

 VIDEO TOUR



## SUMMARY

Central Downtown Brooklyn location on Fulton Street at Pearl Street. Full-floor presence steps from Brooklyn Borough Hall, Courts, and the Social Security office.

- Address: 395 Pearl Street Brooklyn, NY 11201
- Floor: 4th
- Asking Rent: **\$28 PRSF AS IS**
- Term: 5-15 years
- Size: **2,500 RSF**
- Electric: Sub-metered
- Heating/Cooling: HVAC Air and heat
- Building Access: 24/7
- Other: Access to 2,3,4,5,A,C,F,R,B,Q.

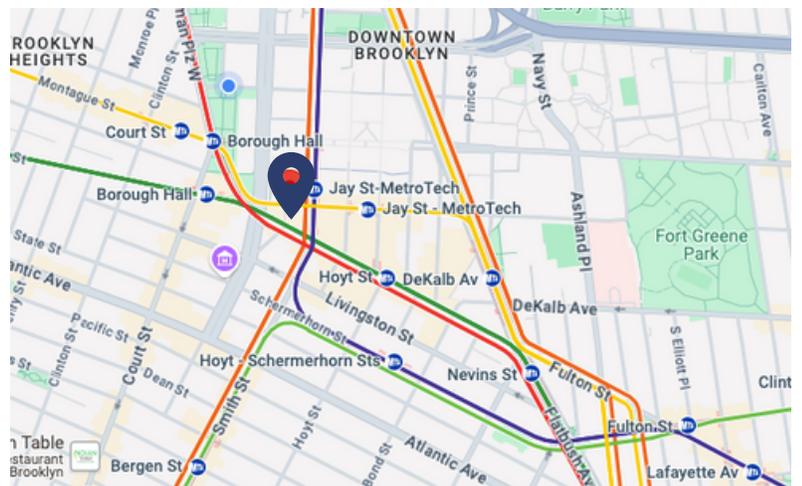
## EXCLUSIVE BROKERS

**ROB HEBRON, SIOR**  
**ROBERT HEBRON, SIOR**

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# Community Profile

395 Pearl St, Brooklyn, New York, 11201  
Walk time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 40.69205  
Longitude: -73.98811

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	5,180	25,191	62,408
2020 Total Population	10,895	39,302	82,913
2020 Group Quarters	464	1,988	3,748
2023 Total Population	11,144	41,054	84,485
2023 Group Quarters	452	1,988	3,748
2028 Total Population	12,200	45,166	92,686
2023-2028 Annual Rate	1.83%	1.93%	1.87%
2023 Total Daytime Population	48,366	84,091	126,858
Workers	44,719	68,350	91,020
Residents	3,647	15,741	35,838
<b>Household Summary</b>			
2010 Households	2,485	12,452	27,896
2010 Average Household Size	1.87	1.84	2.00
2020 Total Households	5,346	19,817	39,653
2020 Average Household Size	1.95	1.88	2.00
2023 Households	5,515	20,940	41,018
2023 Average Household Size	1.94	1.87	1.97
2028 Households	6,125	23,329	45,944
2028 Average Household Size	1.92	1.85	1.94
2023-2028 Annual Rate	2.12%	2.18%	2.29%
2010 Families	918	4,719	12,094
2010 Average Family Size	2.76	2.74	2.88
2023 Families	1,926	7,504	16,461
2023 Average Family Size	3.01	2.89	2.94
2028 Families	2,144	8,373	18,334
2028 Average Family Size	2.98	2.87	2.89
2023-2028 Annual Rate	2.17%	2.22%	2.18%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,423	11,754	27,820
Owner Occupied Housing Units	29.9%	34.2%	30.0%
Renter Occupied Housing Units	65.4%	62.2%	66.2%
Vacant Housing Units	4.8%	3.6%	3.8%
2010 Housing Units	2,964	14,258	31,512
Owner Occupied Housing Units	30.1%	36.2%	32.2%
Renter Occupied Housing Units	53.7%	51.2%	56.3%
Vacant Housing Units	16.2%	12.7%	11.5%
2020 Housing Units	5,832	21,753	43,420
Owner Occupied Housing Units	19.0%	26.1%	25.9%
Renter Occupied Housing Units	72.7%	65.0%	65.4%
Vacant Housing Units	8.4%	8.9%	8.8%
2023 Housing Units	6,150	23,807	46,000
Owner Occupied Housing Units	22.6%	28.6%	27.9%
Renter Occupied Housing Units	67.1%	59.3%	61.3%
Vacant Housing Units	10.3%	12.0%	10.8%
2028 Housing Units	6,303	24,890	49,161
Owner Occupied Housing Units	22.8%	28.6%	27.1%
Renter Occupied Housing Units	74.3%	65.2%	66.4%
Vacant Housing Units	2.8%	6.3%	6.5%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.