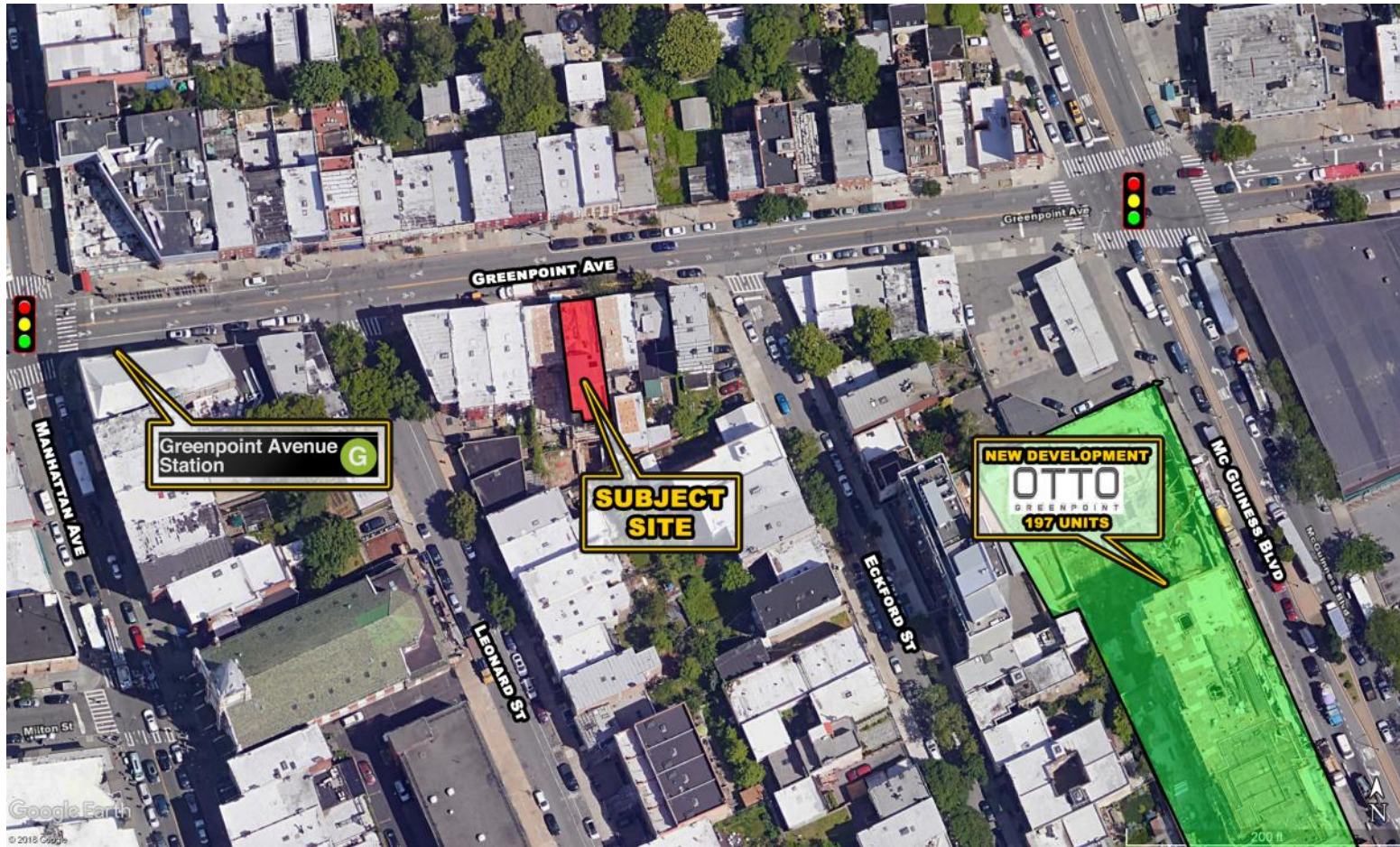


**186 GREENPOINT AVENUE, BROOKLYN, NY**  
**AVAILABLE: 10,800 SF**



**186 GREENPOINT AVENUE**  
**BROOKLYN NEW YORK**

**FOR SALE**  
**10,800 SF**  
*Luxury Apartment Retail*



**Property Highlights:**

- Property includes handsome, newly constructed 10,800 SF building on unique L-shaped property (0.06 acres)
- High efficiency state-of-the-art heating
- Soundproof walls and windows
- Residential 100% occupied
- Elevator in building
- 2,350 SF of retail on ground floor

**R.J. Brunelli & Co. LLC, Exclusive Listing Agent**

Available - 10,800 SF building on 0.06 acres  
 Traffic Count on Greenpoint Ave = 10,031 vehicles per day

**DEMOGRAPHICS 2018**

	0.25 mile	0.5 miles	0.75 miles
<b>POPULATION</b>	8,935	25,486	36,774
<b>AVG. HOUSEHOLD INCOME</b>	\$95,729	\$92,347	\$93,130
<b>DAYTIME POPULATION</b>	2,739	8,073	13,025

For more information please contact:

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**186 GREENPOINT AVE  
GREENPOINT, BROOKLYN NY**

**RAMONA**

**NYSC**  
new york sports clubs

**STARBUCKS**  
COFFEE

**Quest**  
Diagnostics

**SALON LUX**  
HAIR • NAILS • SKIN

**CAFE DE COLOMBIA**

**DUANEreade**  
by *Walgreens*  
**7-ELEVEN**

**SUBJECT SITE**

**KeyFood**  
FRESH

**TACO BELL**

**FORNINO**

**Bank of America**

**DIME**  
Since 1864

**CRUNCH**

**CHASE**

**CITYMD**  
URGENT CARE

**Capital One**

**RJBRUNELLI**

500 ft

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