

575 4<sup>th</sup> Ave  
Brooklyn, NY

# Corner Retail Space Lease Available in Park Slope

## Coming Available End of Year 2018



### HIGHLIGHTS

- Prime retail located on ground floor of a new residential development
- High growth neighborhood with a wave of new residential developments and high density street traffic
- 1 block away from the R train

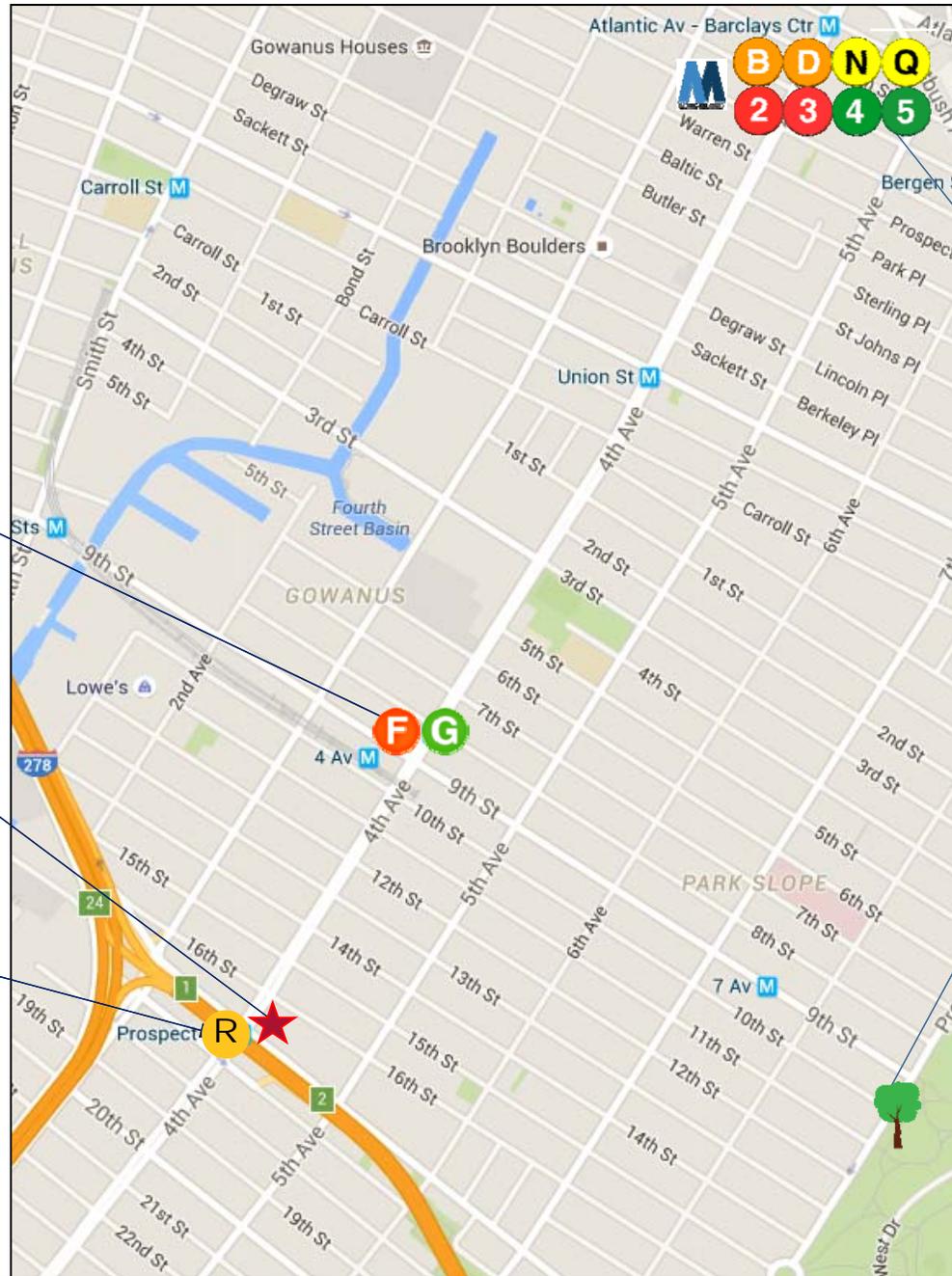
**Available Q4 2018**

|                     |                 |
|---------------------|-----------------|
| <b>RETAIL SPACE</b> | <b>6,491 SF</b> |
| <b>Above Grade</b>  | <b>4,650 SF</b> |
| <b>Below Grade</b>  | <b>1,841 SF</b> |

**FRONTAGE 105' CORNER**  
Prospect and 4<sup>th</sup> Avenue

**ASKING RENT**  
Upon Request

# Location Highlights



Subway  
F & G Train

575 4<sup>th</sup> Avenue

Subway  
R Train

Subway  
B, D, N, Q, 2, 3,  
4, 5, & LIRR

Prospect Park

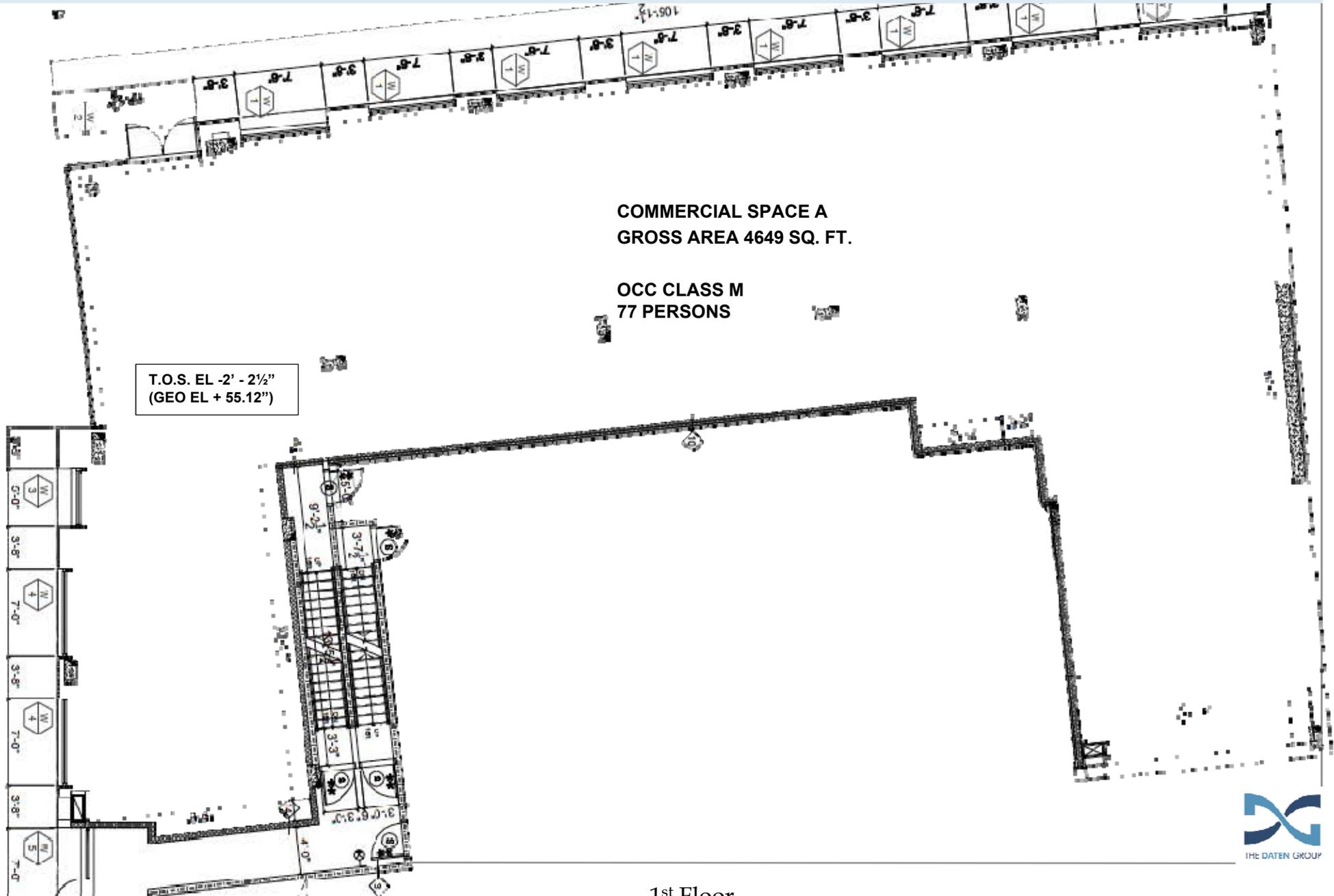
4<sup>TH</sup> Avenue

Prospect Avenue

**COMMERCIAL SPACE A**  
**GROSS AREA 4649 SQ. FT.**

**OCC CLASS M**  
**77 PERSONS**

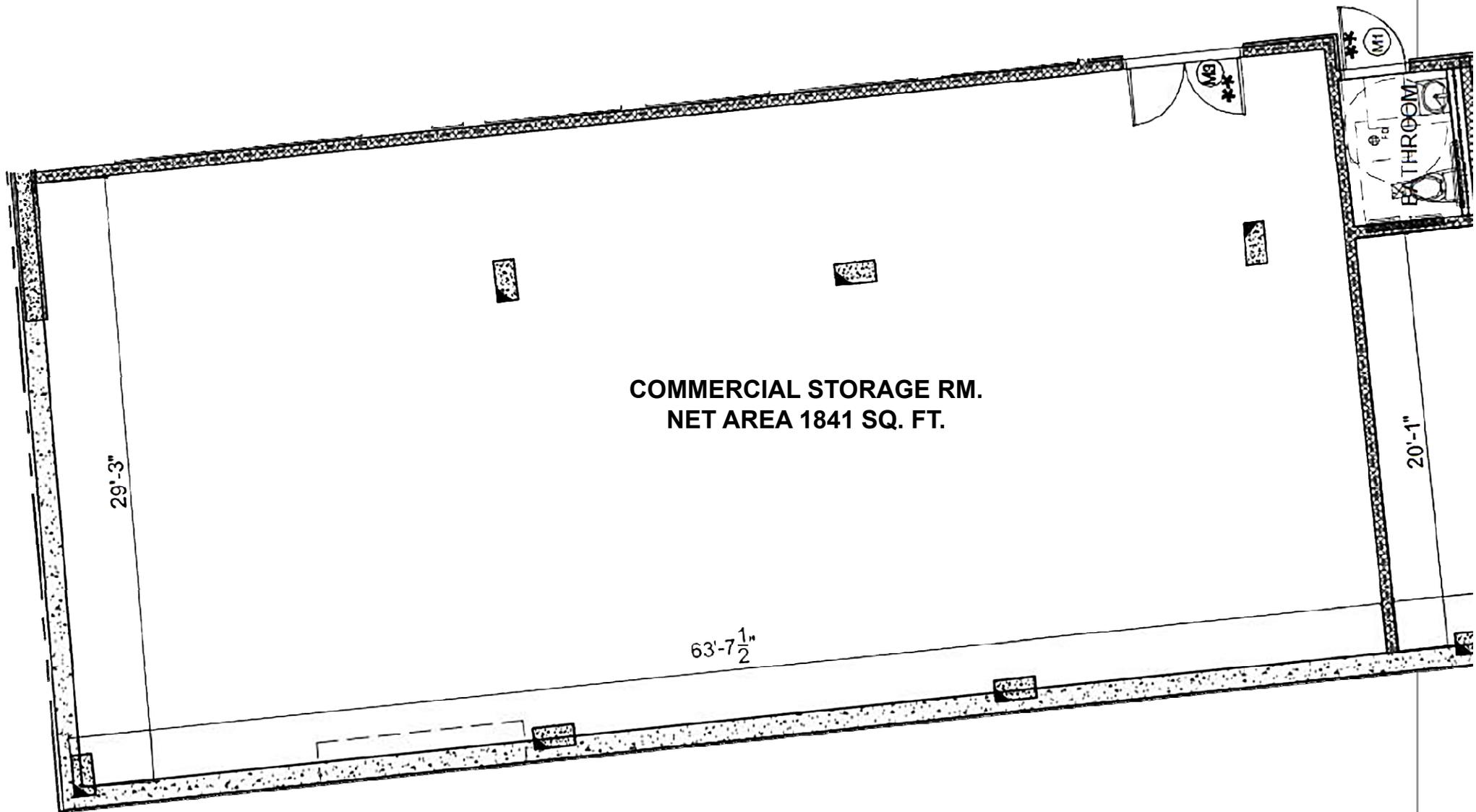
T.O.S. EL -2' - 2½"  
(GEO EL + 55.12")



1<sup>st</sup> Floor



THE DATEN GROUP



**COMMERCIAL STORAGE RM.**  
**NET AREA 1841 SQ. FT.**

# Market Overview

## Neighborhood Highlights

Park Slope, one of Brooklyn's most desirable neighborhoods, is known for its stunning row houses and small town feel. 4<sup>th</sup> Avenue, having recently been rezoned to encourage development, has spurred a rebirth in the area. Park Slope is home to spectacular restaurants, bars, cafes, and boutiques that make the neighborhood a New York destination. Best of all, Park Slope provides some of the best green spaces by sitting on Prospect Park and hosting the Brooklyn Botanical Garden.

## Access to New York City

Just a 10 minute subway ride away from Downtown Brooklyn and a 20 minute commute to the World Trade Center, Park Slope offers residents easy access to New York's central business districts and nightlife.



## Desirability

- Ranked # 1 neighborhood in New York by New York Magazine due to its quality public schools, dining, nightlife, shopping, access to public transit, green space, safety, and creative capital, among other aspects.
- Daytime population of over 56,462 people.
- Ranked one of the "Greatest Neighborhoods in America" by the American Planning Association, "for its architectural and historical features and its diverse mix of residents and businesses, all of which are supported and preserved by its active and involved citizenry."
- Ranked top 10 neighborhood in America by Natural Home magazine based on criteria including parks, green spaces and neighborhood gathering spaces; farmers' markets and community gardens; public transportation and locally owned businesses; and environmental and social policy.

## Daten Group - Developer

Daten is a full service real estate investment, development, and consulting firm. Since its inception in 2001, Daten has focused on the acquisition and development of commercial, industrial, and residential projects throughout the New York City metropolitan area. The company specializes in value-added real estate with a successful track record in ground-up construction, renovation, and property repositioning.

