

EAST NEW YORK INNOVATIVE URBAN VILLAGE

Corner of Pennsylvania & Flatlands Avenues
Brooklyn | NY

FRESH MARKET OPPORTUNITY



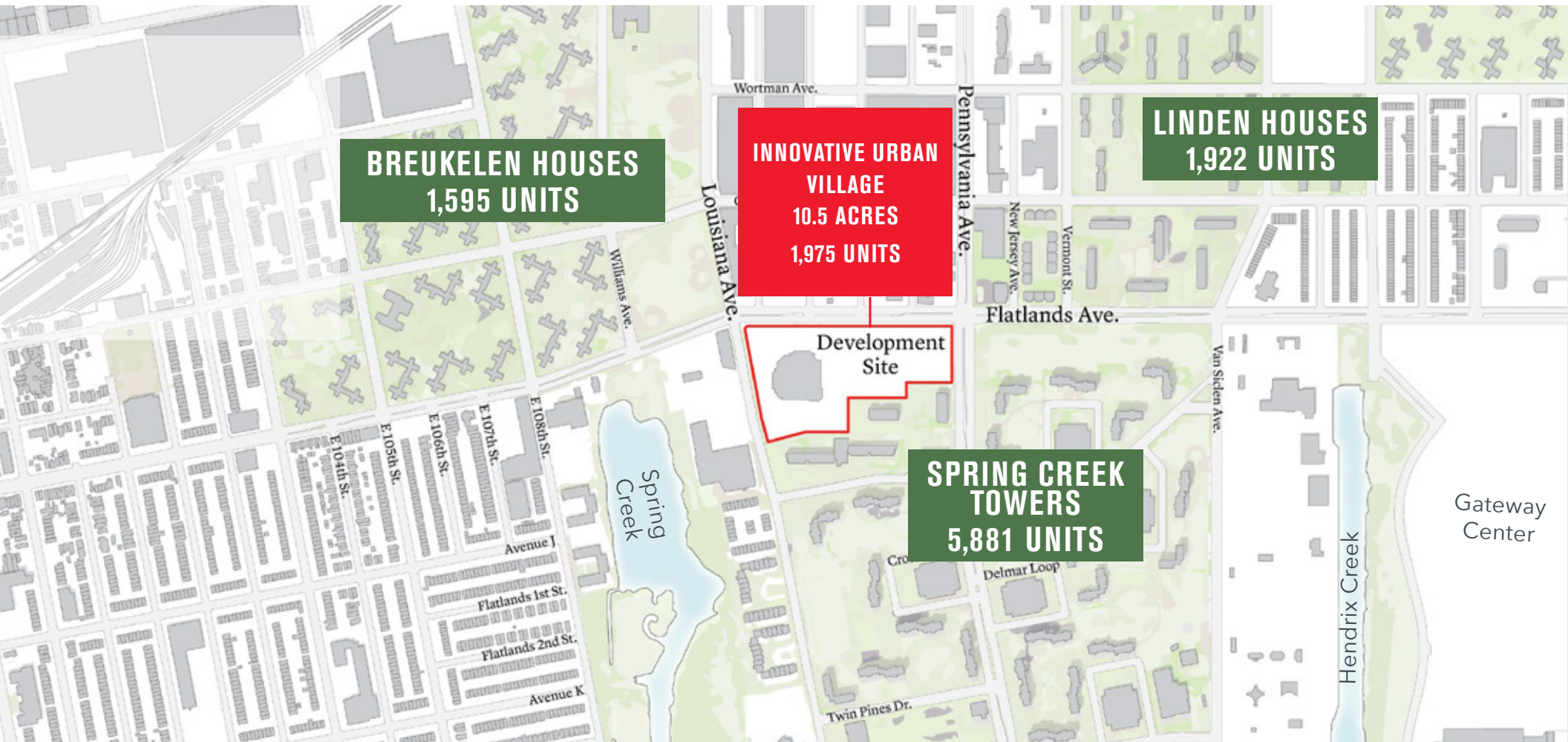
INNOVATIVE URBAN VILLAGE

PROJECT OVERVIEW

The Innovative Urban Village (IUV) is a multi-phase development that will be an ecosystem of opportunity for area community members. The first phases of the project are currently under construction on the eastern edge of the 10.5-acre campus of the Christian Cultural Center (CCC). CCC, with a congregation of over 60,000 members, will be at the center of this newly-created micro economy, which will also bring 1,975 new residential units, nearly 900 of which are currently being built, and initial leasing commencing in 2026. IUV will have interior, pedestrian-friendly streets providing easy access to community amenities including the new grocery store, daycare, neighborhood retail, public open space, a performing arts center and workforce training center. These resources will also be easily accessible by surrounding residences, including some of the larger developments such as Linden Houses and Spring Creek.



MACRO AREA MAP

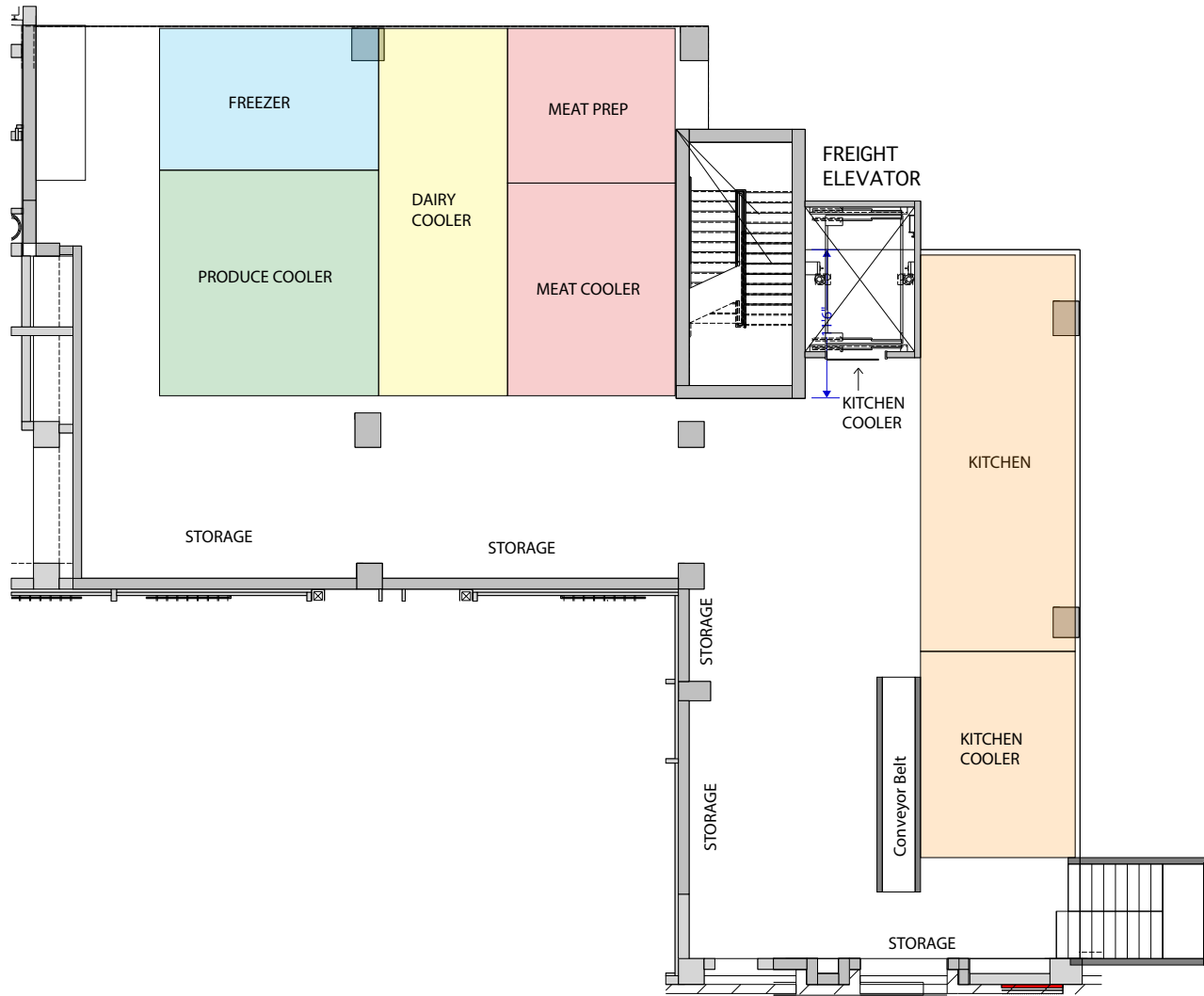




SUPERMARKET OPPORTUNITY



- > PRIME FRESH MARKET/GROCERY OPPORTUNITY
- > CORNERSTONE OF A 10.5-ACRE, 1,975 UNIT MIXED USE DEVELOPMENT
- > 9,924 SF GROUND LEVEL
- > 3,465 SF MEZZANINE STORAGE/PREP SPACE
- > DIRECT BUS ROUTE DROP OFF ACCESS - B82 / BM2
- > APPROXIMATELY 30,00 VEHICLES PASS THIS INTERSECTION DAILY
- > NEARBY ONSITE ABOVE GRADE PUBLIC PARKING WILL BE AVAILABLE FOR FRESH MARKET CUSTOMERS (VALIDATED WITH SALES RECEIPT)
- > 250 FEET OF WRAPPING FRONTAGE
- > 22-FOOT CEILING HEIGHTS
- > AMAZING EXPOSURE IN A HIGHLY TRAFFICKED INTERSECTION



SUPERMARKET OPPORTUNITY - MEZZANINE

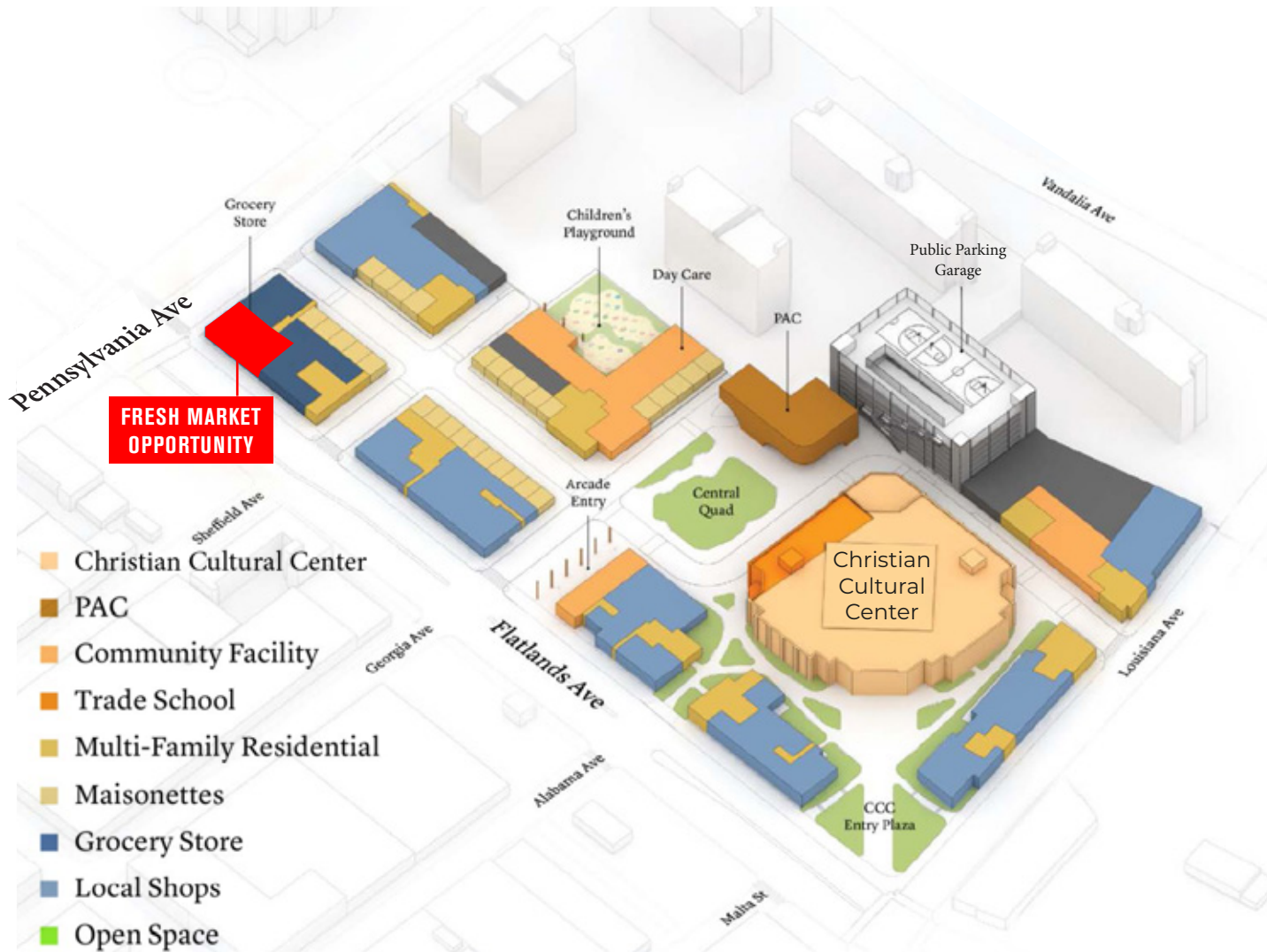
SAMPLE PLAN – (EXACT CONSTRUCTION SUBJECT TO CHANGE)



DEVELOPMENT OVERVIEW

INNOVATIVE URBAN LIVING

URBAN DIVERSITY AND STREET ACTIVATION



(illustrative master plan subject to change)

MIXED USE

Active uses at the ground floor throughout the development

RESIDENTIAL DENSITY

Phased in development to include 1,975 residential units. 839 units currently under construction with estimated delivery beginning summer 2026

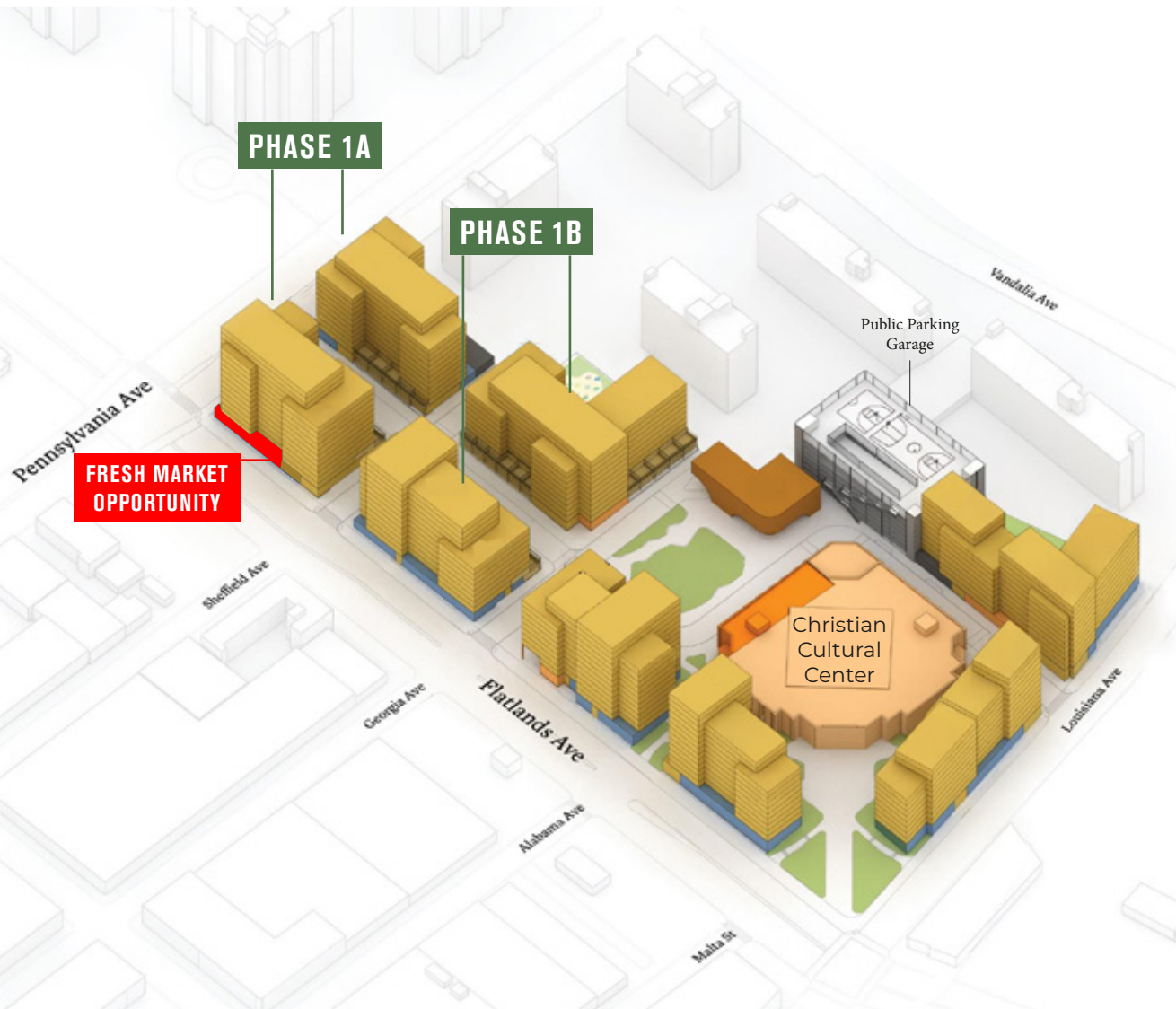
MIX OF EXISTING & NEW

New residential and community program builds neighborhood character anchored by existing Christian Cultural Center.

DEVELOPMENT OVERVIEW

INNOVATIVE URBAN LIVING

URBAN DIVERSITY AND STREET ACTIVATION



MASTER PLAN

Approximately 1,975 affordable homes.

Total approximate 107,000 zsf of Retail and new 21,000 zsf of Community Facility.

Parking for approximately 400 cars within the development

New Performing Arts Center.

PHASE 1A (UNDER CONSTRUCTION)

386 units under construction, scheduled to deliver summer 2026

Approximately 20,661 sf of Retail

PHASE 1B (UNDER CONSTRUCTION)

453 affordable homes, under construction to deliver summer 2027

10,251 sf of Retail.

12,632 sf of Community Facility.

(illustrative master plan subject to change)

AREA TENANTS



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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MONADNOCK
DEVELOPMENT

GOTHAM
FRESH MARKET

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