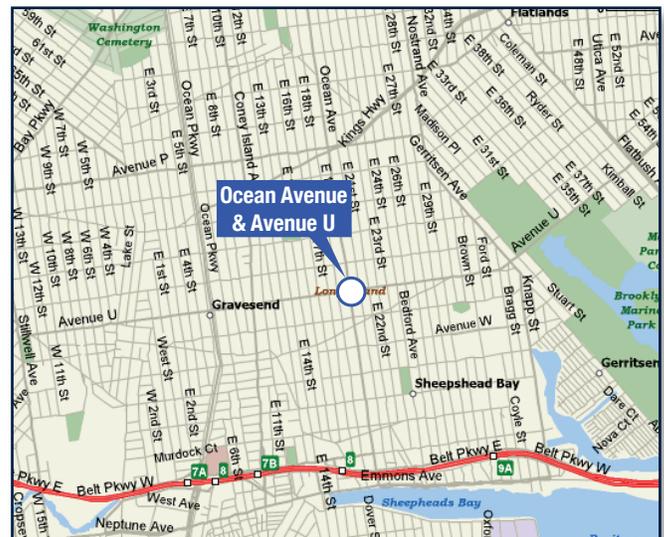




OCEAN AVENUE & AVENUE U | BROOKLYN, NEW YORK

PROPERTY OVERVIEW

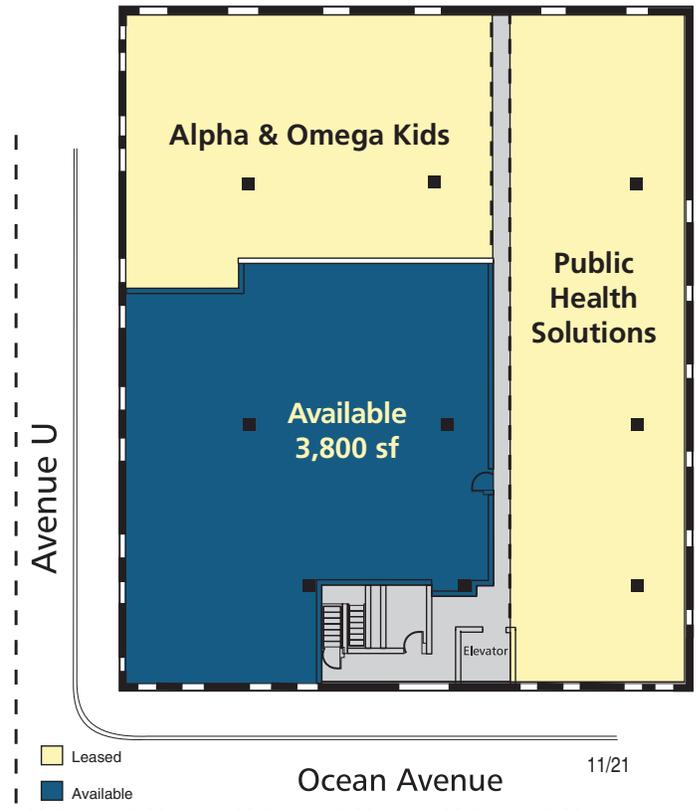
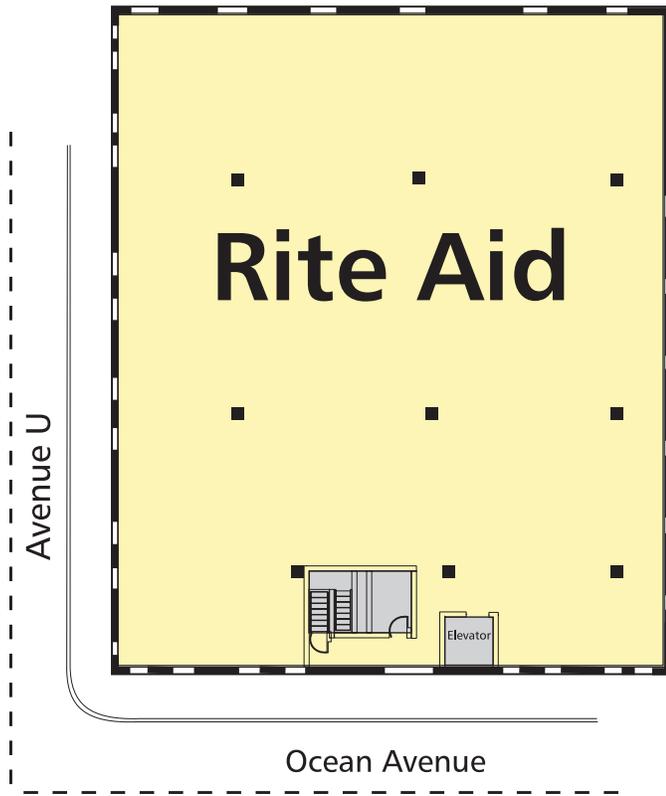
- At the Southeast corner of Ocean Avenue and Avenue U, in the Sheepshead Bay (Homecrest) section of Brooklyn, New York
- 2 Story retail and elevated security medical/office building
- **Available** – 3,800 sf
- **Train** – Brighton Line at East 16th street and Avenue U, just 4 blocks from building
- **Bus** – #49, Ocean Avenue, north and south stops across from building
- **Bus** – #3, Avenue U, east and west stops across from building



DEMOGRAPHIC INFORMATION

	1 Mile	3 Miles	5 Miles
■ Population	128,939	757,651	1,600,000
■ Avg. HH Inc.	\$85,724	\$83,331	\$82,435
■ Total HH	51,482	283,088	588,702
■ Average HH Size	2.5	2.7	2.7

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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.