

EXCLUSIVE OPPORTUNITY

1526 PITKIN AVE

Brownsville, Brooklyn

Value-Add Corner Asset Investment Opportunity

\$2,499,000

ASKING PRICE

11,040 SF

TOTAL BUILDING

4 STORIES

INCL. BASEMENT

GROUND FLOOR RETAIL

RESIDENTIAL UPPER FLOORS

C4-3 ZONING

DELIVERED VACANT



PROPERTY EXTERIOR

PROPERTY AT A GLANCE

Address **1526 Pitkin Ave, Brooklyn NY 11212**

Neighborhood **Brownsville · Primary Retail Corridor**

Building Type **4-Story Corner Mixed-Use**

Gross SF **11,040 SF · Lot SF: 2,788 SF**

Zoning **C4-3 / R6 Equiv · Overbuilt**

Year Built **1930**

RE Tax (2025/26) **\$61,784 / year**

Delivery **Fully Vacant · Zero Legacy Constraints**



PROPERTY OVERVIEW

A fully vacant, 4-story corner mixed-use building positioned along Brownsville's primary retail corridor. Delivered with zero legacy constraints — ideal for investors, developers, and owner-users looking to reposition, redevelop, or reimagine the asset.

The second floor was previously utilized as a church. The third and fourth floors served as clergy housing — each floor divided into four rooms, a common living room, two bathrooms, and one kitchen. Floors 2–4 require a full gut renovation, presenting an incoming owner with a blank canvas to reimagine the layout without legacy constraints.

ASKING PRICE
\$2,499,000

| | |
|---------------------------|---------------|
| Price Per SF | \$226 |
| Real Estate Tax (2025/26) | \$61,784 / yr |
| Land Assessment | \$14,850 |
| Improvements Assessment | \$490,500 |
| Total Assessment | \$505,350 |

PROPERTY DETAILS

| | |
|------------------------|------------------------------------|
| Borough / Neighborhood | Brooklyn / Brownsville |
| Address | 1526 Pitkin Ave, Brooklyn NY 11212 |
| Block & Lot | 03515-0028 |
| Lot Dimensions | 30' x 92.92' |
| Stories | 4 + Basement |
| Gross SF / Lot SF | 11,040 SF / 2,788 SF |
| Zoning / FAR | C4-3 · 3.96 Built / 2.43 Allowed |
| Year Built | 1930 |
| Tax Class | 2B |

Below Replacement Cost

\$249 PSF — priced well below current replacement cost for comparable Brooklyn mixed-use assets.

Fully Vacant Delivery

Delivered with zero legacy tenants — complete flexibility for repositioning from day one.

Corner Presence

Wraparound frontage at Pitkin & Saratoga provides maximum visibility and pedestrian access.

Flexible Use Cases

C4-3 zoning supports retail, residential, mixed-use, community facility, and owner-user occupancy.

Transit Access

B7 bus on Pitkin Ave and walking distance to the 3 train at Sutter Ave station.

Dense Retail Corridor

Surrounded by McDonald's, Taco Bell, Planet Fitness, JD Sports, Foot Locker & more.

Redevelopment Potential

Floors 2–4 require full gut renovation. 2nd floor: former church. 3rd & 4th floors: former clergy housing (4 rooms + living room + 2 baths + kitchen per floor). Blank canvas for complete repositioning.

Multiple Exit Strategies

Suitable for investors, developers, owner-users, and community facility operators.



**CORNER
PITKIN AVE &
SARATOGA AVE
BROWNSVILLE, BROOKLYN**

CORNER VIEW

11,040 SF Total Building

4 Stories + Basement

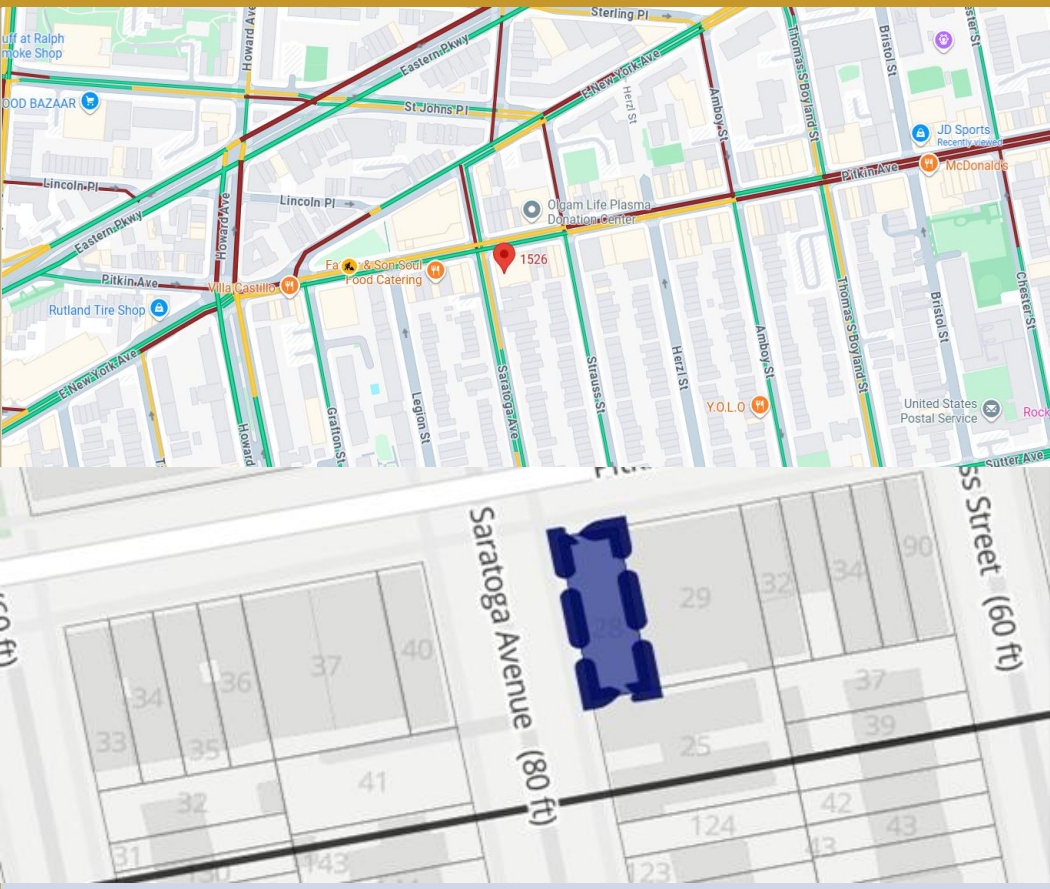
30' x 92.92' Lot

C4-3 Zoning

\$226 PSF

Delivered Vacant

PROPERTY EXTERIOR · PITKIN AVENUE FRONTAGE



STRATEGIC LOCATION

1526 Pitkin Avenue sits at the corner of Pitkin & Saratoga — Brownsville's primary commercial spine, anchored by national retailers and dense residential surroundings.

NEIGHBORING RETAILERS

| | |
|-------------------|----------------|
| McDonald's | Taco Bell |
| Planet Fitness | JD Sports |
| Foot Locker | Rainbow |
| KFC | Dunkin' |
| Metro by T-Mobile | Ashley Stewart |

TRANSIT & ZONING

Zoning: C4-3 Commercial · FAR 3.96 / 2.43 Allowed

Bus Lines: B7 on Pitkin Ave · Multiple routes on Saratoga Ave

Subway: 3 Train — Sutter Ave Station (nearby)

96,217

POPULATION

\$41,322

MEDIAN HH INCOME

24,946

HOUSEHOLDS

35

MEDIAN AGE

68%

RENTERS

DEMOGRAPHIC

DATA

SOURCE

| | | |
|----------------------------|--|------------------------|
| Total Population (2023) | 96,217 residents | NYC Furman Center |
| Median Household Income | \$41,322 / year (+12.1% YoY) | U.S. Census ACS 2023 |
| Average HH Income | \$53,586 / year | U.S. Census ACS 2023 |
| Total Households | 24,946 households | U.S. Census ACS 2023 |
| Housing Units | 26,626 units (+0.7% YoY) | U.S. Census ACS 2023 |
| Race/Ethnicity | 64.4% Black · 23.5% Hispanic · 4.5% White | NYC Furman Center 2023 |
| Age Distribution | 28% under 18 · 27% ages 25-44 · 23% ages 45-64 | NYC Health 2023 |
| Renter Occupied | ~68% of residents rent | U.S. Census ACS 2023 |
| New Housing (2010-2024) | 4,700 units built (76% income-restricted) | NYC Furman Center 2024 |
| Walk Score / Transit Score | 100/100 · 100/100 | Local Logic |

MARKET OVERVIEW

Brownsville is a dense, established neighborhood in Brooklyn with a strong residential base and essential retail demand. The surrounding trade area offers a stable customer base and significant spending potential.

| POPULATION | | | | HOUSEHOLDS | | | | INCOME | | | |
|-----------------------------|---------|-----------|-----------|--------------------------------|---------|---------|-----------|-------------------------|----------|-----------|-----------|
| | 2 MILES | 5 MILES | 10 MILES | | 2 MILES | 5 MILES | 10 MILES | | 2 MILES | 5 MILES | 10 MILES |
| 2020 Population | 595,982 | 2,579,003 | 6,988,905 | 2020 Households | 219,385 | 950,827 | 2,736,084 | Avg Household Income | \$87,745 | \$114,450 | \$122,429 |
| 2025 Population | 555,407 | 2,457,185 | 6,793,822 | 2025 Households | 199,685 | 894,773 | 2,638,188 | Median Household Income | \$62,838 | \$81,991 | \$88,181 |
| 2030 Population Projection | 545,468 | 2,428,888 | 6,834,239 | 2030 Household Projection | 195,130 | 883,203 | 2,665,022 | < \$25,000 | 50,669 | 167,997 | 469,759 |
| Annual Growth 2020–2025 | -1.4% | -0.9% | -0.6% | Annual Growth 2020–2025 | 0.5% | 0.9% | 0.9% | \$25,000 - \$50,000 | 34,456 | 136,123 | 375,433 |
| Annual Growth 2025–2030 | -0.4% | -0.2% | 0.1% | Annual Growth 2025–2030 | -0.5% | -0.3% | 0.2% | \$50,000 - \$75,000 | 28,879 | 116,462 | 330,819 |
| Median Age | 37.8 | 38.1 | 39.5 | Owner Occupied Households | 37,727 | 229,981 | 762,178 | \$75,000 - \$100,000 | 23,437 | 95,846 | 271,362 |
| Bachelor's Degree or Higher | 26% | 37% | 42% | Renter Occupied Households | 157,403 | 653,223 | 1,902,844 | \$100,000 - \$125,000 | 16,294 | 78,743 | 230,813 |
| U.S. Armed Forces | 219 | 1,089 | 3,151 | Avg Household Size | 2.6 | 2.6 | 2.4 | \$125,000 - \$150,000 | 13,179 | 61,867 | 178,905 |
| | | | | Avg Household Vehicles | 0 | 1 | 1 | \$150,000 - \$200,000 | 15,060 | 85,512 | 252,112 |
| | | | | Total Specified Consumer Sp... | \$4.8B | \$25.5B | \$77.8B | \$200,000+ | 17,711 | 152,223 | 528,984 |

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