



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

600 SF Brand New Retail for lease at prime retail block in Clinton Hill!

1002 Fulton Street, Brooklyn, NY 11238

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 600 SF

Lease Rate: Upon Request

Lot Size: 2,040 SF

Building Size: 4,400 SF

Zoning: R7A

PROPERTY OVERVIEW

600 SF Brand New Retail for lease at prime retail block in Clinton Hill!

Highlights:

- Prime retail block
- Brand New
- All glass store front
- Tons of natural sunlight
- Neighboring 5 new developments totaling 2000 luxury units

LOCATION OVERVIEW

Located in high traffic area in Clinton Hill, easy access to the subway station at Franklin Ave, Clinton-Washington Ave, Classon Ave and Park place.

Public Transits: A,C S line at Franklin Ave; A,C line at Clinton-Washington Ave; G line at Classon Ave; S line at Park place

Nearby local tenants includes:

- Outpost
- Ridgewood Savings Bank
- Starbucks
- Amalgamated Bank

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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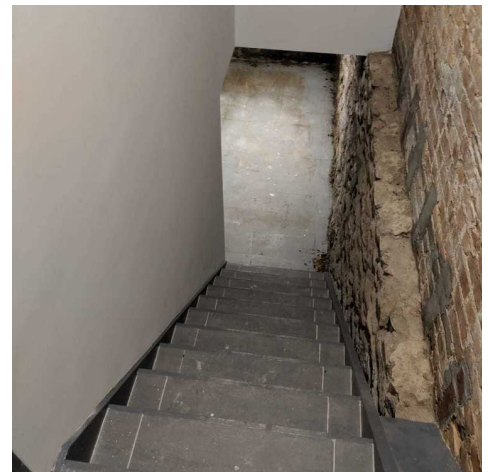
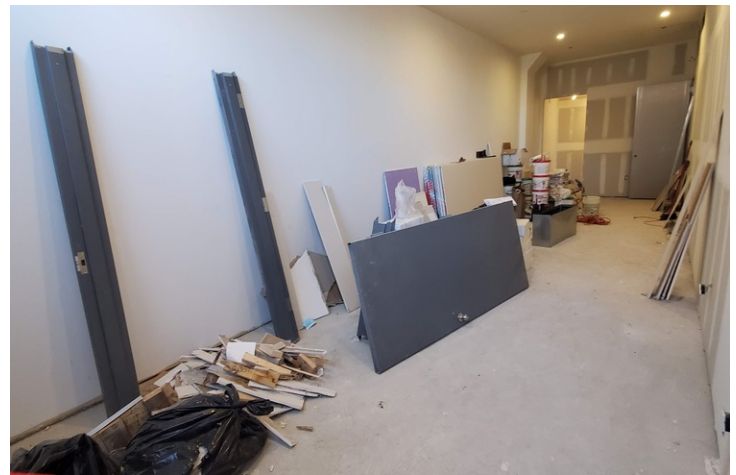
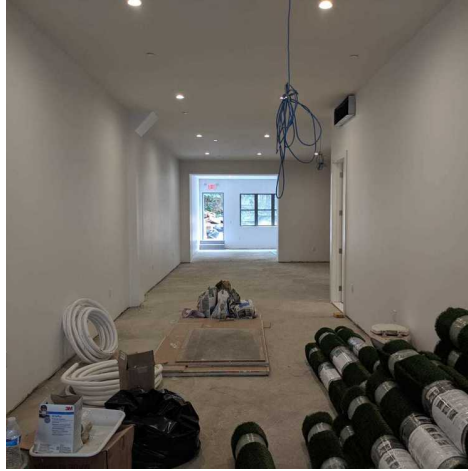
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Additional Photos



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Location Maps



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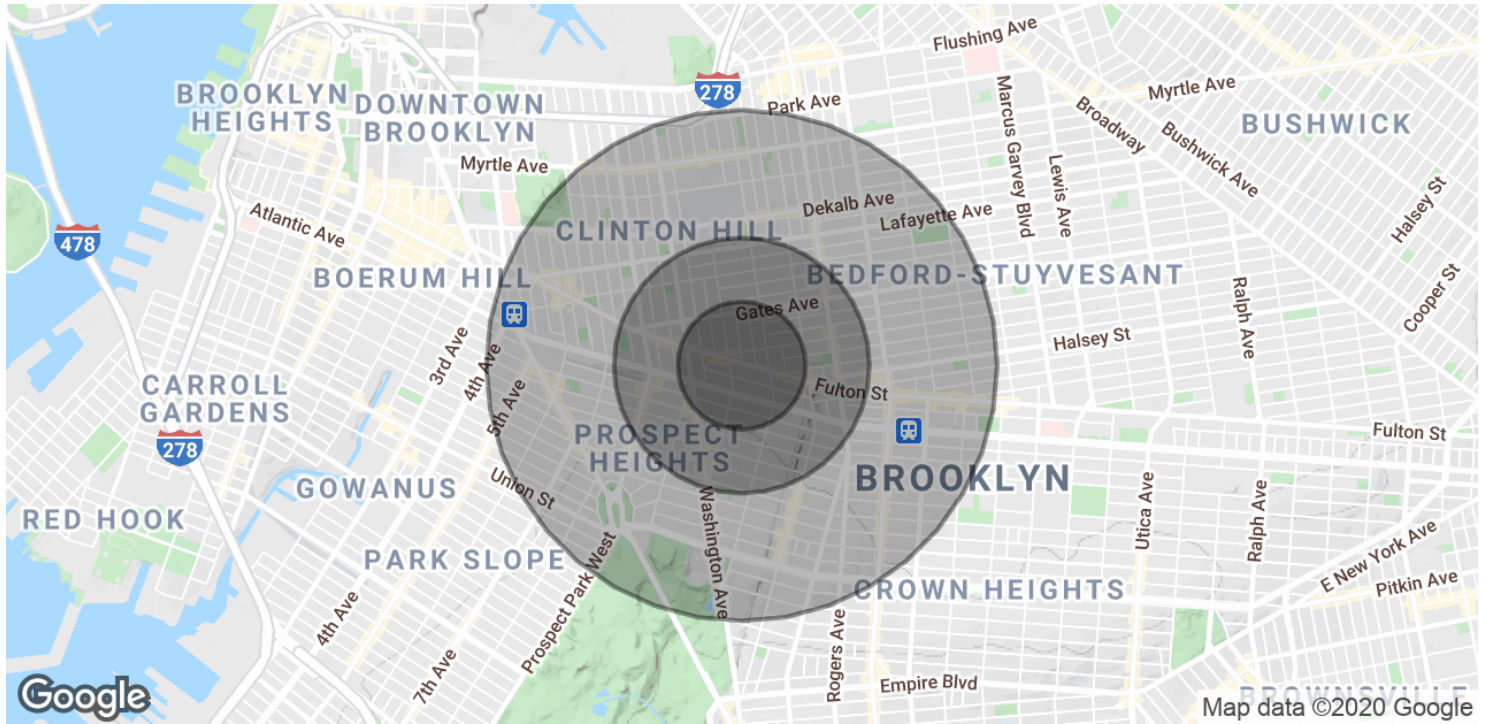
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,244	34,890	165,230
Average age	33.1	32.6	33.3
Average age (Male)	33.3	32.7	32.9
Average age (Female)	32.9	32.6	34.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,852	15,749	70,515
# of persons per HH	2.1	2.2	2.3
Average HH income	\$70,542	\$69,022	\$71,776
Average house value	\$758,593	\$723,855	\$648,055

* Demographic data derived from 2010 US Census

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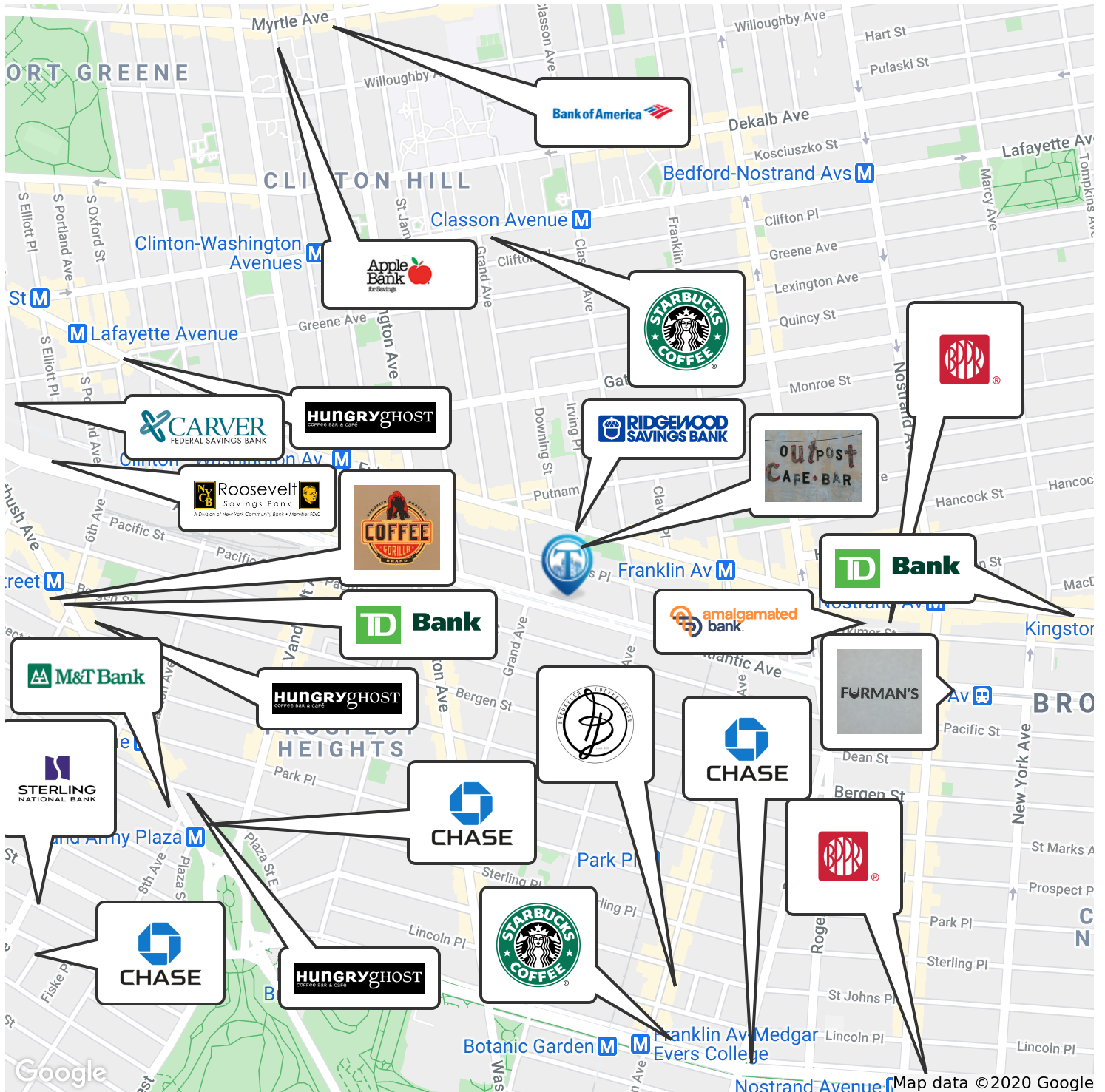
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Retailer Map



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