

77 Atlantic Avenue

Brooklyn Heights, Brooklyn, NY

900 SF of Retail Space Available for Lease

Located Between Henry and Hicks Streets



SIZE

Approx. 900 SF - Ground Floor
Full Basement

ASKING RENT

Upon Request

POSSESSION

Immediate

CURRENTLY

Vacant

FRONTAGE

15' on Atlantic Avenue

CEILING HEIGHTS

13' - Ground Floor
9' - Basement

NEIGHBORS

Barney's, Steven Alan, Petsmart,
Upscale Galleries, Fine Dining &
Entertainment, Hatchet Outdoor
Supply, Urban Outfitters

COMMENTS

- Great Cobble Hill / Brooklyn Heights location
- Some of the best demographics in Brooklyn
- High ceilings
- Beautiful storefront
- Surrounded by high end shopping, dining, and entertainment
- All uses considered, including food
- Full finished basement
- Located near the downtown Brooklyn business district

MASS TRANSPORTATION

2015 Ridership Report

Court St/Borough Hall **R** **2** **3** **4** **5**
Annual 11,360,058
Weekday 38,559
Weekend 28,593

Bergen Street **F** **G**
Annual 3,708,300
Weekday 3,823
Weekend 14,243

Contact Our Exclusive Agents:

Andrew Clemens

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Ben Weiner

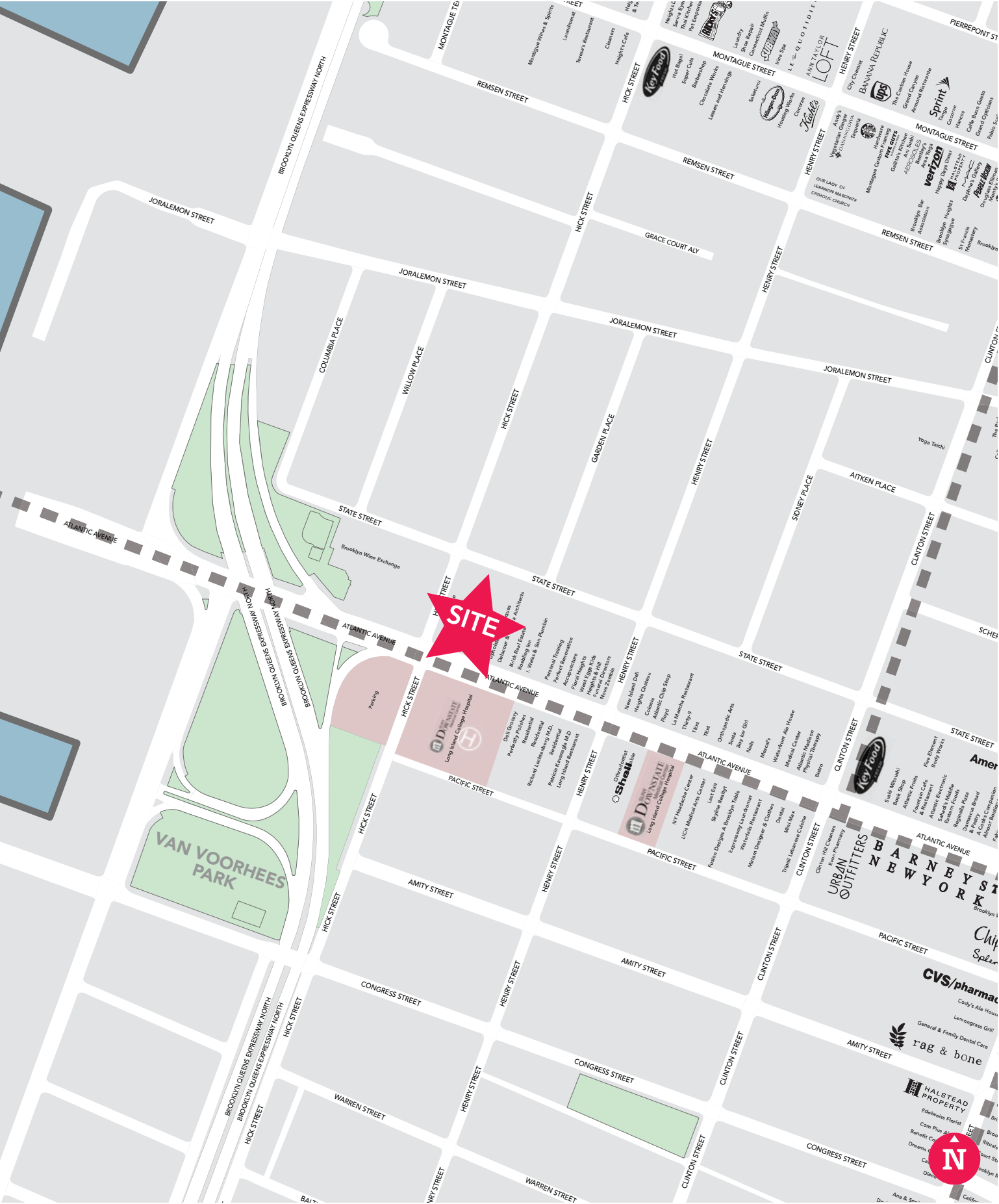
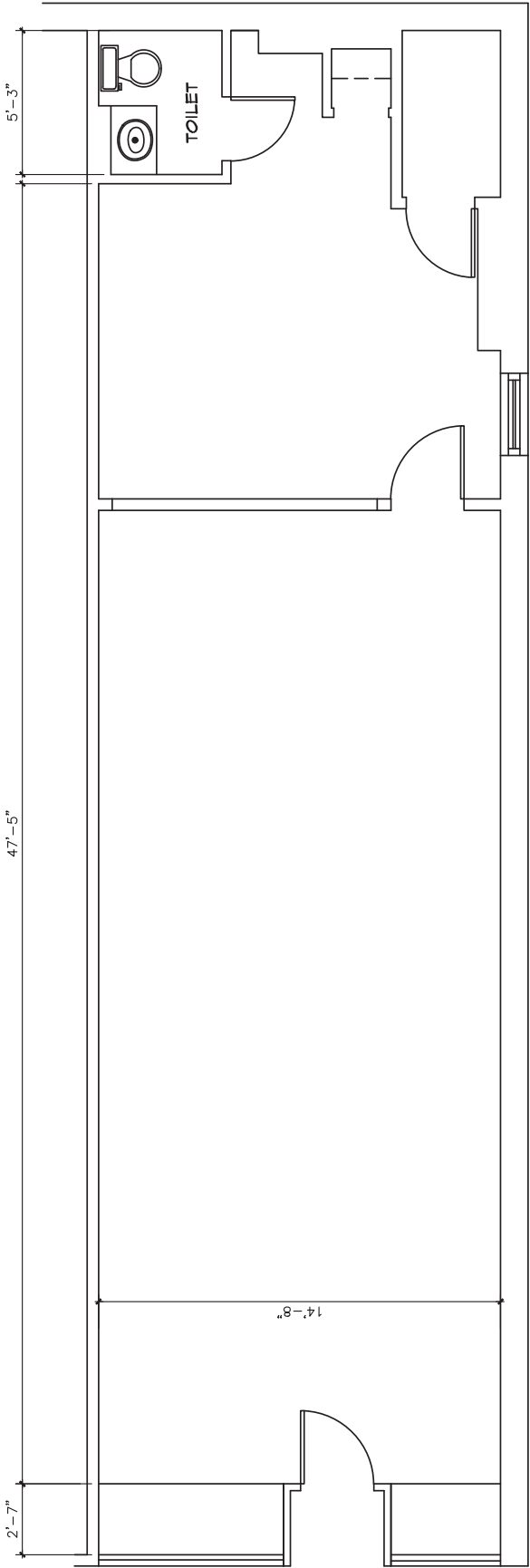
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Ripco
REAL ESTATE



FLOOR PLANS

GROUND FLOOR



DEMOGRAPHICS

79 Atlantic Ave Brooklyn, New York		.25 mi radius	.50 mi radius	1.00 mi radius
POPULATION	2015 Estimated Population	10,540	34,627	98,026
	2020 Projected Population	10,901	35,813	101,333
	2010 Census Population	9,741	31,928	88,667
	2000 Census Population	9,330	30,513	85,733
	Historical Annual Growth 2000 to 2015	0.9%	0.9%	1.0%
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%
	2015 Median Age	35.8	35.3	35.4
HOUSEHOLDS	2015 Estimated Households	5,078	16,892	45,065
	2020 Projected Households	5,314	17,667	47,126
	2010 Census Households	4,663	15,400	40,170
	2000 Census Households	4,520	14,991	38,390
	Historical Annual Growth 2000 to 2015	0.8%	0.8%	1.2%
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
POPULATION BY RACE	2015 Estimated White	77.5%	75.3%	63.6%
	2015 Estimated Black or African American	8.3%	8.8%	18.2%
	2015 Estimated Asian & Pacific Islander	9.3%	9.7%	10.0%
	2015 Estimated American Indian & Native Alaskan	0.1%	0.2%	0.3%
	2015 Estimated Other Races	4.8%	6.1%	7.9%
	2015 Estimated Hispanic	9.2%	10.4%	14.9%
INCOME	2015 Estimated Average Household Income	\$ 200,486	\$ 175,794	\$ 141,711
	2015 Estimated Median Household Income	\$ 120,839	\$ 114,424	\$ 98,491
	2015 Estimated Per Capita Income	\$ 96,931	\$ 86,113	\$ 65,589
EDUCATION (AGE 25+)	2015 Elementary	3.1%	2.8%	4.8%
	2015 Some High School	2.1%	2.0%	5.1%
	2015 High School Graduate	7.8%	8.2%	12.0%
	2015 Some College	5.4%	6.3%	8.6%
	2015 Associates Degree Only	3.0%	3.4%	3.8%
	2015 Bachelors Degree Only	36.6%	36.6%	33.2%
	2015 Graduate Degree	42.0%	40.8%	32.4%
BUSINESS	Number of Businesses	885	3,039	6,532
	Total Number of Employees	9,509	34,753	82,042
	Employee Population per Business	10.7	11.4	12.6
	Residential Population per Business	11.9	11.4	15.0

MANHATTAN

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