



PIZZERIA & RESTAURANT

26

718-481-

Retail FOR SALE
Price: \$75,000

BROOKLYN, NY 11224
JERMANCOMMERCIAL.COM
FOR SALE



2726 Mermaid Ave

JEREMY WILLIAMS
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PROPERTY SUMMARY

2726 MERMAID AVENUE



Property Summary

Price:	\$75,000
Building SF:	2,284
Price / SF:	65.67
NOI:	
CAP Rate:	
Occupancy:	Occupied
Rentable SF:	1,142
Available SF:	1,142
Lot Size:	4,000 SF
Price / Acre:	
Frontage:	37 ft
Signage:	Yes
Parking:	Street
Parking Ratio:	
Year Built:	1925
Renovated:	
Zoning:	R6, C1-2

Property Overview

Heavy Foot Traffic
1142 Sqft
Zoning: R6, C1-2
\$2200 rent
Fully Built Out
Located on Mermaid Ave...Coney Island's busiest pizzeria & restaurant is now available for sale! All equipment included

Location Overview

Coney Island Beach, Amusement Park, and Aquarium. Coney Island retail shopping areas. Nearby Trains: B,D,F,N,Q,. Nearby Bus: B74. Nearby Highways: Belt & Ocean Pkwy.

EXP REALTY
777 Westchester Avenue, Suite 101
White Plains, NY 10604



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PROPERTY PHOTOS

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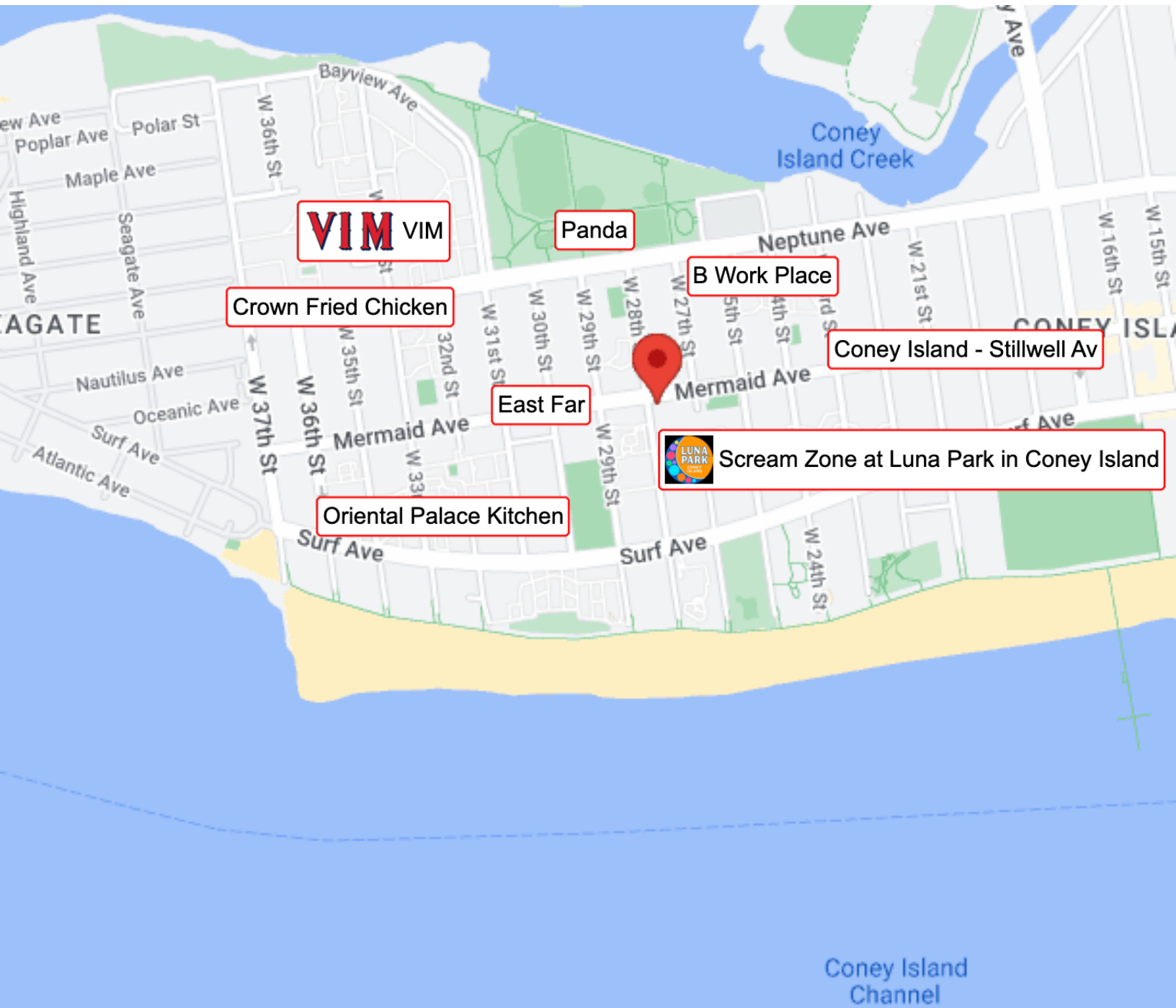
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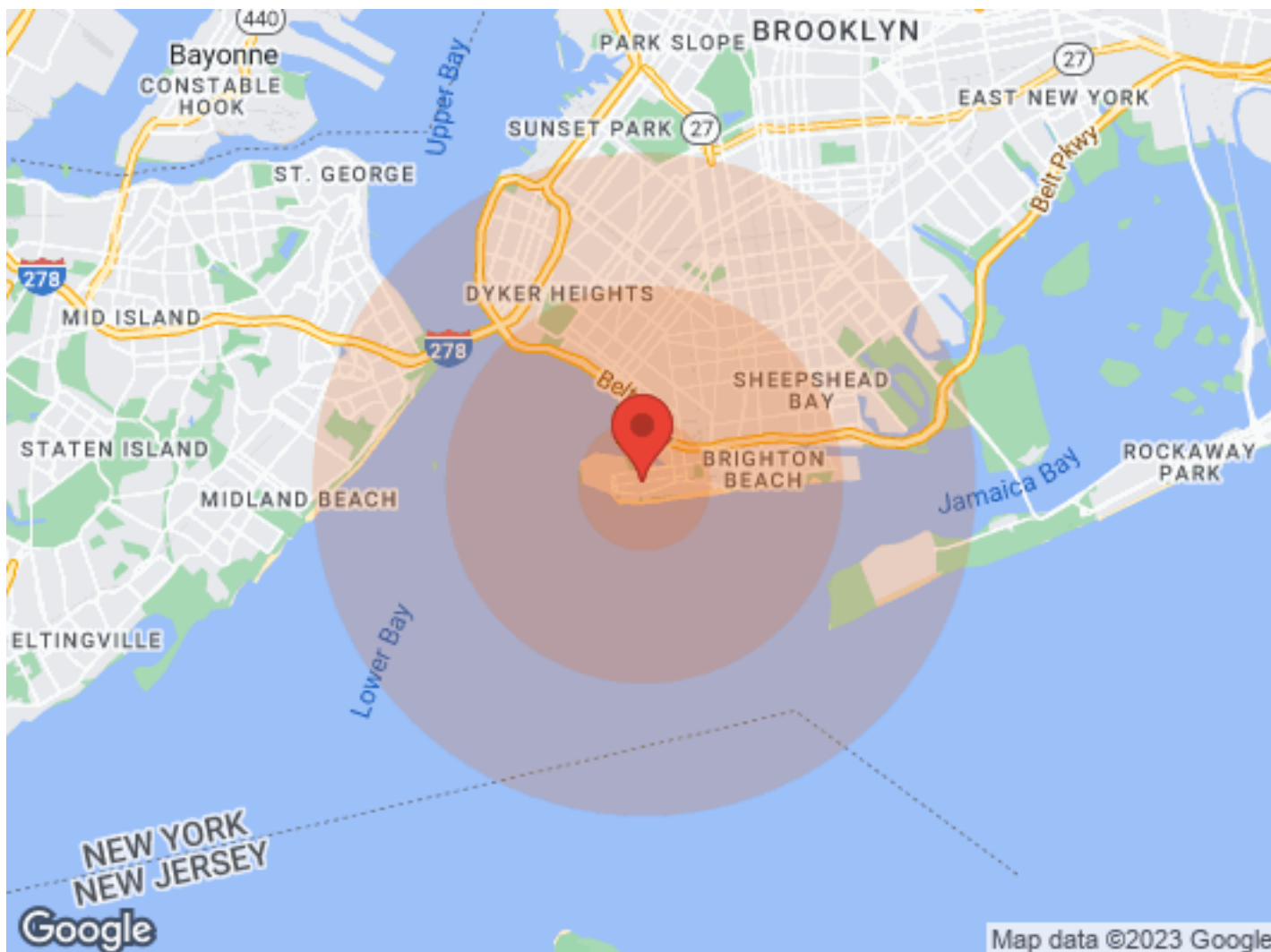
BUSINESS MAP

2726 MERMAID AVENUE



DEMOGRAPHICS

2726 MERMAID AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	18,922	199,766	548,555
Female	21,666	211,814	571,354
Total Population	40,588	411,580	1,119,909

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	7,738	72,476	221,605
Ages 15-24	5,089	44,582	140,507
Ages 55-64	4,345	51,069	130,290
Ages 65+	8,627	85,456	193,496

Race	1 Mile	3 Miles	5 Miles
White	19,907	267,507	696,705
Black	11,552	16,588	96,036
Am In/AK Nat	106	433	1,497
Hawaiian	N/A	27	81
Hispanic	10,259	56,791	175,705
Multi-Racial	10,736	67,918	208,660

Income	1 Mile	3 Miles	5 Miles
Median	\$32,535	\$40,584	\$44,492
< \$15,000	4,246	31,152	69,325
\$15,000-\$24,999	2,126	19,203	47,641
\$25,000-\$34,999	1,920	19,071	45,120
\$35,000-\$49,999	2,088	21,887	54,546
\$50,000-\$74,999	2,116	24,509	66,080
\$75,000-\$99,999	1,225	15,963	42,531
\$10,000-\$149,999	1,127	15,425	43,841
\$150,000-\$199,999	409	5,109	16,231
> \$200,000	111	3,807	12,234

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,749	172,055	438,731
Occupied	15,771	155,075	397,179
Owner Occupied	3,383	50,507	140,852
Renter Occupied	12,388	104,568	256,327
Vacant	978	16,980	41,552

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DISCLAIMER

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PRESENTED BY:

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