



# RENDERINGS

## INTERIOR



# LEASING TEAM

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## PETER RIPKA

### Co-Founder

Peter Ripka co-founded Ripco Real Estate Corp in 1991 with his close friend and current partner, Todd Cooper. Since that time, Ripco has grown to have four offices in Manhattan, Brooklyn, Long Island, and New Jersey and there now over 70 associates.

Peter has been instrumental in leasing over 3 million SF of retail space throughout New York City for a number of developers including Forest City Ratner, Related Cos., Vornado, and Equity One. He has also leased retail properties throughout metro NY including Westchester, the Hamptons, and New Jersey. He completed deals in these buildings and projects with such diverse retailers as: Apple, Barneys, Sephora, H&M, Williams Sonoma, and Legoland Discovery Center.

Peter has been a multiple winner of the Retail Deal of the Year award from the Real Estate Board of New York (REBNY), is a member of the Real Estate Board of New York (REBNY), and the International Council of Shopping Centers (ICSC). He holds a B.A. from Northwestern University and J.D. from Hofstra Law School.



## GEOFF BAILEY

### Managing Director

Geoff Baily is a seasoned real estate professional with over 12 years of experience in the outer boroughs and Manhattan. He began his career in Southeast Brooklyn covering investment sales for Massey Knakal. He then founded the retail practice at boutique Brooklyn Firm TerraCRG.

Geoff came to RIPC0 from SCG Retail in 2018. His experience covers storefront leasing, investment sales, and large retail project consulting and leasing. His client list includes tenants such as Lady M Cakes, Starbucks, Joel Robuchon, Brooklyn Flea, Soul Cycle, and landlords including Extell, Hudson Companies, RXR, Sterling Project Development, Jamestown, F&T Group, Shanghai Construction Group, Allyear Management, and Sydell Group.

RIPCO  
REAL ESTATE

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