

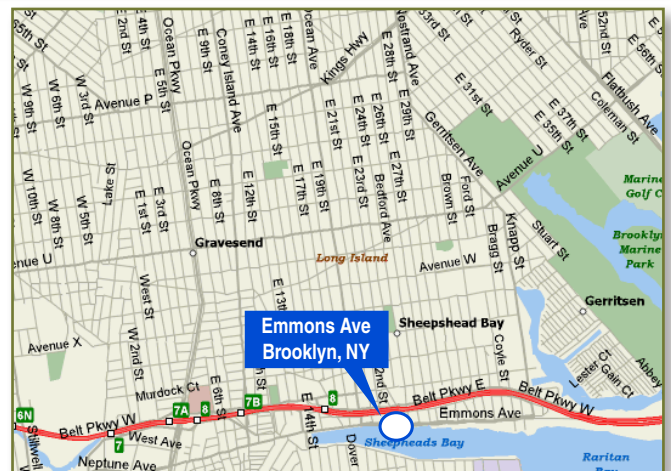
EMMONS AVENUE, BROOKLYN, NY



SHEEPSHEAD BAY MARINA

PROPERTY OVERVIEW

- Located on the blockfront on Emmons Avenue between Dooley Street and East 23rd Street (also known as Delamere Place) in Sheepshead Bay
- The GLA is 11,000 sf ±
- Community Shopping Center
- The center includes parking for 22 cars
- Additional 4,000 sf outdoor seating area
- Emmons Avenue is located in southern Brooklyn, just off the Belt Parkway and across the street from the famous Sheepshead Bay Fishing Fleet



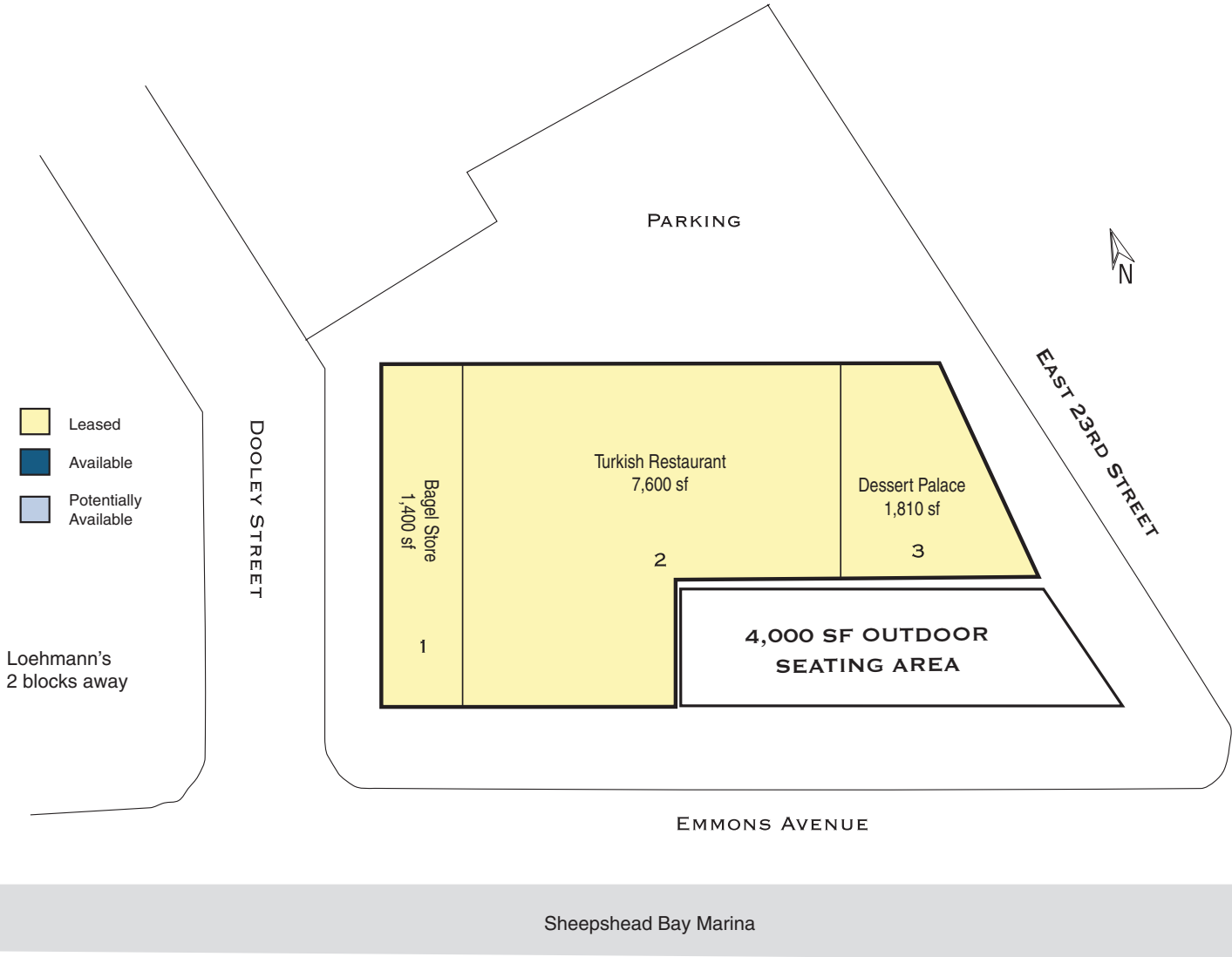
DEMOGRAPHIC INFORMATION

	1 Mile	3 Miles	5 Miles
■ Population	81,521	474,984	1,190,000
■ Avg. HH Inc.	\$83,652	\$84,151	\$82,042
■ Total HH	34,753	184,677	433,115
■ Average HH Size	2.3	2.6	2.7

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05/14

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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