

1188

PRESIDENT STREET

CROWN HEIGHTS
BROOKLYN, NY 11225

MIXED USE NEW DEVELOPMENT WITH
2,750 SQUARE FEET OF RETAIL



Up to 2,750 SF of
divisible ground floor
retail space for lease

2 5

PRESIDENT ST-MEDGAR EVERS
COLLEGE SUBWAY STATION

1188 PRESIDENT STREET

Corner of Nostrand Avenue and President Street

RAFAEL GUTNICK

305.890.1374

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RETAIL AVAILABILITY

2,750 SF

Ground Floor

with Full Basement

SPACE DETAILS

- Brand new mixed use development with original 1920's facade
- Up to 2,750 gross square feet of prime ground floor retail for lease
- Can Lease from 500 sqft to 2,750 sqft
- All logical divisions of the retail space considered
- Directly Across the street from President Street - Medgar Evers College -
2 5 Subway station
- 2 blocks from Eastern Parkway and the Nostrand Avenue **3** Train
- Will be delivered as a brand new shell space / whitebox
- Gas and venting available
- Estimated completion in Q4 2024
- Great corner exposure
- Located on a busy retail corridor right by Medgar Ever College, the new Major R. Owens Community Health and Wellness Center, and a hot spot of new residential and commercial developments



Directly Across the street from President Street - Medgar Evers College - **2 5** Subway station

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All logical divisions are considered or can lease as one big space

SPACE DETAILS

GROUND FLOOR

Size: 2,750 SF

Ceiling Height: 11'

Frontage: 127.5' Wrap-around

GROUND FLOOR - LOGICAL DIVISIONS*

SPACE A - 1,001 SF

SPACE B - 800 SF

SPACE C - 805 SF

BASEMENT

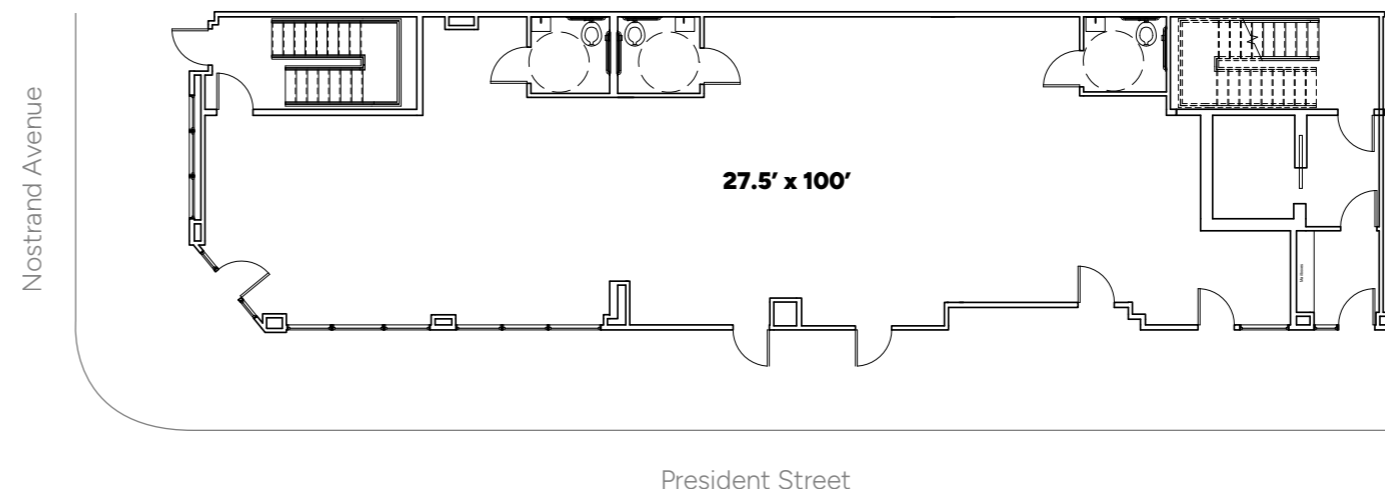
Size: 2,750 SF

Ceiling Height: 8'

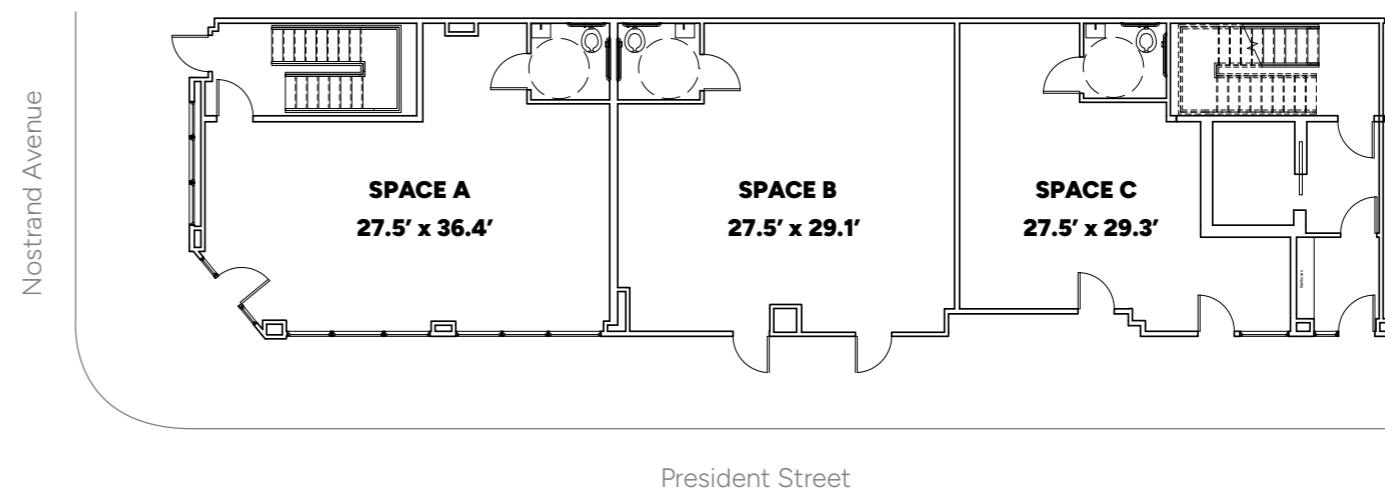
* All measurements provided are gross approximate sizes

FLOOR PLAN

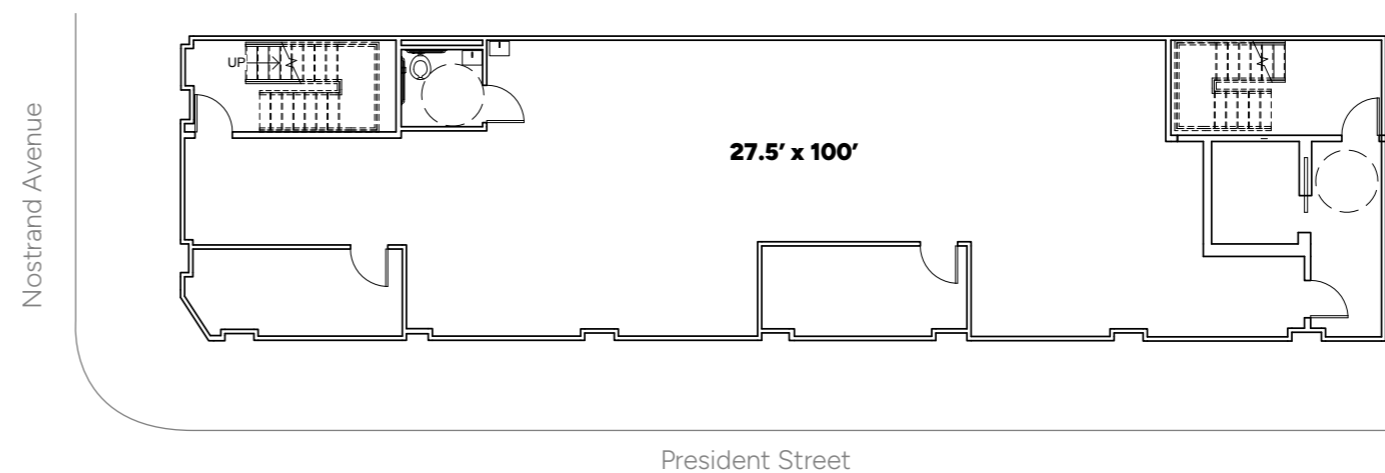
GROUND FLOOR



GROUND FLOOR WITH LOGICAL DIVISIONS



FULL BASEMENT



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ADDRESS

1188 President Street, Crown Heights
Brooklyn, NY 11225

LOCATION

- Located on the Corner of Nostrand Avenue and President Street
- Directly Across the street from President St-Medgar Evers College 2 5 subway station
- Right by Medgar ever college and the new Major R. Owens Community Health and Wellness Center

2 5 President Street	2020	2021	2022
ANNUAL SUBWAY RIDERSHIP	443,229	559,407	692,595
AVERAGE WEEKDAY SUBWAY RIDERSHIP	1,444	1,818	2,313
AVERAGE WEEKEND SUBWAY RIDERSHIP	1,341	1,792	1,888

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 TOTAL POPULATION	197,356	1,443,716	2,812,556
2028 POPULATION	204,227	1,488,316	2,854,562
POPULATION GROWTH 2023-2028	+ 3.48%	+ 3.09%	+ 1.49%
AVERAGE AGE	39	37	38
2023 TOTAL HOUSEHOLDS	77,281	531,308	1,049,010
HH GROWTH 2023-2028	+ 3.42%	+ 3.10%	+ 1.46%
MEDIAN HOUSEHOLD INCOME	\$73,869	\$71,953	\$74,696

**JOIN US IN
CROWN
HEIGHTS**





Please contact our
exclusive broker:

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