



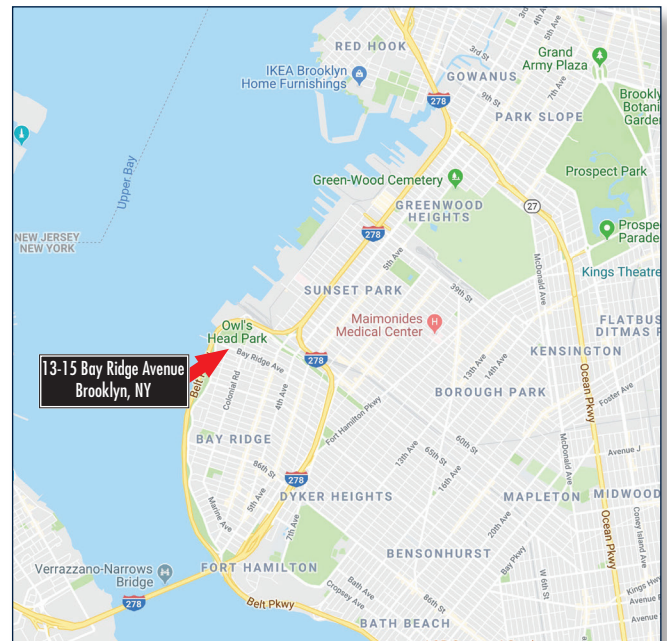
13-15 BAY RIDGE AVENUE

BAY RIDGE, BROOKLYN, NEW YORK



PROPERTY OVERVIEW

- ±21,917 sf two story, brick building available to lease as office or retail
- Located on Bay Ridge Avenue, at in the intersection of Owls Head Court, in the Bay Ridge, Brooklyn, Kings County, New York
- Property boasts approximately 150 feet of frontage along Bay Ridge Avenue
- 25 parking spaces in private and secure lot
- Within close proximity to Bay Ridge’s 3rd Avenue, one of the neighborhood’s main retail corridors, featuring restaurants, bars, shops and national retailers
- Easy access to the Belt Parkway, Gowanus Expressway, Verrazano Bridge and within walking distance of the “R” train, multiple bus routes and steps to the NY Waterways ferry



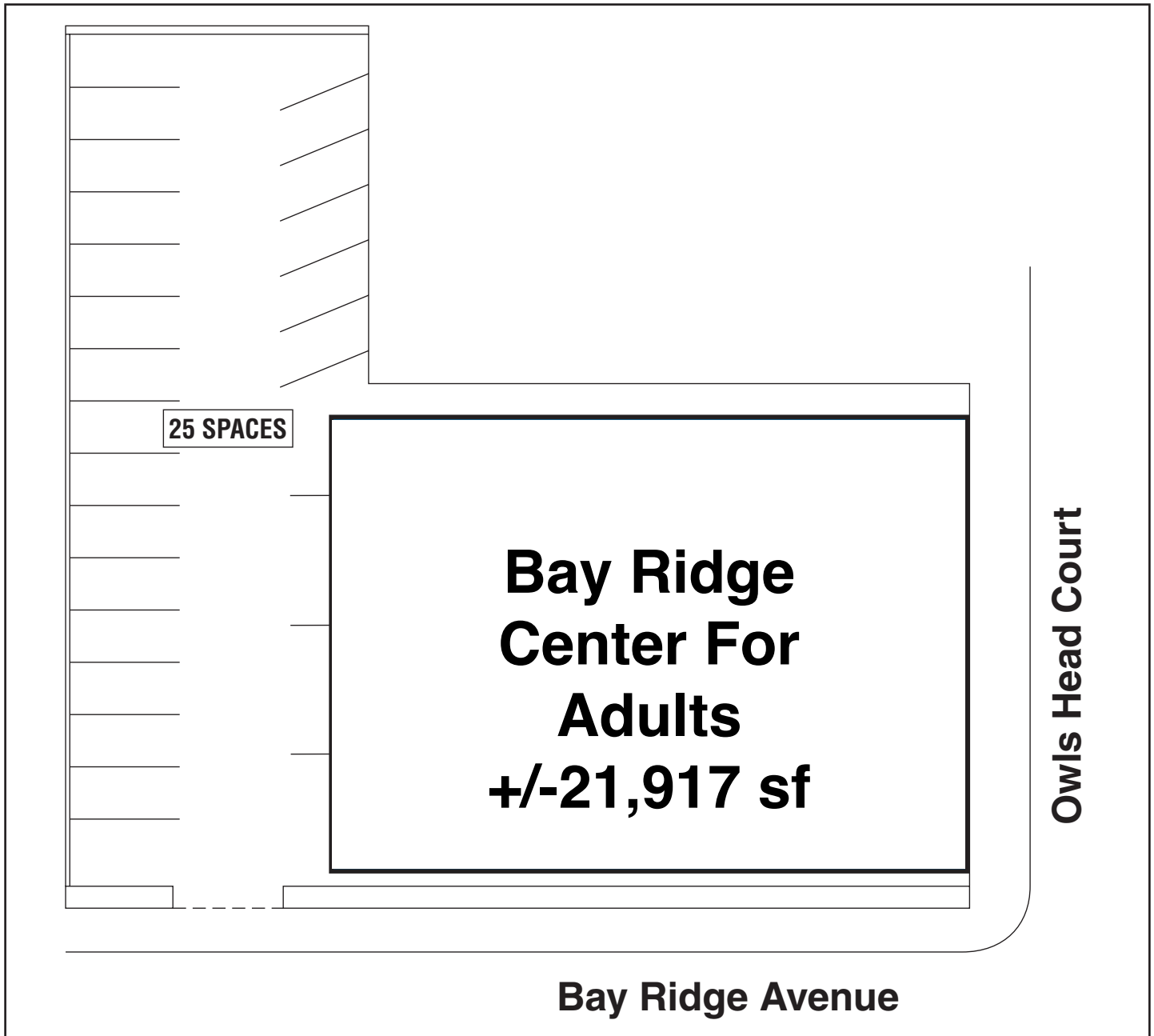
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
▪ Population	54,510	513,028	1,549,467
▪ Average HH Income	\$93,005	\$82,119	\$102,170
▪ Total HH	21,574	176,113	591,563
▪ Median Age	36.3	33.5	35.1





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03/20

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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

