

M. C. O'BRIEN, INC.

REALTORS

ESTABLISHED 1909




Michael C. O'Brien, MAI
1885-1982
M. C. O'Brien, Jr., MAI, SIOR, CRE
Retired
M. C. O'Brien, III, SIOR
Chief Executive Officer
William P. O'Brien, SIOR
President
Malcolm J. Newman, CRE
Vice President

4718 AVENUE N, BROOKLYN, NEW YORK 11234
TEL 718 252-9191 FAX 718 252-4864

Store For Lease

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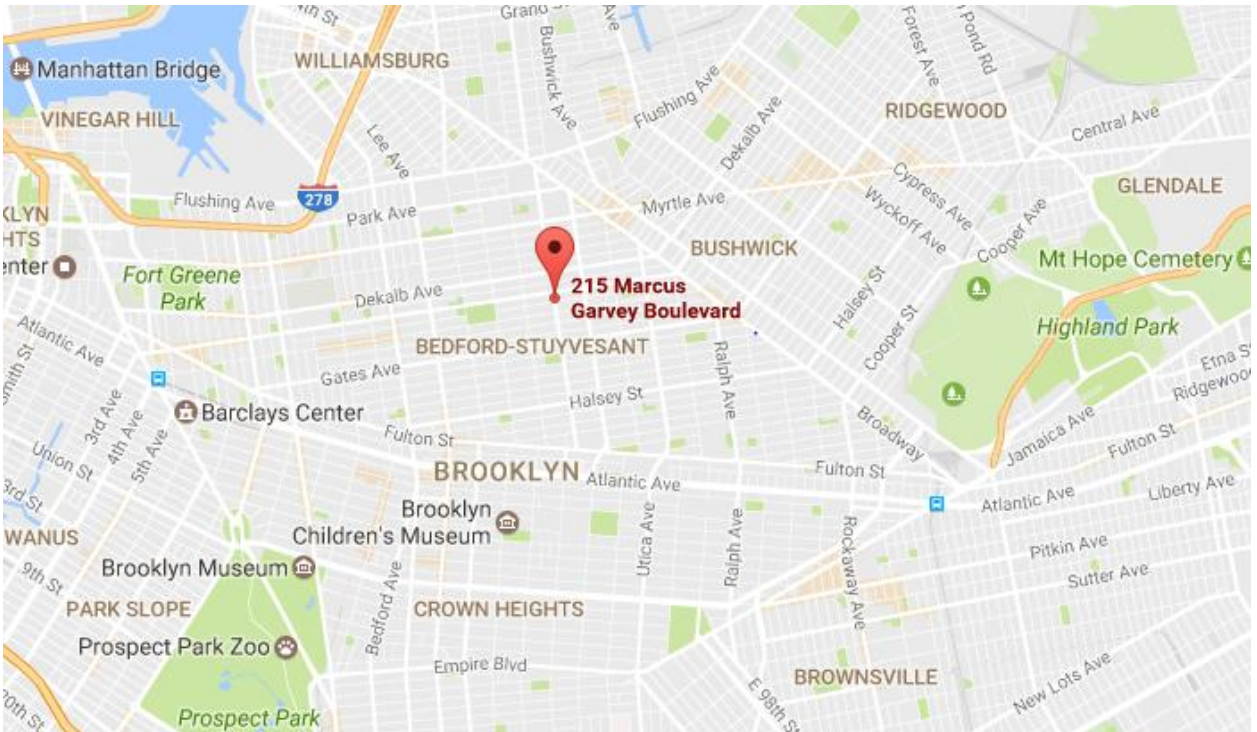
215 Marcus Garvey Boulevard Brooklyn, New York 1,000 Sq. Ft.

- **30' Frontage**
- **14 ft. Ceilings**
- **Dedicated Gas Boiler**
- **ADA Compliant Bathroom**
- **Very Clean Move in condition**
- **Suitable for many retail and service uses**
- **Subways:    Buses: **B15 B38 B43 B46 B47****

William P. O'Brien, SIOR
(718) 252-9191
Ext. 110
wobrien@mcobrien.com

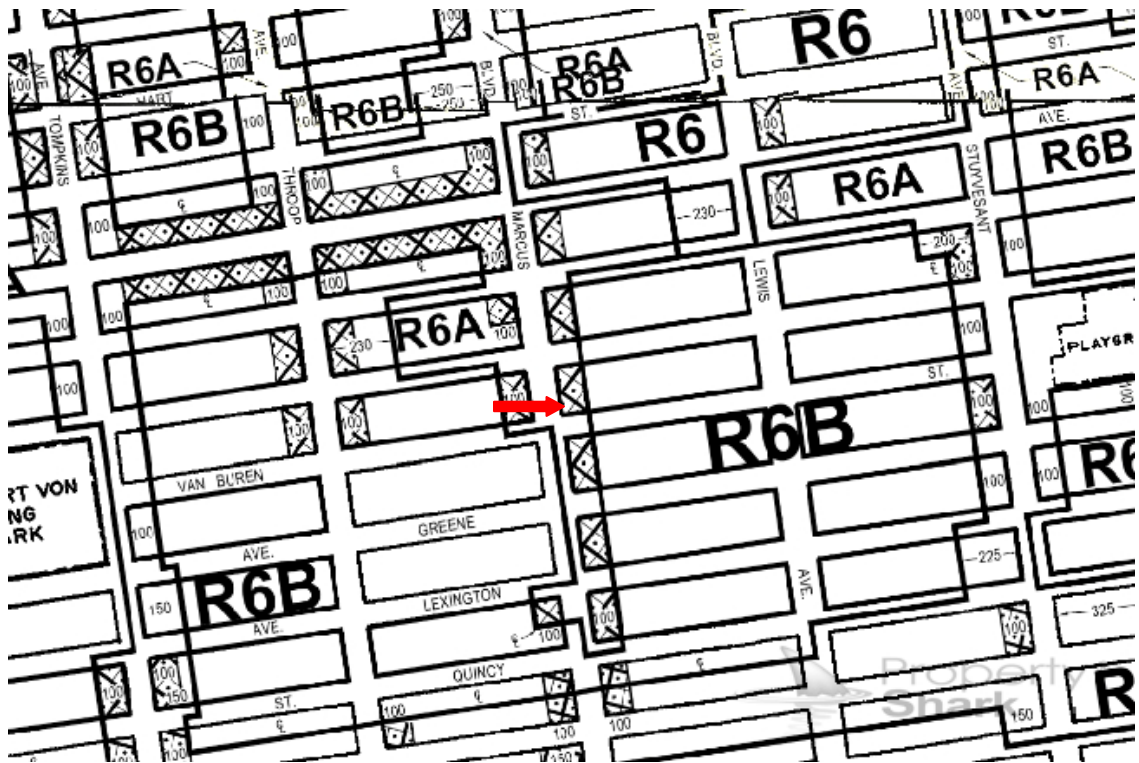
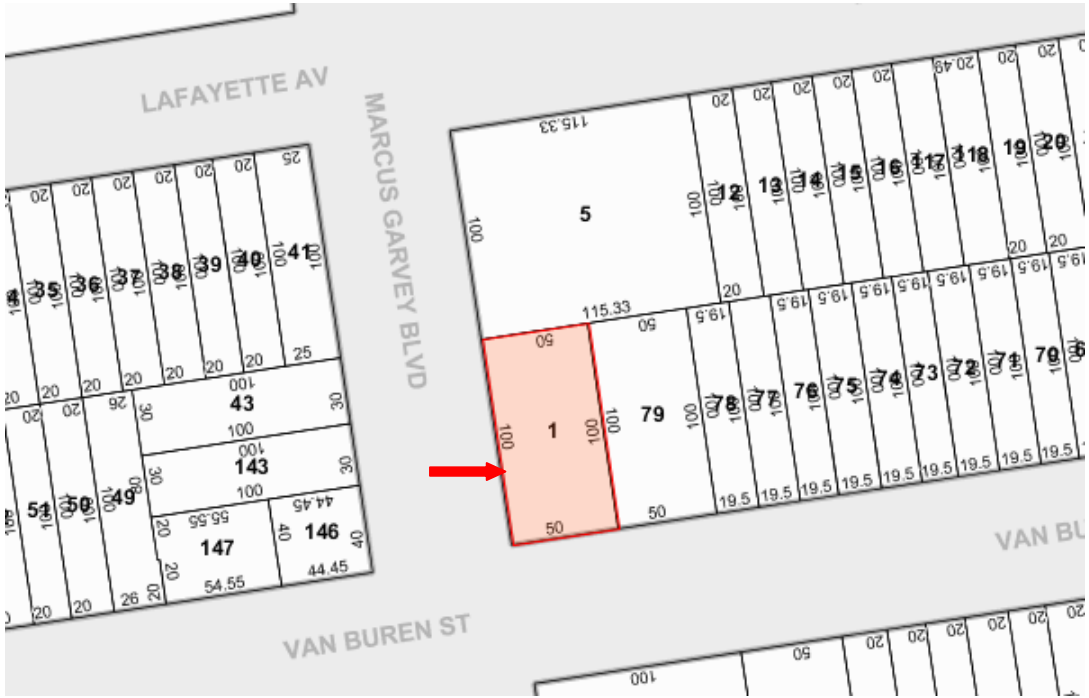
All offers are submitted subject to prior lease, change in price, corrections or omissions or withdrawal from market without notice, commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged by this office.

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BROOKLYN COMMUNITY DISTRICT 3

TOTAL POPULATION	1990	2000	2010
Number	138,696	143,867	152,985
% Change	—	3.7	6.3



VITAL STATISTICS	2005	2012
Births: Number	2,260	2,450
Rate per 1000	15.7	16.0
Deaths: Number	1,140	951
Rate per 1000	7.9	6.2
Infant Mortality: Number	23	—
Rate per 1000	10.2	6.0



INCOME SUPPORT	2005	2014
Cash Assistance (TANF)	18,521	11,915
Supplemental Security Income	10,671	10,559
Medicaid Only	36,835	39,848
Total Persons Assisted	66,027	62,322
Percent of Population	45.9	40.7

	Lots	Lot Area	
		Sq. Ft.(000)	%
1- 2 Family Residential	6,928	13,335.6	24.3
Multi-Family Residential	6,483	20,908.9	38.1
Mixed Resid. / Commercial	1,418	4,421.5	8.1
Commercial / Office	297	1,808.4	3.3
Industrial	223	1,937.8	3.5
Transportation / Utility	82	520.1	1.0
Institutions	375	6,644.7	12.1
Open Space / Recreation	37	1,755.8	3.2
Parking Facilities	272	1,150.5	2.1
Vacant Land	901	2,278.1	4.2
Miscellaneous	71	187.7	0.4
Total	17,087	54,948.9	100.0

TOTAL LAND AREA	Acres:	1,824.1
	Square Miles:	2.9