



Retail Building Sales

The below study shows Brooklyn commercial retail building sales for 2015, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of sales, average sale price, total square footage sold and average price per square foot. The below data represents all buildings with pure retail and commercial use.

Region	Neighborhood	Dollar Volume	Total Sales	Avg. Sale	Total SF	Avg. PPSF *
Bed-Stuy/Bushwick/Crown Heights	Bedford Stuyvesant	\$ 9,098,000	5	\$ 1,819,600	21,005	\$ 425
	Bushwick	\$ 11,500,000	1	\$ 11,500,000	29,000	\$ 397
	Crown Heights	\$ 4,815,037	3	\$ 1,605,012	24,240	\$ 217
	Crown Heights South	\$ 3,300,000	2	\$ 1,650,000	10,072	\$ 340
	Ocean Hill	\$ 9,986,924	4	\$ 2,496,731	24,075	\$ 319
Bed-Stuy/Bushwick/Crown Heights Total		\$ 38,699,961	15	\$ 2,579,997	108,392	\$ 342
Central Brooklyn	Borough Park	\$ 49,825,000	6	\$ 8,304,167	89,232	\$ 553
	East Flatbush	\$ 48,220,000	9	\$ 5,357,778	105,512	\$ 385
	Flatbush	\$ 550,000	1	\$ 550,000	2,062	\$ 267
	Flatlands	\$ 5,129,640	5	\$ 1,025,928	27,939	\$ 246
	Kensington	\$ 2,150,000	1	\$ 2,150,000	5,230	\$ 411
	Midwood	\$ 18,852,375	3	\$ 6,284,125	47,050	\$ 462
	Prospect Park South	\$ 6,100,000	1	\$ 6,100,000	11,200	\$ 545
Central Brooklyn Total		\$ 130,827,015	26	\$ 5,031,808	288,225	\$ 409
East Brooklyn	Brownsville	\$ 1,600,000	1	\$ 1,600,000	14,500	\$ 110
	Canarsie	\$ 2,175,000	2	\$ 1,087,500	8,030	\$ 279
	Cypress Hills	\$ 490,000	1	\$ 490,000	1,150	\$ 426
	East New York	\$ 505,000	1	\$ 505,000	2,920	\$ 173
East Brooklyn Total		\$ 4,770,000	5	\$ 954,000	26,600	\$ 253
Greater Downtown Brooklyn	Brooklyn Heights	\$ 16,000,000	1	\$ 16,000,000	8,700	\$ 1,839
	Clinton Hill	\$ 22,115,826	2	\$ 11,057,913	20,520	\$ 1,122
	Downtown	\$ 51,000,000	1	\$ 51,000,000	124,500	\$ 410
	Park Slope	\$ 2,686,000	1	\$ 2,686,000	5,076	\$ 529
	Prospect Heights	\$ 750,000	1	\$ 750,000	1,750	\$ 429
Greater Downtown Brooklyn Total		\$ 92,551,826	6	\$ 15,425,304	160,546	\$ 908
North Brooklyn	East Williamsburg	\$ 2,700,000	1	\$ 2,700,000	7,500	\$ 360
	Greenpoint	\$ 25,300,000	2	\$ 12,650,000	54,400	\$ 541
	Williamsburg	\$ 121,500,000	4	\$ 30,375,000	72,715	\$ 4,143
North Brooklyn Total		\$ 149,500,000	7	\$ 21,357,143	134,615	\$ 2,312
South Brooklyn	Bergen Beach	\$ 32,711,808	1	\$ 32,711,808	177,086	\$ 185
	Coney Island	\$ 18,080,000	1	\$ 18,080,000	24,743	\$ 731
	Gerritsen Beach	\$ 245,000	1	\$ 245,000	940	\$ 261
	Gravesend	\$ 16,313,000	7	\$ 2,330,429	29,258	\$ 648
	Manhattan Beach	\$ 6,250,000	1	\$ 6,250,000	8,000	\$ 781
	Marine Park	\$ 7,550,000	3	\$ 2,516,667	30,116	\$ 255
	Sheepshead Bay	\$ 23,850,000	7	\$ 3,407,143	52,995	\$ 423
	South Brooklyn Total		\$ 104,999,808	21	\$ 4,999,991	323,138
West Brooklyn	Bath Beach	\$ 9,366,000	5	\$ 1,873,200	24,101	\$ 648
	Bay Ridge	\$ 13,500,000	2	\$ 6,750,000	14,760	\$ 1,265
	Bensonhurst	\$ 23,850,000	3	\$ 7,950,000	19,964	\$ 853
	Sunset Park	\$ 16,137,400	4	\$ 4,034,350	27,355	\$ 723
West Brooklyn Total		\$ 62,853,400	14	\$ 4,489,529	86,180	\$ 801
Brooklyn Wide		\$ 584,202,010	94	\$ 6,214,915	1,127,696	\$ 621

* Price Per Square Foot

The table above shows the recorded sales of retail properties in Brooklyn in 2015. We have verified 94 transactions totaling a approx. 1.1M SF, representing a total consideration of over \$584M, up over \$100M from 2014. The average retail building transaction in Brooklyn was approx. \$6.2M, almost double the 2014 average. The average price per square foot was \$621, up from \$540 in 2014.

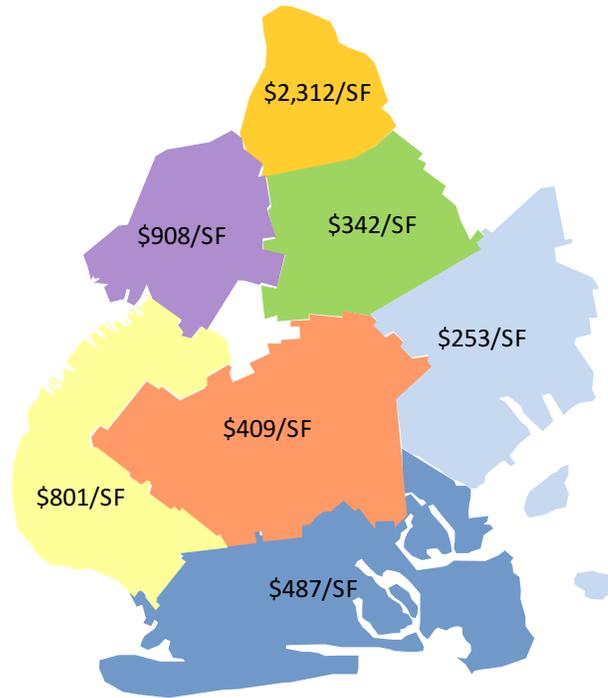
The North Brooklyn region had the highest dollar volume with more than \$146M from only six transactions. The Central Brooklyn region had the second highest dollar volume with over \$130M from 26 transactions.

Price Per SF

The average price per square foot of retail buildings in Brooklyn in 2015 was \$621. The North Brooklyn region had the highest price per square foot at \$2,312 per square foot, followed by the Greater Downtown Brooklyn region at \$908 per square foot. The retail building with the highest price per square foot was 192 Bedford Avenue in Williamsburg, which sold for over \$8,750 per square foot. The second highest price per square foot was from 177 North Seventh Street, which sold for \$2,278 per square foot.



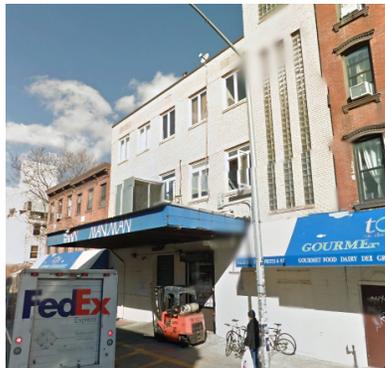
192 Bedford Avenue in Williamsburg sold for over \$8,750 per square foot. This sale was over \$5,000 per square foot more than last year's retail record.



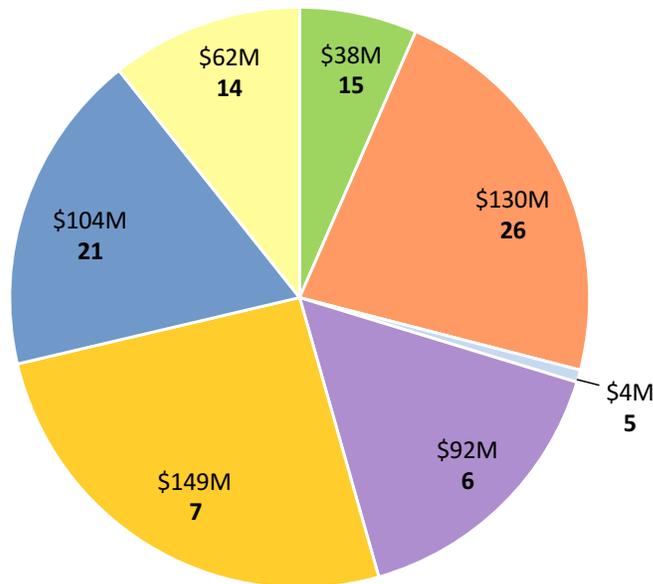
Price Per SF

Transaction and Dollar Volume

In 2015, there were a total of 94 sales of retail buildings in Brooklyn with a total consideration of approx. \$584M and approx. 1.1M SF. The highest number of sales recorded was in the Central Brooklyn region with 26 sales, representing over \$130M. The South Brooklyn region had the highest amount of total square footage sold, reaching 3.23K. The North Brooklyn region saw the highest dollar volume of sales with a total of over \$146M from six sales and over 133K SF.



The highest price paid for retail was 85 North Sixth Street in Downtown Brooklyn in Williamsburg, which has approx. 61K SF and sold for over \$85M in March.



Approx. Total \$ Volume in Millions
Total Transactions

BROOKLYN