

**691 - 697 Broadway
16 - 18 Cook Street
Brooklyn, NY 11206**

OFFERING MEMORANDUM

EXIT REALTY LANDMARK & EXIT KINGDOM REALTY have been retained on an exclusive basis to arrange for the sale of the development site located at 691-697 Broadway & 16-18 Cook Street in the Williamsburg section of Brooklyn.



PRESENTED BY EXIT REALTY LANDMARK & EXIT KINGDOM REALTY

691 - 697 Broadway 16 - 18 Cook Street

Development Site For Sale in Williamsburg

Welcome to the heart of Williamsburg, home of the opportunistic development site located within the Broadway Shopping District at 691 - 697 Broadway & 16 - 18 Cook Street. The site currently consists of two single-story retail buildings and one mixed-use (on Broadway); one garage and vacant lot (on Cook Street), all which can be potentially delivered vacant.

Furthermore, the property is zoned C4-3 and retail locations on Broadway have a rich history of leasing between \$35 - \$50 PSF.



PROPERTY OVERVIEW



Cross Street	Btw. Manhattan Ave & Debevoise St
Block - Lot	3119 - 3,4,5,19
Lot Size	10,383 SF
Frontage	75' on Broadway, 50' on Cook Street
Existing SF	8,660 SF
Max Buildable	35,302 SF (Additional Air Rights Available)
Max FAR	3.4
Zoning	C4-3
Tax Class	4
Taxes	\$51,807

PROPERTY HIGHLIGHTS



FEATURES

35,302 SF Max Buildable

NOTABLE DEVELOPMENTS

404 Grand Street
630 Lorimer Street
535 Lorimer Street
196 Powers Street
245 Manhattan Avenue
579 Flushing Avenue

DEMOGRAPHICS (1 Mile)

Population: 190,713
Median Age: 32
Total Households: 65,357
Average Household: 2.88
Average Household Income: \$65,863
Median Household Income: \$43,674
Median Home Sale Price: \$586,105

Additional demographics can be supplied upon request

AREA MAP

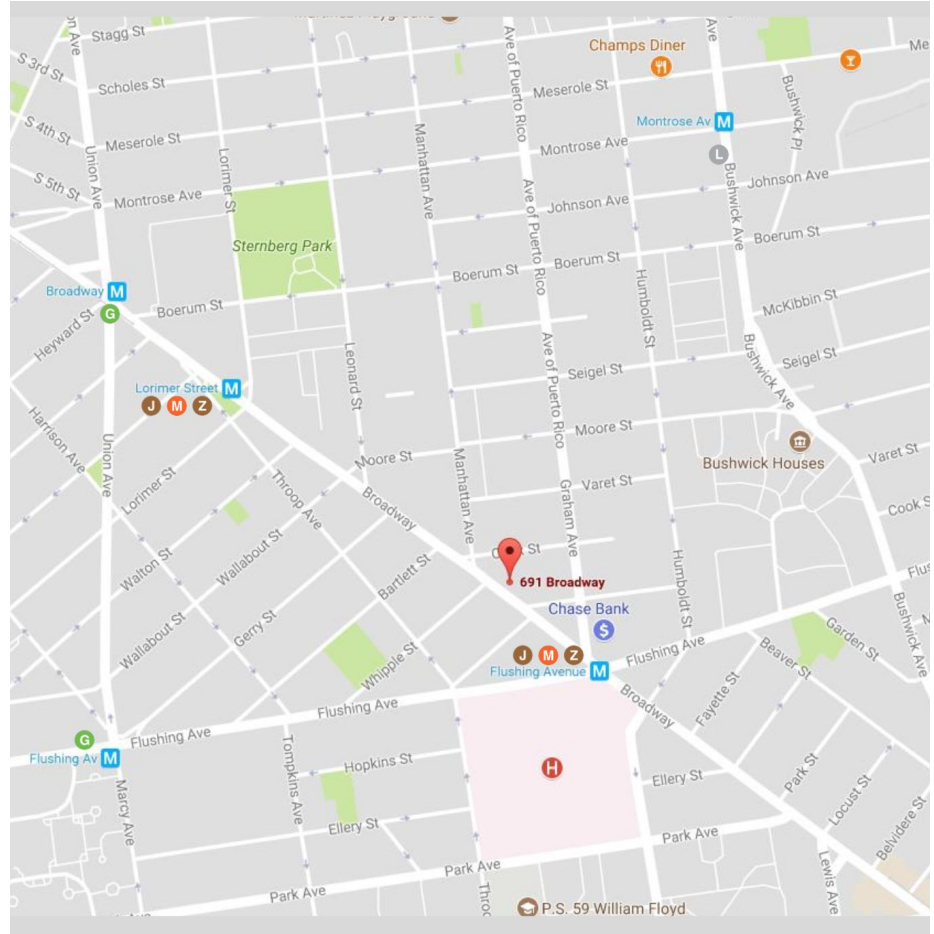
TRANSPORTATION

By Subway

- J, M at Flushing Ave 0.12 miles away
- J, M at Lorimer St 0.31 miles away
- G at Flushing Ave 0.37 miles away
- G at Broadway 0.43 miles away
- L at Montrose Ave 0.43 miles away

By Bus

- B46, B43, B57



RETAIL MAP



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RENT ROLL



Address	Status	Monthly Rent	Annual Rent
691 Broadway	Retail	\$5,400	\$64,800
691 Broadway	Residential	\$1,400	\$16,800
691 Broadway	Residential	\$1,400	\$16,800
693-695 Broadway*	Retail	\$5,000	\$60,000
697 Broadway	Retail	\$4,800	\$57,600
18 Cook Street	Garage	\$600	\$7,200
	Total	\$18,600	\$223,200

*693 Broadway is subleasing from 695 Broadway

COMPARABLES

RENTALS



Address	Bed/Bath	Rent
352 Hooper Street #1F	1/1	\$2,289
151 Ainslie Street #1A	2/1	\$2,600
228 Manhattan Avenue #12D	2/1	\$2,915
347 Lorimer Street #1G	3/1.5	\$4,062
347 Lorimer Street #6F	4/2	\$6,541

COMPARABLES

CONDOS



Address	Bed/Bath	SF	\$/SF	Price
535 Lorimer Street #202	2/2	1,245	\$1,084	\$1,350,000
404 Grand Street #2	2/2	1,008	\$1,264	\$1,275,000
404 Grand Street #3	2/2	1,008	\$1,284	\$1,295,000
404 Grand Street #4	1/1	568	\$1,320	\$750,000
390 Lorimer Street #3C	2/1	1,008	\$1,125	\$1,135,000
390 Lorimer Street #4B	1/1	725	\$1,303	\$945,000
630 Lorimer Street #101	2/2.5	1,390	\$1,147	\$1,595,000
630 Lorimer Street #202	1/1	550	\$1,381	\$760,000
630 Lorimer Street #302	1/1	550	\$1,418	\$780,000

Howell Silverman

Lic. Associate Broker

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