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OF NEW YORK, LLC

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46-34 11th Street • Long Island City, NY 11101

718-784-8282

7,700 SQ. FT. PRIME CLINTON HILL RETAIL OPPORTUNITY ON MAJOR THOROUGHFARE ATLANTIC AVENUE DIVISIONS AVAILABLE

FEATURES:

This space offers a great opportunity for retail space in a rapidly evolving neighborhood with numerous ground developments. The space offers 7,700 Sq. Ft. of ground floor retail in 50-unit new construction.

IDEAL FOR:

- Retail
- Supermarket
- Pharmacy
- Shared Office
- Fitness Center

NEARBY:

- Barclay's Center
- Brooklyn-Queens Expressway

Transportation:



LEASE PRICE:

UPON REQUEST

1007 ATLANTIC AVENUE, BROOKLYN, NY

BLOCK:

2019

LOT:

55

ZONING:

R7-A/C2-4

For Information About This Property
Contact Exclusive Agents:

Nechama Liberow, Salesperson
nliberow@pinnaclereny.com
718-778-6006



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ATLANTIC AVENUE

FEATURES:

- 7,700 SQ. FT. GROUND FLOOR RETAIL
- 80' FRONTAGE ON ATLANTIC AVENUE
- 10' CEILING
- DIVISIONS AVAILABLE
- ALL USES CONSIDERED



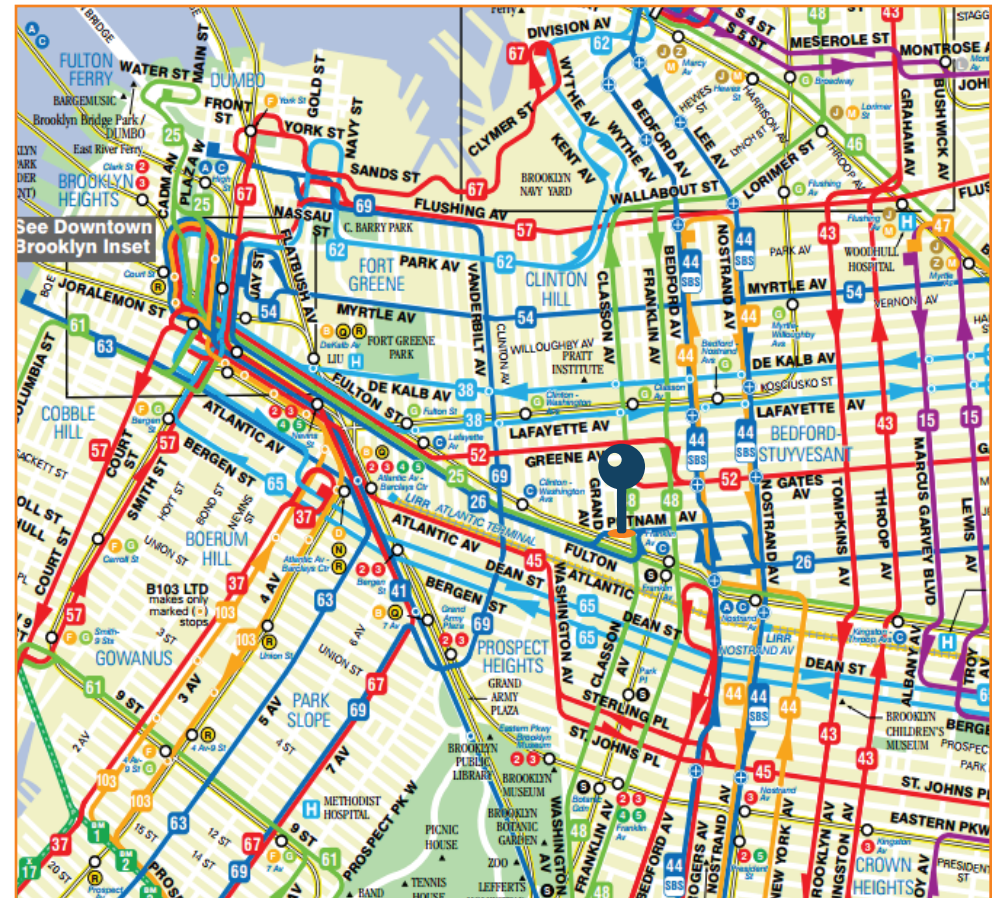
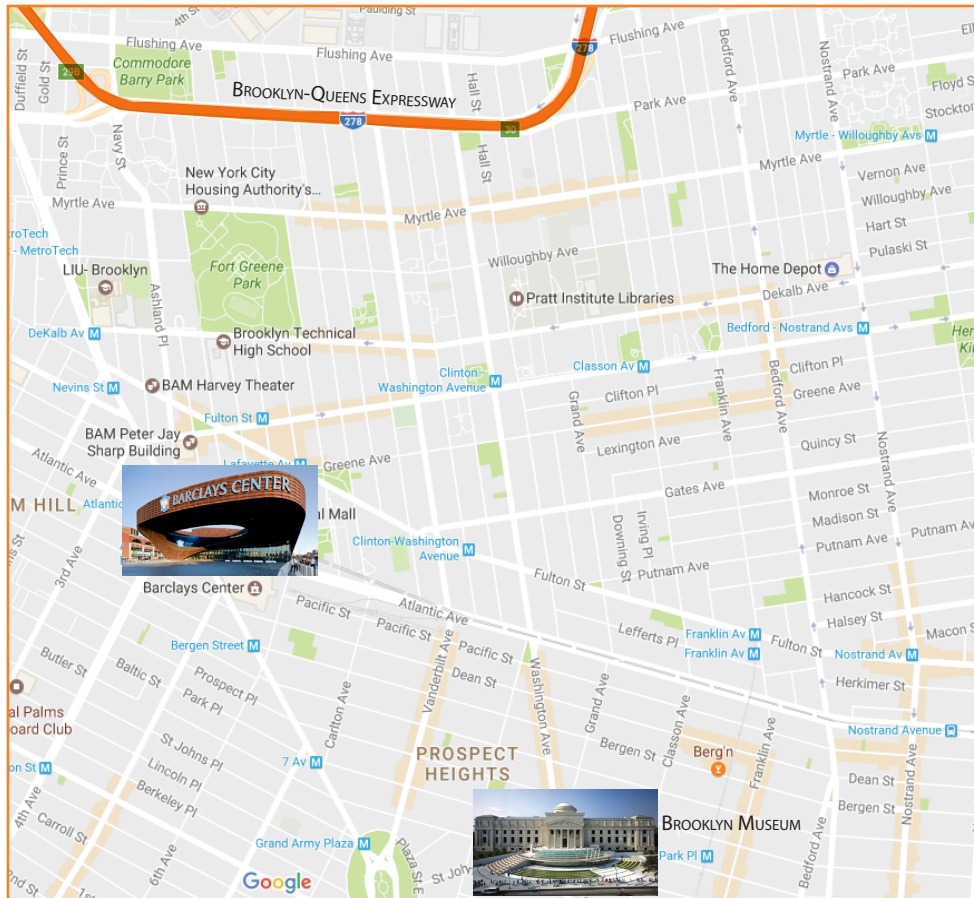
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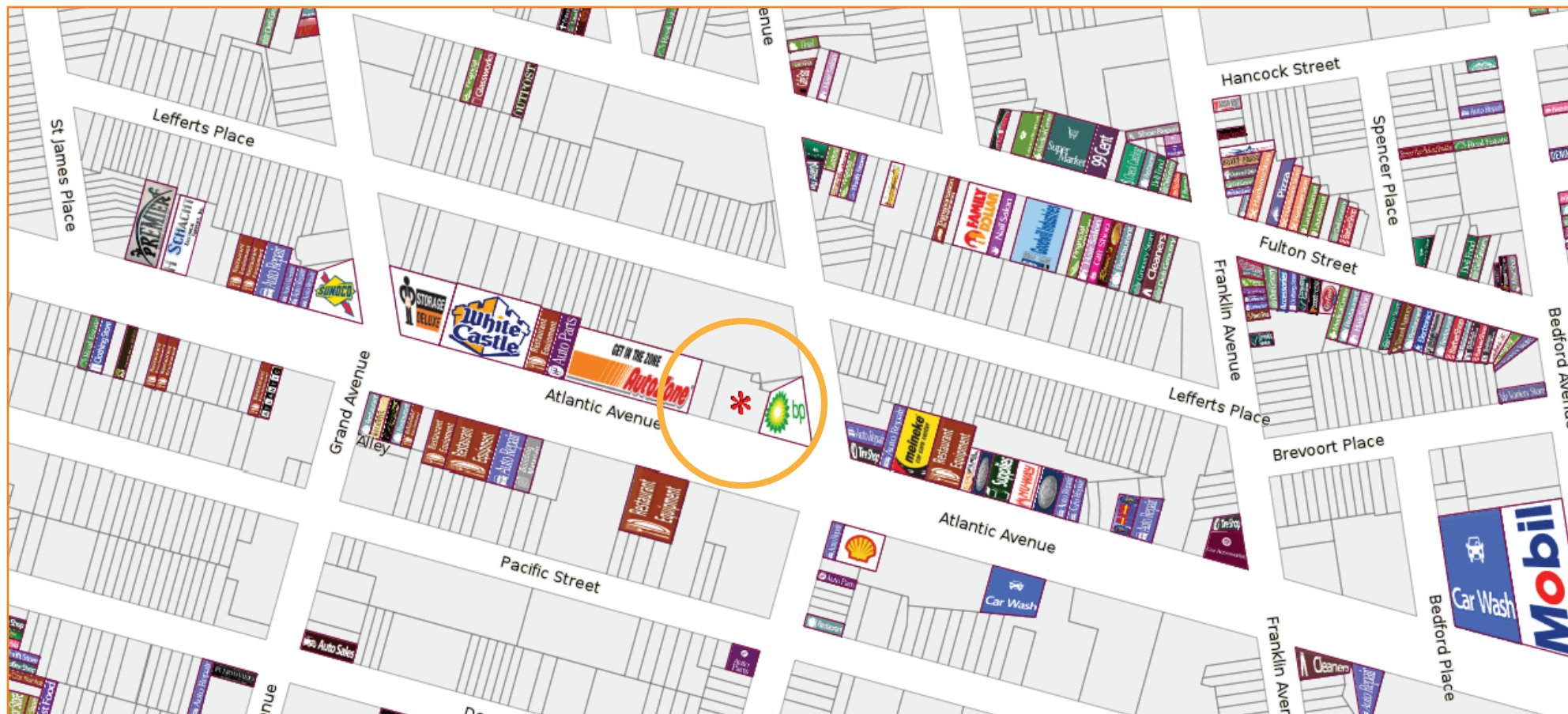
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RETAIL MAP





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CLINTON HILL HISTORY

Clinton Hill is a neighborhood in north-central Brooklyn, a borough of New York City. It is bordered by the Brooklyn Navy Yard and the Brooklyn-Queens Expressway to the north, Williamsburg to the northeast, Classon Avenue and Bedford–Stuyvesant to the east, Atlantic Avenue and Prospect Heights to the south and southwest and Vanderbilt Avenue and Fort Greene to the west. The area is named after Clinton Avenue, which in turn was named in honor of New York Governor DeWitt Clinton (1769–1828). The main thoroughfare is DeKalb Avenue. The affluent neighborhood's mixture of apartment buildings, mansions, brownstone and brick rowhouses, and the Pratt Institute and St. Joseph's College, built at various times in a number of different styles, is a great part of its charm. The area's European history began in the 1640s, when Dutch settlers laid tobacco plantations near Wallabout Bay. Bedford Corners, situated just southeast of Clinton Hill, was incorporated in 1663, and the settlers (both Dutch and French Huguenot) purchased surrounding lands from the native Lenape in 1670.

The tree-lined Clinton Avenue was laid out as a boulevard along the crest of the hill in 1832, and by the 1840s, Clinton Hill and neighboring Fort Greene had become fashionable neighborhoods for the wealthy of Brooklyn, who could commute to Manhattan by way of stagecoach to the Fulton Ferry. The area was originally devised as a rural get-away for those "determined to escape from the closeness of city life", as Walt Whitman, editor of the Brooklyn Daily Eagle, put it in 1846. George Washington Pine had bought up the land in the area and broke it into lots, selling them to those who wanted to lead a quiet life not too far from the conveniences of the Navy Yard. Whitman, a 28-year resident of Brooklyn, had lived for less than a year in the area in 1855, where he completed his masterpiece *Leaves of Grass*.

In the 1860s, after the Civil War, Clinton Hill was developed with row houses, which dominated the street scene by the 1880s. These attracted affluent professionals. The area's development continued after Charles Pratt, an oil executive, built a mansion at 232 Clinton Avenue, which is now part of the Brooklyn campus of St. Joseph's College's. Pratt also built houses there for his sons, which he gave to them as wedding gifts; other mansions followed, part of the general migration of merchants from New York City (Manhattan) to Brooklyn, and the area became known as Brooklyn's "Gold Coast". Pratt founded the Pratt Institute in 1887, and its campus remains a focus of the neighborhood.

After the late 1870s, Clinton Hill was one of the stops on the Brooklyn, Flatbush and Coney Island Railway (BF&CI, now part of the Brighton subway line), an excursion line which would bring families from the neighborhood to Brighton Beach for a day of recreation, and allow them to be home "at a reasonable hour". Entire families would use the BF&CI to relocate to the newly built Brighton Beach Hotel – owned by the same men who built the railroad – for the summer months, while the paterfamilias commuted to New York via ferry to work.

By 1900, apartment buildings were being built on Clinton Avenue, which replaced the mansions there and on Washington Avenue by the 1920s and 40s. In addition some of the remaining mansions were converted into rooming houses in the following decades, and urban renewal, part of Robert Moses' relentless rebuilding of the city, cleared five blocks south of the Pratt Institute, destroying the brownstones there. This was followed in the 1970s by the brownstone revival, in which many of the remaining brownstones were restored. In the 2000s, the neighborhood became somewhat gentrified, with generally wealthier people moving into the area.



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Demographic and Income Profile

1007 Atlantic Avenue Brooklyn NY 11238
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Ring: 1 mile radius

Latitude: 40.6800
Longitude: -73.9589

Summary	Census 2010		2016		2021	
Population	161,823		173,667		183,901	
Households	70,792		75,558		79,839	
Families	32,669		34,475		36,221	
Average Household Size	2.23		2.24		2.25	
Owner Occupied Housing Units	15,886		16,489		17,198	
Renter Occupied Housing Units	54,906		59,070		62,641	
Median Age	34.2		35.2		36.3	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	1.15%		0.51%		0.84%	
Households	1.11%		0.48%		0.79%	
Families	0.99%		0.36%		0.72%	
Owner HHs	0.85%		0.23%		0.73%	
Median Household Income	2.72%		2.37%		1.89%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
	<\$15,000		12,387	16.4%	12,849	16.1%
	\$15,000 - \$24,999		7,504	9.9%	7,459	9.3%
	\$25,000 - \$34,999		7,533	10.0%	9,345	11.7%
	\$35,000 - \$49,999		8,974	11.9%	5,209	6.5%
	\$50,000 - \$74,999		10,276	13.6%	10,484	13.1%
	\$75,000 - \$99,999		8,418	11.1%	9,801	12.3%
	\$100,000 - \$149,999		10,359	13.7%	12,547	15.7%
	\$150,000 - \$199,999		4,866	6.4%	6,065	7.6%
	\$200,000+		5,242	6.9%	6,080	7.6%
	Median Household Income		\$52,450		\$59,995	
Average Household Income		\$82,655		\$90,482		
Per Capita Income		\$36,673		\$39,955		
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	9,697 6.0%	9,803 5.6%	10,308 5.6%		
	5 - 9	7,461 4.6%	8,786 5.1%	8,628 4.7%		
	10 - 14	7,199 4.4%	7,856 4.5%	8,155 4.4%		
	15 - 19	8,791 5.4%	8,747 5.0%	8,565 4.7%		
	20 - 24	13,365 8.3%	12,989 7.5%	12,588 6.8%		
	25 - 34	37,152 23.0%	37,872 21.8%	39,353 21.4%		
	35 - 44	26,210 16.2%	28,746 16.6%	31,585 17.2%		
	45 - 54	20,079 12.4%	21,043 12.1%	22,390 12.2%		
	55 - 64	15,343 9.5%	17,920 10.3%	18,921 10.3%		
	65 - 74	9,410 5.8%	11,979 6.9%	14,105 7.7%		
	75 - 84	5,003 3.1%	5,642 3.2%	6,771 3.7%		
	85+	2,112 1.3%	2,283 1.3%	2,531 1.4%		
	Race and Ethnicity	Census 2010		2016		2021
Number		Percent	Number	Percent	Number	Percent
White Alone		49,409 30.5%	55,465 31.9%	60,879 33.1%		
Black Alone		91,970 56.8%	91,753 52.8%	91,313 49.7%		
American Indian Alone		657 0.4%	671 0.4%	690 0.4%		
Asian Alone		6,741 4.2%	9,789 5.6%	13,104 7.1%		
Pacific Islander Alone		95 0.1%	108 0.1%	115 0.1%		
Some Other Race Alone		6,580 4.1%	7,472 4.3%	8,049 4.4%		
Two or More Races		6,371 3.9%	8,409 4.8%	9,751 5.3%		
Hispanic Origin (Any Race)		18,964 11.7%	21,066 12.1%	22,826 12.4%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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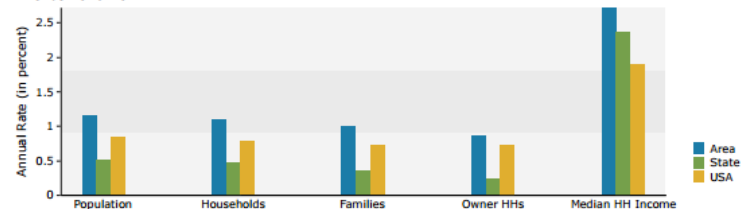


Demographic and Income Profile

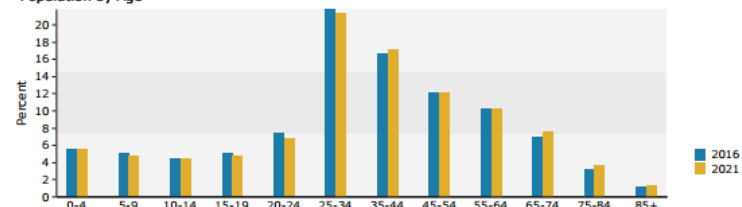
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Ring: 1 mile radius

Latitude: 40.6800
Longitude: -73.9589

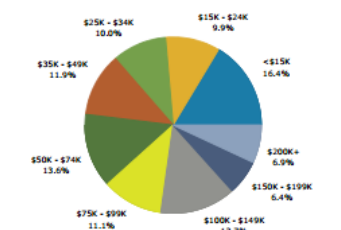
Trends 2016-2021



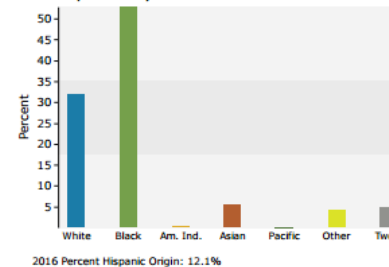
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Profile

1007 Atlantic Avenue Brooklyn NY 11238
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Ring: 2 mile radius

Latitude: 40.6800
Longitude: -73.9589

Summary	Census 2010		2016		2021			
Population	618,571		658,556		694,333			
Households	243,026		257,368		270,780			
Families	133,397		139,768		146,271			
Average Household Size	2.49		2.51		2.51			
Owner Occupied Housing Units	50,642		52,342		54,464			
Renter Occupied Housing Units	192,384		205,025		216,316			
Median Age	33.0		33.8		34.7			
Trends: 2016 - 2021 Annual Rate	Area		State		National			
Population	1.06%		0.51%		0.84%			
Households	1.02%		0.48%		0.79%			
Families	0.91%		0.36%		0.72%			
Owner HHs	0.80%		0.23%		0.73%			
Median Household Income	2.46%		2.37%		1.89%			
Households by Income			2016		2021			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	49,364	19.2%	51,165	18.9%				
\$15,000 - \$24,999	27,696	10.8%	27,824	10.3%				
\$25,000 - \$34,999	26,900	10.5%	33,508	12.4%				
\$35,000 - \$49,999	30,311	11.8%	17,882	6.6%				
\$50,000 - \$74,999	36,542	14.2%	35,976	13.3%				
\$75,000 - \$99,999	26,109	10.1%	30,602	11.3%				
\$100,000 - \$149,999	30,025	11.7%	37,496	13.8%				
\$150,000 - \$199,999	13,518	5.3%	16,960	6.3%				
\$200,000+	16,901	6.6%	19,366	7.2%				
Median Household Income	\$46,530		\$52,552					
Average Household Income	\$77,207		\$84,389					
Per Capita Income	\$30,747		\$33,457					
Population by Age			Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	46,643	7.5%	46,922	7.1%	49,657	7.2%		
5 - 9	38,590	6.2%	42,023	6.4%	41,274	5.9%		
10 - 14	36,753	5.9%	39,444	6.0%	39,614	5.7%		
15 - 19	40,236	6.5%	40,035	6.1%	39,186	5.6%		
20 - 24	49,524	8.0%	51,005	7.7%	49,627	7.1%		
25 - 34	121,568	19.7%	124,761	18.9%	131,511	18.9%		
35 - 44	90,065	14.6%	96,337	14.6%	106,096	15.3%		
45 - 54	76,041	12.3%	76,735	11.7%	79,293	11.4%		
55 - 64	59,018	9.5%	68,349	10.4%	72,068	10.4%		
65 - 74	34,081	5.5%	44,207	6.7%	52,369	7.5%		
75 - 84	18,595	3.0%	20,479	3.1%	24,601	3.5%		
85+	7,454	1.2%	8,258	1.3%	9,038	1.3%		
Race and Ethnicity			Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	222,211	35.9%	241,634	36.7%	259,291	37.3%		
Black Alone	307,339	49.7%	307,790	46.7%	308,573	44.4%		
American Indian Alone	3,031	0.5%	3,094	0.5%	3,241	0.5%		
Asian Alone	23,560	3.8%	33,263	5.1%	43,572	6.3%		
Pacific Islander Alone	305	0.0%	347	0.1%	369	0.1%		
Some Other Race Alone	40,863	6.6%	45,472	6.9%	48,550	7.0%		
Two or More Races	21,262	3.4%	26,955	4.1%	30,737	4.4%		
Hispanic Origin (Any Race)	104,433	16.9%	114,057	17.3%	122,323	17.6%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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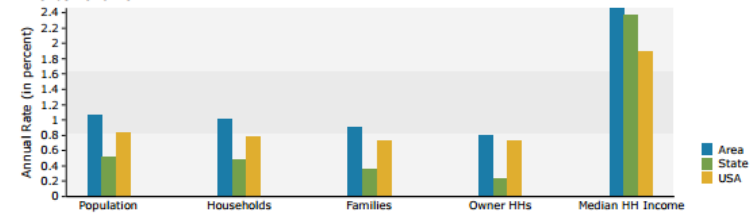


Demographic and Income Profile

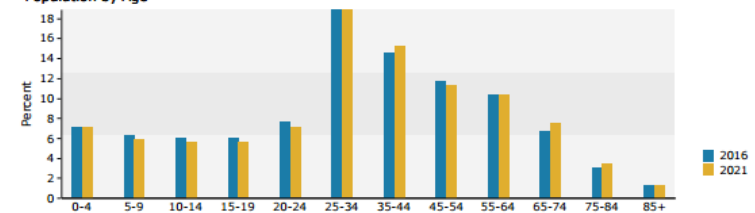
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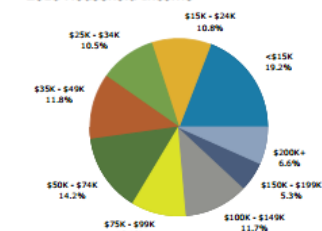
Trends 2016-2021



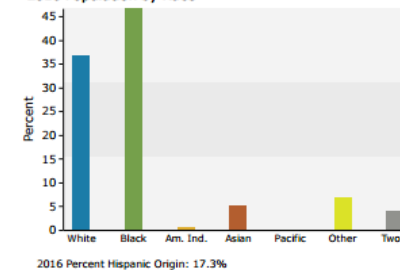
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Profile

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Latitude: 40.6800
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Summary	Census 2010		2016		2021	
Population	1,216,714		1,303,458		1,378,626	
Households	463,977		495,493		523,120	
Families	266,279		280,907		294,882	
Average Household Size	2.56		2.58		2.58	
Owner Occupied Housing Units	96,295		100,628		105,268	
Renter Occupied Housing Units	367,682		394,866		417,852	
Median Age	33.3		34.1		35.2	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	1.13%		0.51%		0.84%	
Households	1.09%		0.48%		0.79%	
Families	0.98%		0.36%		0.72%	
Owner HHs	0.91%		0.23%		0.73%	
Median Household Income	2.57%		2.37%		1.89%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
	<\$15,000		97,300	19.6%	101,240	19.4%
	\$15,000 - \$24,999		55,399	11.2%	56,021	10.7%
	\$25,000 - \$34,999		53,297	10.8%	67,145	12.8%
	\$35,000 - \$49,999		60,364	12.2%	35,580	6.8%
	\$50,000 - \$74,999		71,826	14.5%	71,498	13.7%
	\$75,000 - \$99,999		49,840	10.1%	59,188	11.3%
	\$100,000 - \$149,999		55,565	11.2%	69,810	13.3%
	\$150,000 - \$199,999		23,496	4.7%	29,671	5.7%
	\$200,000+		28,396	5.7%	32,954	6.3%
	Median Household Income		\$44,383		\$50,383	
Average Household Income		\$72,792		\$79,638		
Per Capita Income		\$28,229		\$30,748		
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	85,686 7.0%	86,775 6.7%	92,031 6.7%		
	5 - 9	74,174 6.1%	80,129 6.1%	78,416 5.7%		
	10 - 14	72,482 6.0%	77,649 6.0%	77,438 5.6%		
	15 - 19	80,275 6.6%	79,005 6.1%	77,293 5.6%		
	20 - 24	99,395 8.2%	102,133 7.8%	97,830 7.1%		
	25 - 34	235,251 19.3%	247,103 19.0%	261,607 19.0%		
	35 - 44	176,469 14.5%	188,872 14.5%	210,072 15.2%		
	45 - 54	152,887 12.6%	154,962 11.9%	160,167 11.6%		
	55 - 64	117,921 9.7%	137,497 10.5%	146,730 10.6%		
	65 - 74	69,034 5.7%	90,243 6.9%	107,403 7.8%		
	75 - 84	38,171 3.1%	42,355 3.2%	51,053 3.7%		
	85+	14,968 1.2%	16,736 1.3%	18,586 1.3%		
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	408,159 33.5%	444,628 34.1%	475,860 34.5%		
	Black Alone	558,527 45.9%	564,625 43.3%	570,698 41.4%		
	American Indian Alone	7,418 0.6%	7,585 0.6%	7,974 0.6%		
	Asian Alone	77,445 6.4%	99,047 7.6%	121,801 8.8%		
	Pacific Islander Alone	674 0.1%	763 0.1%	809 0.1%		
	Some Other Race Alone	120,543 9.9%	132,452 10.2%	140,191 10.2%		
	Two or More Races	43,947 3.6%	54,358 4.2%	61,295 4.4%		
	Hispanic Origin (Any Race)	282,583 23.2%	306,839 23.5%	327,136 23.7%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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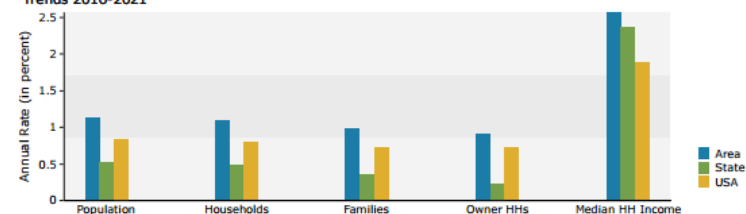


Demographic and Income Profile

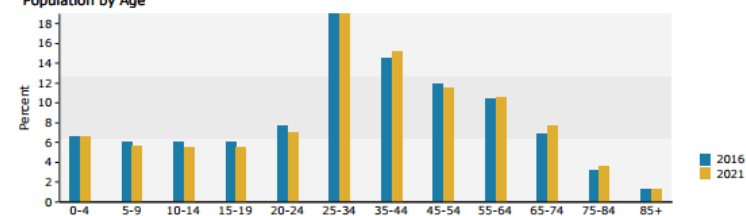
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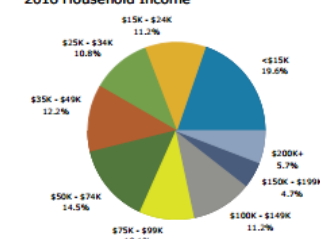
Trends 2016-2021



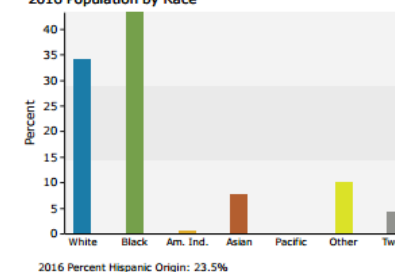
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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