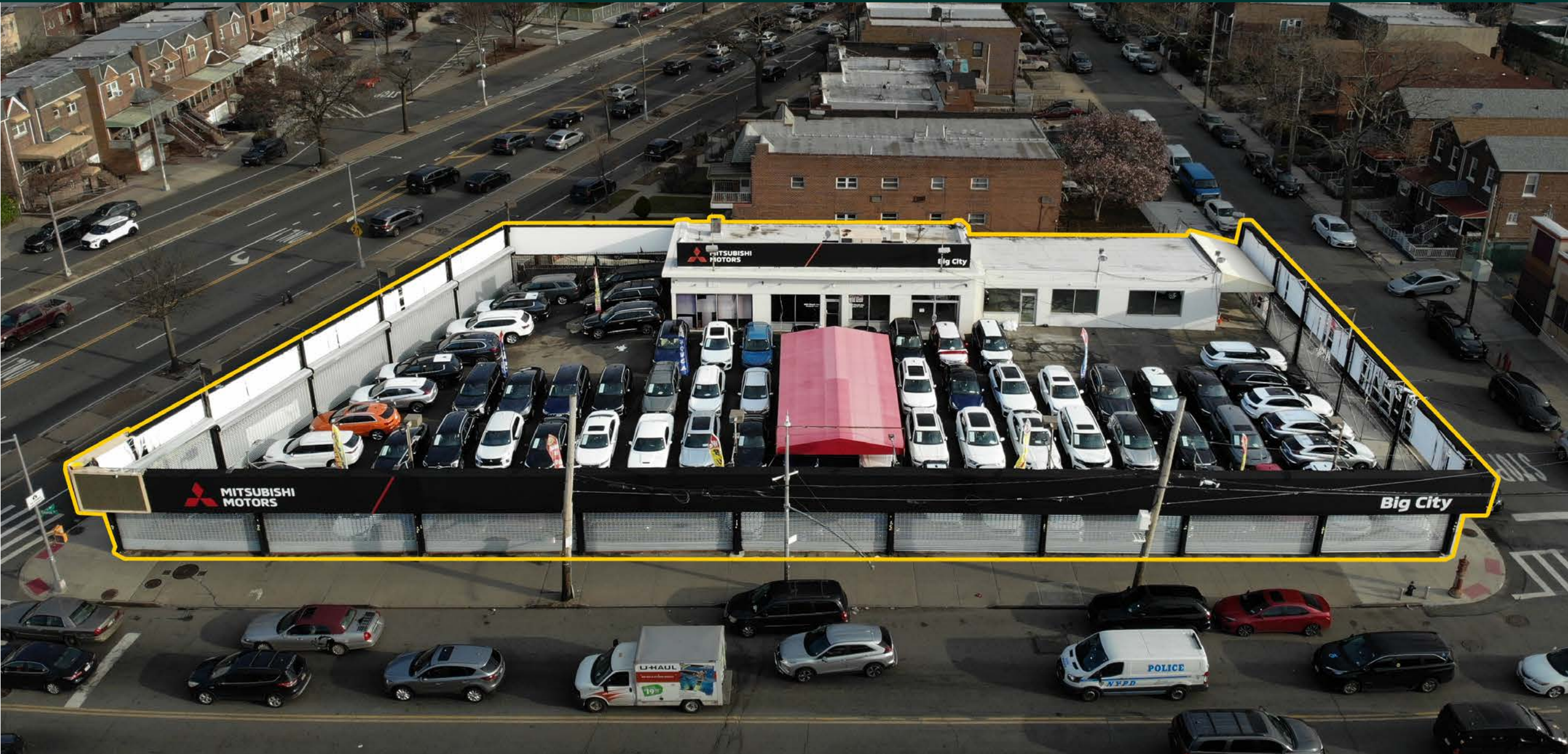




Brooklyn Retail NNN Investment Opportunity

5803 Kings Highway / 5803-5823 Church Avenue, East Flatbush, Brooklyn



EXCLUSIVE OFFERING

Property Information

Brooklyn Retail NNN Investment Sale
5803 Kings Highway, East Flatbush, Brooklyn



DY Realty Group LLC has been exclusively retained for the sale of this rare Retail Investment Opportunity in East Flatbush, Brooklyn.

This unique property features 2,275 sf of total building area with 13,055 sf of land. Perfectly positioned along Church Avenue between Kings Highway and East 59th Street. Site features over 387' of amazing frontage with numerous curb cuts for accessibility along the property.

The entire property is NNN leased to BIG CITY Mitsubishi, which operates its Sales / Showroom Department on-site. The lease has approximately 9 years remaining on the base term and includes 3% annual escalations.

Strategically positioned on a high-traffic thoroughfare, this property offers exceptional visibility and accessibility along Kings Highway, Church Ave, and immediate access to Linden Boulevard, with a daily traffic count exceeding 63,000 vehicles. The location provides direct access to key arteries in Brooklyn, Such as the Jackie Robinson Parkway and the Belt Parkway, minutes from JFK Airport.

Property Specifications

Block / Lot	4684 / 37
Total Building	2,275 sf 1-Story
Total Land	13,055 sf
Total Plot	15,330 sf
Zoning	C8-1
Year Built	1931
Property Taxes	\$80,321.00 (2025/2026)



**For More Information or To Schedule
A Tour, Contact Exclusive Agent:**

Kris Jimenez | 718-729-7474 x120 | 347-865-2945 Cell | KJimenez@DYRealty.com

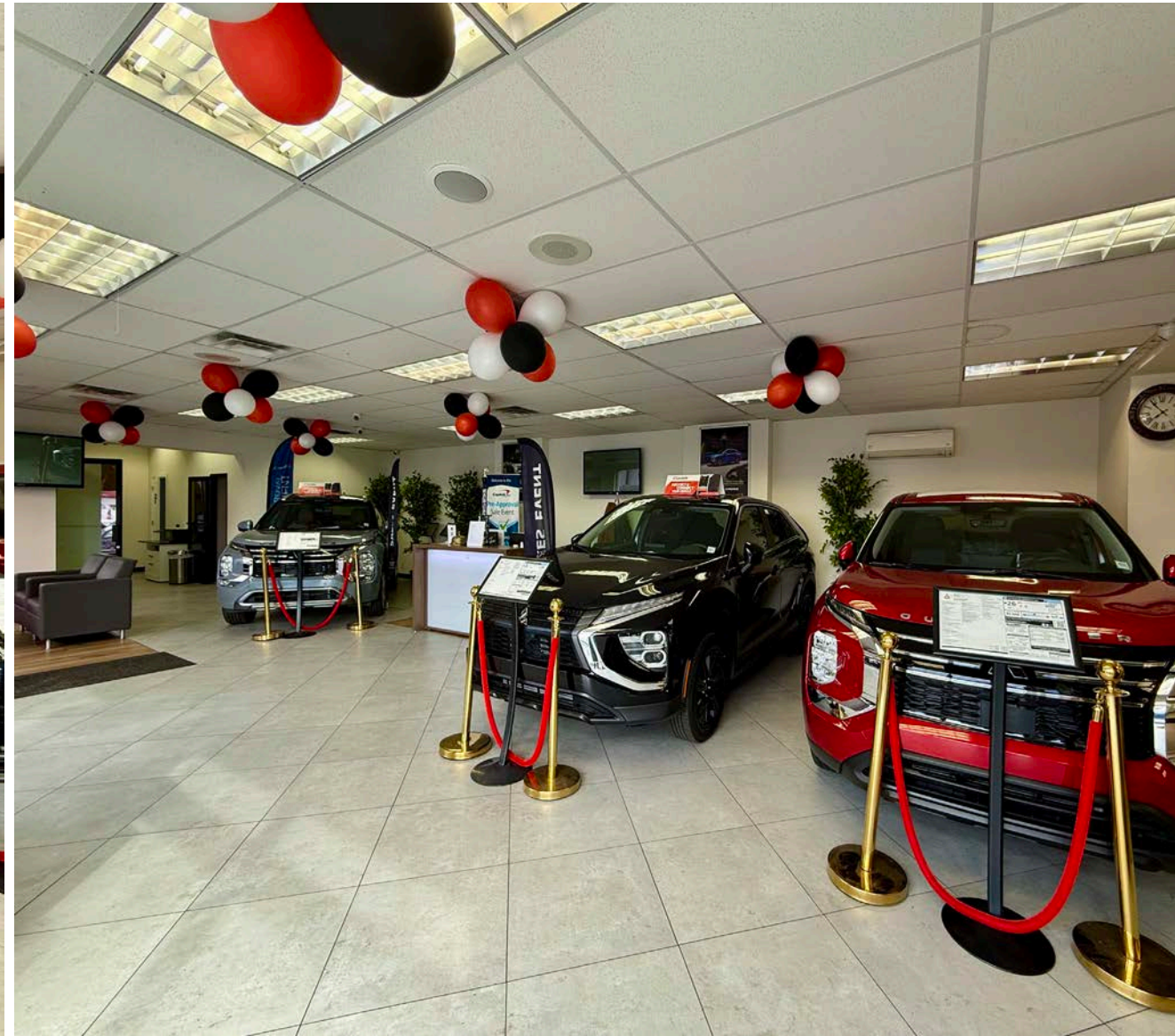
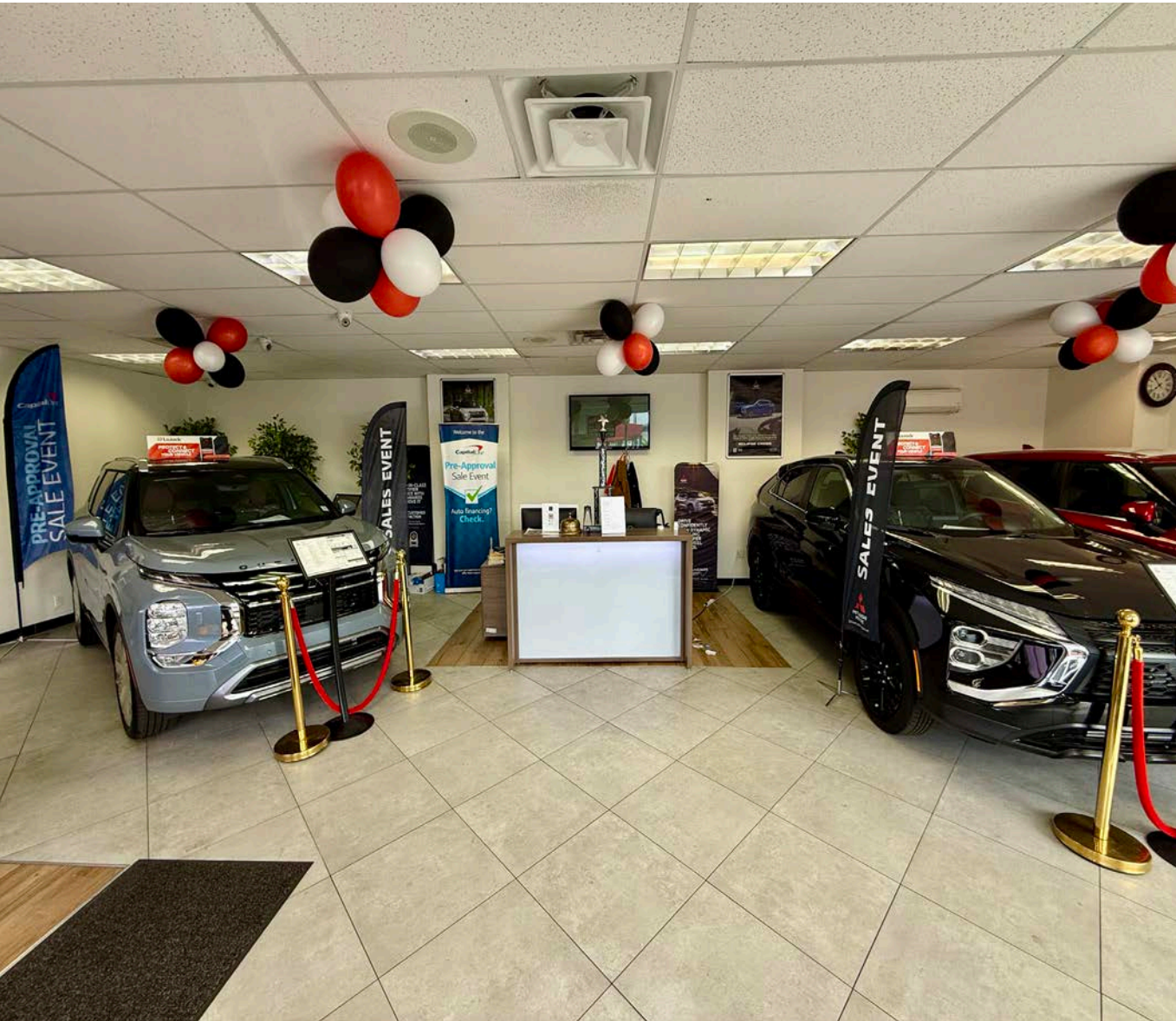


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Property Photos

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Financial Information

Brooklyn Retail NNN Investment Sale
5803 Kings Highway, East Flatbush, Brooklyn



BIG CITY Mitsubishi - Leases 100% of Site

Current Rent	\$309,000.00 (2025/2026)
Lease Structure	NNN
Lease Start	February 1, 2024
Lease End	January 31, 2034
Increases	3% Annually
Property Taxes	Tenant Pays 100%
Property Insurance	Tenant Pays 100%
Operating Expenses	Tenant's Responsibility

Note:

Full lease, Recent Phase 1 Environmental Report, and Certificate of Occupancy are available upon request.

Base Rent Schedule

Year	Dates	Base Rent	Escalations
1	February 1, 2024 - January 31, 2025	\$300,000.00	-
2	February 1, 2025 - January 31, 2026	\$309,000.00	3%
3	February 1, 2026 - January 31, 2027	\$318,270.00	3%
4	February 1, 2027 - January 31, 2028	\$327,818.10	3%
5	February 1, 2028 - January 31, 2029	\$337,652.64	3%
6	February 1, 2029 - January 31, 2030	\$347,782.22	3%
7	February 1, 2030 - January 31, 2031	\$358,215.69	3%
8	February 1, 2031 - January 31, 2032	\$368,962.16	3%
9	February 1, 2032 - January 31, 2033	\$380,031.02	3%
10	February 1, 2033 - January 31, 2034	\$391,431.96	3%



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Area Profile

Brooklyn Retail NNN Investment Sale
5803 Kings Highway, East Flatbush, Brooklyn

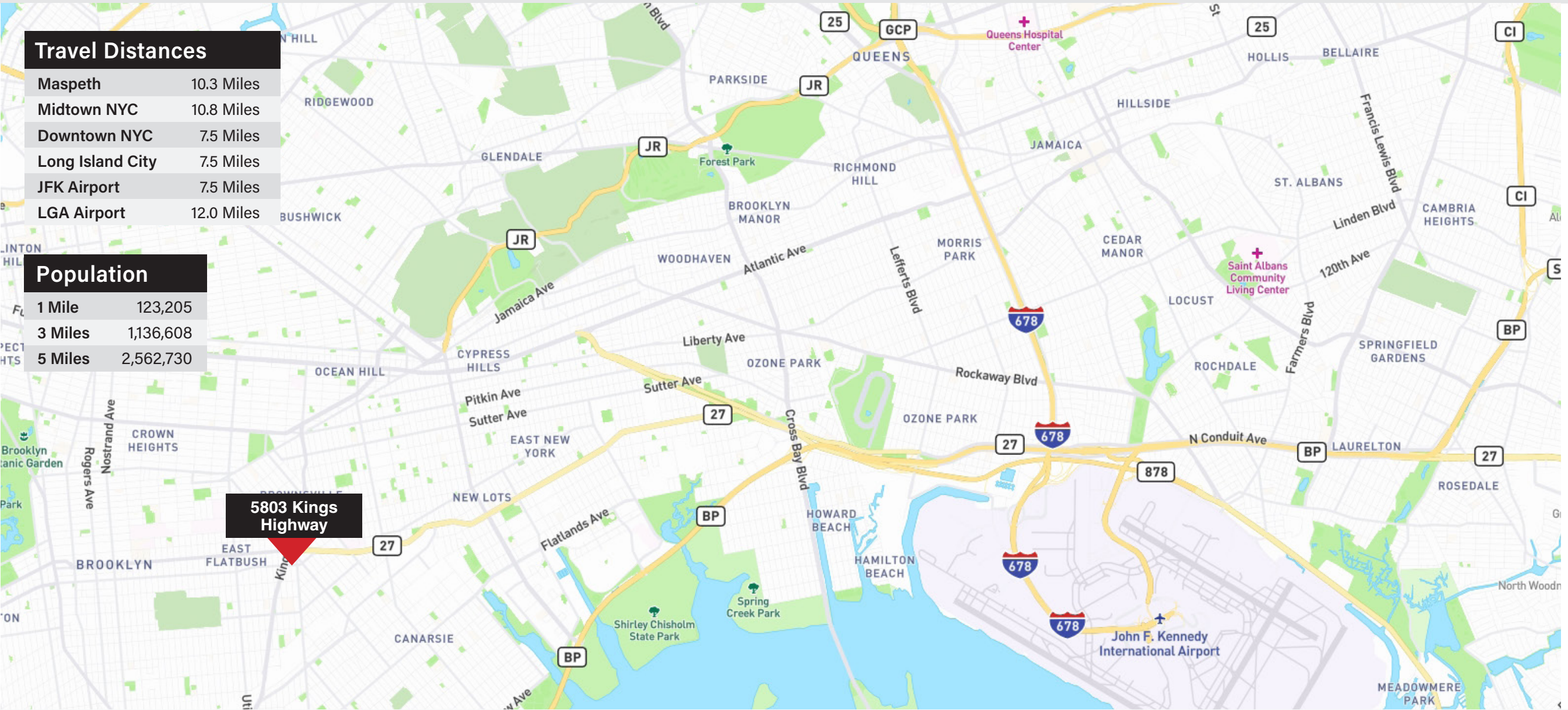


Travel Distances

Maspeth	10.3 Miles
Midtown NYC	10.8 Miles
Downtown NYC	7.5 Miles
Long Island City	7.5 Miles
JFK Airport	7.5 Miles
LGA Airport	12.0 Miles

Population

1 Mile	123,205
3 Miles	1,136,608
5 Miles	2,562,730



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