



DISPOSITION MARKET VALUE ANALYSIS

- **Client:** Rent-A-Center
- **Store #:** 00170
- **Address:** 301 Knickerbocker Avenue, Brooklyn, NY 11237
- **Completed Date:** 10-13-2026

Subject Location Information (As provided by Client)

- **Acres:** 0.057
- **Store Size (Sq. Ft):** 2,200
- **Lease Expiration Date:** 09-30-2033
- **Base Rent (Annual \$ psf):**
- **Base Rent (Annual \$'s):**
- **Option(s) and Option(s) Rent:**

Description of Site / Center

- **Property type:** Inline
- **Name closest intersection:** Hart Street

- **Primary, secondary or tertiary intersection:** Primary
 - **Cross street:** Hart Street & Suydam Street
 - **Name closest intersection:** Hart Street **Primary, secondary or tertiary?:** Primary
 - **Square footage of the entire center:** 2,200
 - **Access:** Good
 - **Visibility:** Good
 - **Parking:** Fair
 - **Pylon/Monument signage for this space:** Yes **If yes, please grade:** Good
 - **Sales at the center:** Unknown
 - **Remodeling, expansion or repositioning of center planned or completed:** Unknown
 - **Ownership Entity:** 27 years **How long have they owned property?:** 27 years
 - **Grade the property location:** Good
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Property Condition

- **Describe any deficiencies to the parking lot, landscaping, façade, signage, etc.:** NONE
 - **Interior condition:** Fair
 - **Approximate age:** Spaces is approx. 3 years old since last renovation
 - **Grade the property condition:** Fair
 - **Overall property condition compared to competing properties:** Comparable
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Co-Tenants / Vacancies

- **Anchors:** N/A
 - **Other Co-Tenants:** N/A
 - **Anchor Vacancies:** N/A
 - **Other Vacancies in the subject center:** N/A
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Market Area Overview/Trends

- **Major area tenants:** Bank Of America, Kids Foot Locker, Blink Fitness, Metro PCS, Cricket Wireless, Portabella
- **Major points of interest (hospitals, universities, corporate headquarters, closest major city, etc.):** Oak St Health, Empire Blue Cross, Modern MD, City MD,
- **Proximity of the subject location relative to the most active retail area within the market:** 1/4 Mile
- **Market area vacancy rate:** 3.00%
- **Summarize development activity in the market area:** No major developments mostly retail strip
- **Indicate road construction or other infrastructure issues** N/A
- **Indicate whether market is growing, stagnant or shrinking:** Stagnant
- **Noteworthy market news:** N/A

Demographic Summary/ Traffic Count

- **# of Miles of Radius Used for the Demographic Summary:** 0.05
- **Population:** 4,519
- **Population Growth:** 9.00%
- **# of Households:**
- **Median Household Income:** \$85,196.00
- **Median Age:** 34
- **Average Daily Traffic Count For All Cross Streets:** 6,000

Comparable Properties

Tenant	Address	Property Type	Proximity to Subject (in Miles)	Sq. Ft.	Rent (Annual \$ psf)	TIA (\$ psf)	When Transaction Completed	Classification
Simple Smiles Dental	415 Knickerbocker Avenue, New York, NY, 11237	Inline	0.25	2,300	\$65.00	\$0.00	06-01-2026	Comparable
Unknown	785 Hart Street,	Inline	0.15	2,000	\$55.00	\$0.00	07-01-2026	Slightly Inferior

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	brooklyn, NY, 11237							

• Additional Comments:

Competing Vacancies

Former Tenant	Address	Property Type	Proximity to Subject (in Miles)	Sq. Ft.	Asking Rent (Annual \$ psf)	TIA (\$ psf)	How Long Vacant (in Months)	Classification
Currently Shoppers World	422 Knickerbocker Avenue, New York, NY, 11237	Inline	0.5	7,500	\$55.00		0	Comparable
MI Bella Dama	296 Knickerbocker Avenue, New York, NY, 11237	Inline	0.1	1,800	\$60.00		2.5	Comparable

• Additional Comments:

Range of Market Value

- Suggested Asking Base Rent: \$55.00
- Projected Range of Achievable Base Rent: \$45.00 to \$50.00
- Projected lease-up time: 3-4 months

Broker Marketing Strategy

The Highest and Best Use for this Property is: Service types business, such as a physical therapy office or a homecare facility

The Following Categories will be Targeted Initially: private medical practices in the area.

Marketing Strategies Include: Canvass the market ; Developing a marketing flyer ; Install signage, if permitted by Client ; Market on web page