

COMMUNITY FACILITY/FITNESS/FREESTANDING/LAND/
MEDICAL/MIXED USE/QSR/RESTAURANT/STREET RETAIL

801 FOURTH AVENUE

Southeast Corner of Fourth Avenue and 28th Street

PARK SLOPE

BROOKLYN | NY

3,698 SF
Available for Lease



RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Southeast Corner of Fourth Avenue and 28th Street

SIZE

Ground Floor 3,698 SF
Lot 10,017 SF

FRONTAGE

Fourth Avenue 100 FT
28th Street 100 FT

CEILING HEIGHTS

Ground Floor 19 FT

ASKING RENT

\$240,000 NNN per annum

TAXES/CAM

\$40,000 per annum

CURRENTLY

Temporary Tenant

POSSESSION

30 Days

BUILDING DIMENSIONS

86 FT x 43 FT

LEASE TERM

Available through June 2038

NEIGHBORS

IndustryCity, KFC, Dunkin' Donuts, Napa, Metro PCS,
Housing Works, Pop Shop NYC, C-Town, Tin Cup Cafe

COMMENTS

Perfect for quick service restaurant, medical, retail, wireless,
fitness, beer garden


Surrounded by new residential development

Near Micro Center, Saks Off Fifth, Cost Plus World Market
and Industry City

TRANSPORTATION

2019 Ridership Report

25th Street		B63	
Annual	1,153,842	Annual	3,807,497
Weekday	3,738	Weekday	11,085
Weekend	3,703	Weekend	18,232

B37	
Annual	689,457
Weekday	2,196
Weekend	2,425

CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at ripcony.com for more information

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