



For Lease

RIPCO
RETAIL LEASING

329 Clarkson Avenue

Between New York Ave and
Nostrand Ave Brooklyn,
NY

Up to 15,861 SF

Newly Constructed Community Facility Spaces | Across from Kings County Hospital & SUNY Downstate

Contact
Exclusive Agents

Michelle Abramov
mabramov@ripcony.com | 718.663.2652

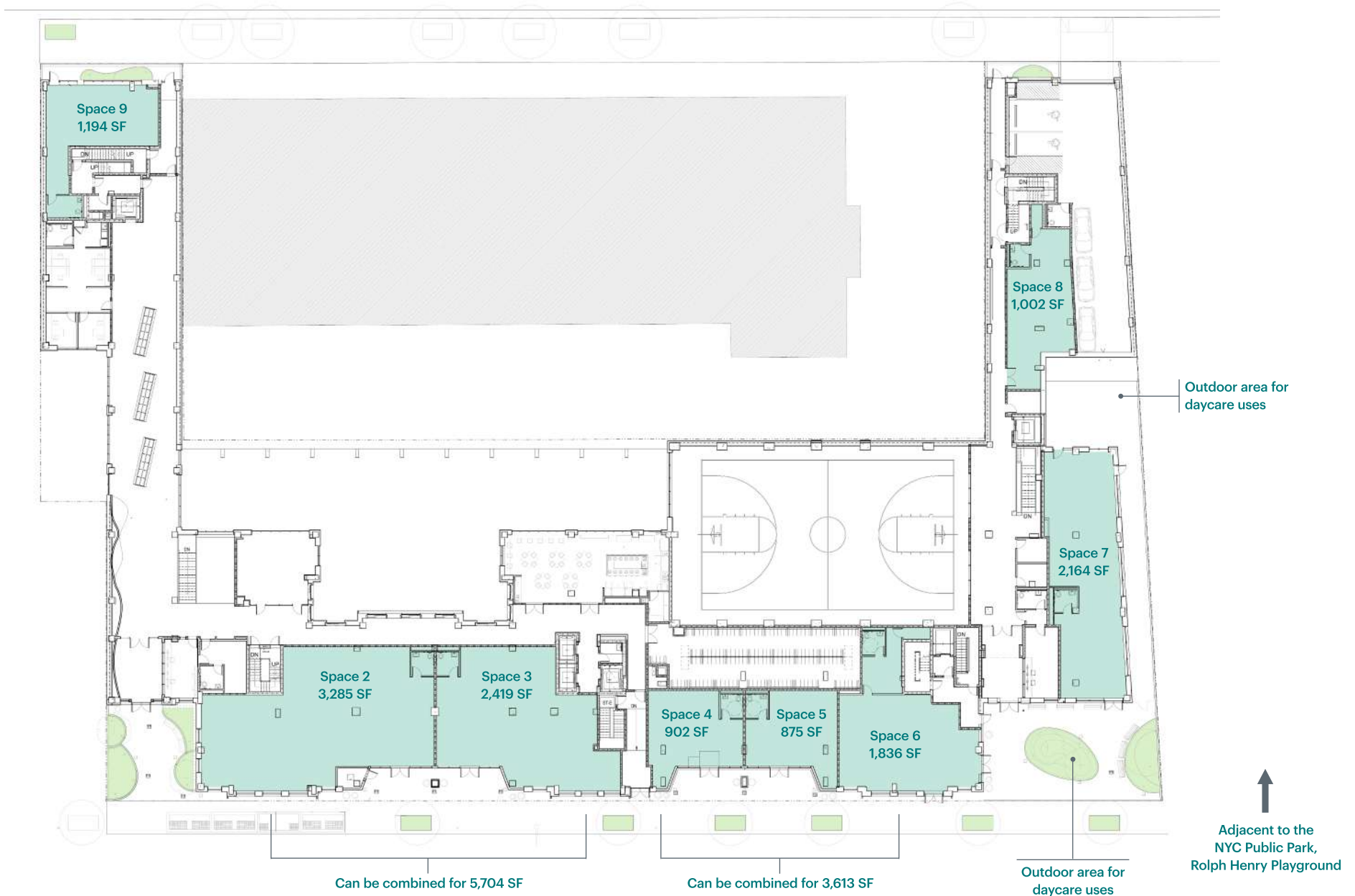
Greg Batista
gbatista@ripcony.com | 516.342.8277

Daniel Yeu
dyeu@ripcony.com | 646.827.9976

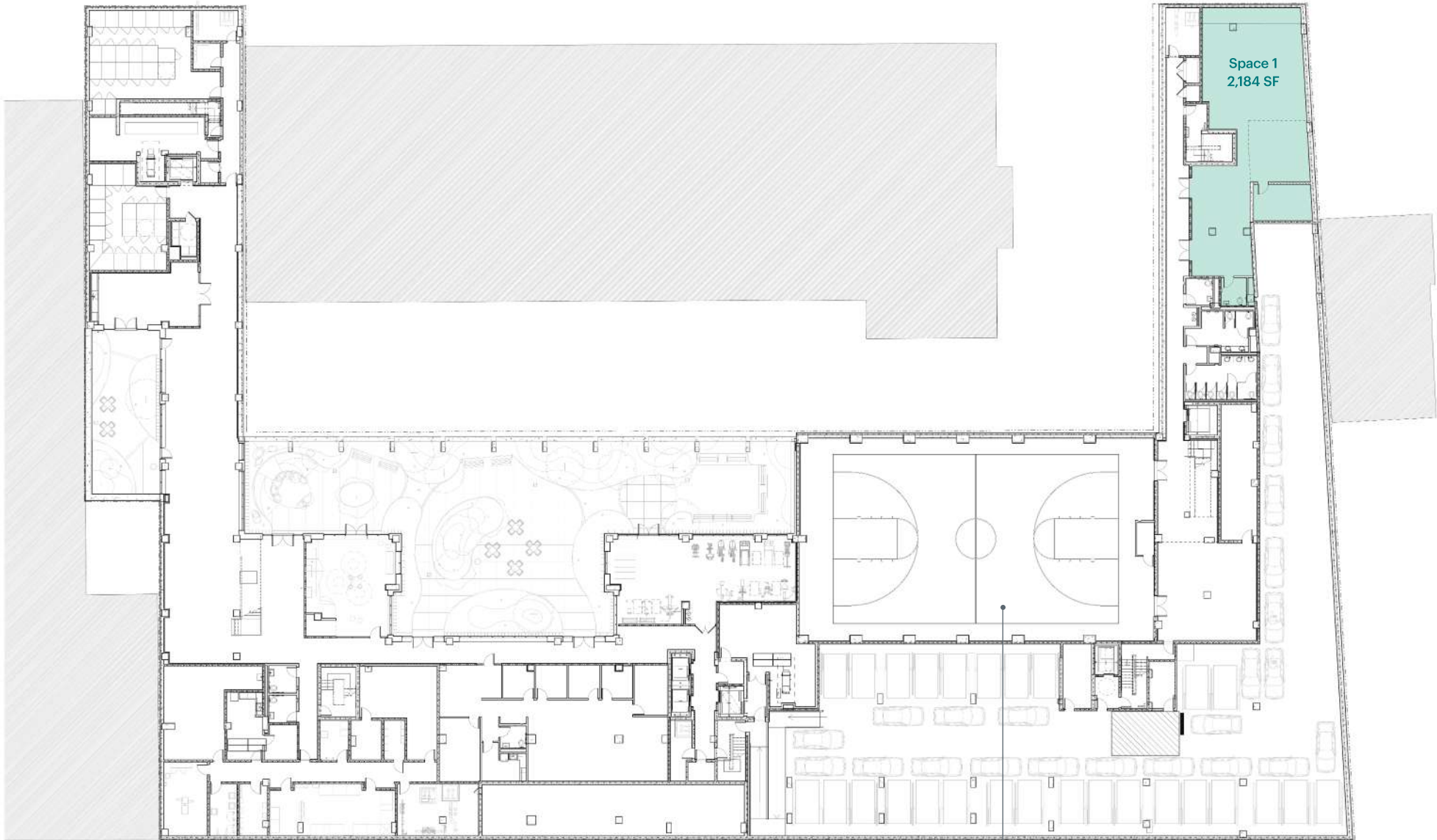
Space Details

Location	Between New York Ave and Nostrand Ave	
Size	<p>Lower Level</p> <p>Space 1: 2,184 SF</p> <p>Ground Floor</p> <p>Space 2: 3,285 SF } Can be combined for 5,704 SF</p> <p>Space 3: 2,419 SF }</p> <p>Space 4: 902 SF }</p> <p>Space 5: 875 SF } Can be combined for 3,613 SF</p> <p>Space 6: 1,836 SF }</p> <p>Space 7: 2,164 SF</p> <p>Space 8: 1,002 SF</p> <p>Space 9: 1,194 SF</p> <p>Total: 15,861 SF</p>	
Frontage	Over 200 Feet on Clarkson Ave	
Ceiling Heights	<p>Ground Floor: 14 FT</p> <p>Lower Level: 10 FT</p>	
Possession	Q2 2026	
Parking	Garage with valet for over 80 Cars	
Rent	Upon request	
Neighbors	<p>Medical: Kings County Hospital, SUNY Downstate Medical Center, NYC Health + Hospitals, Health Science Center at Brooklyn, Oak Street Health, CAMBA, The Brooklyn Hospital</p> <p>Schools: P.S. 92, P.S. K141, Parkside Preparatory Academy, Explore Charter School, Achievement First Voyager Middle School</p>	
Comments	<p>Newly constructed at the base of 328 affordable apartment units</p> <p>Directly across the street from Kings County Hospital & SUNY Downstate Medical Center</p> <p>Spaces are adjacent to the NYC Public Park - Rolph Henry Playground</p> <p>Spaces zoned for more expansive community facility use groups 3 & 4 that aligns with broader social impact goals, making this an ideal location for organizations focused on workforce development, early childhood and pre-K education, behavioral and physical health services, arts and cultural programming, financial empowerment, medical, non-profit and other vital community-based services</p> <p>Spaces delivered with utilities stubbed in an separately metered with an ADA bathroom in-place</p>	<p>Full Tax Exemption for 30-years with the 420-c tax abatement in-place</p> <p>Third party operated parking garage for public use; open 24 hours</p> <p>Basketball court available for lease for community facility use & youth programs</p> <p>Two blocks from Winthrop Street 2 & 5 subway station (1,660,594 204 Annual Ridership)</p> <p>Over 70,000 households within 1-mile radius</p> <p>Rapidly growing neighborhood with new and planned mixed-use developments</p>

Site Plan - First Floor

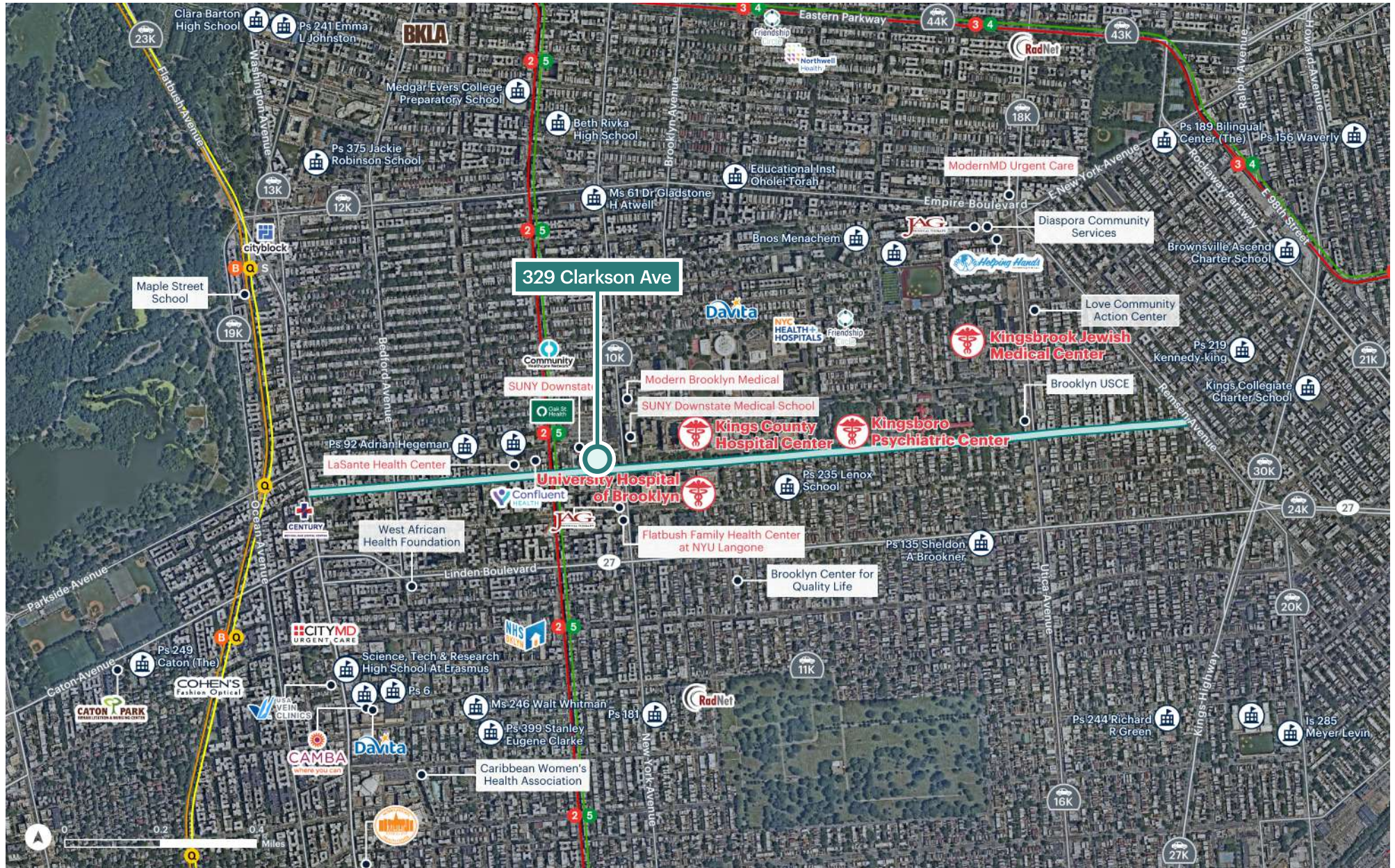


Site Plan - Cellar Floor

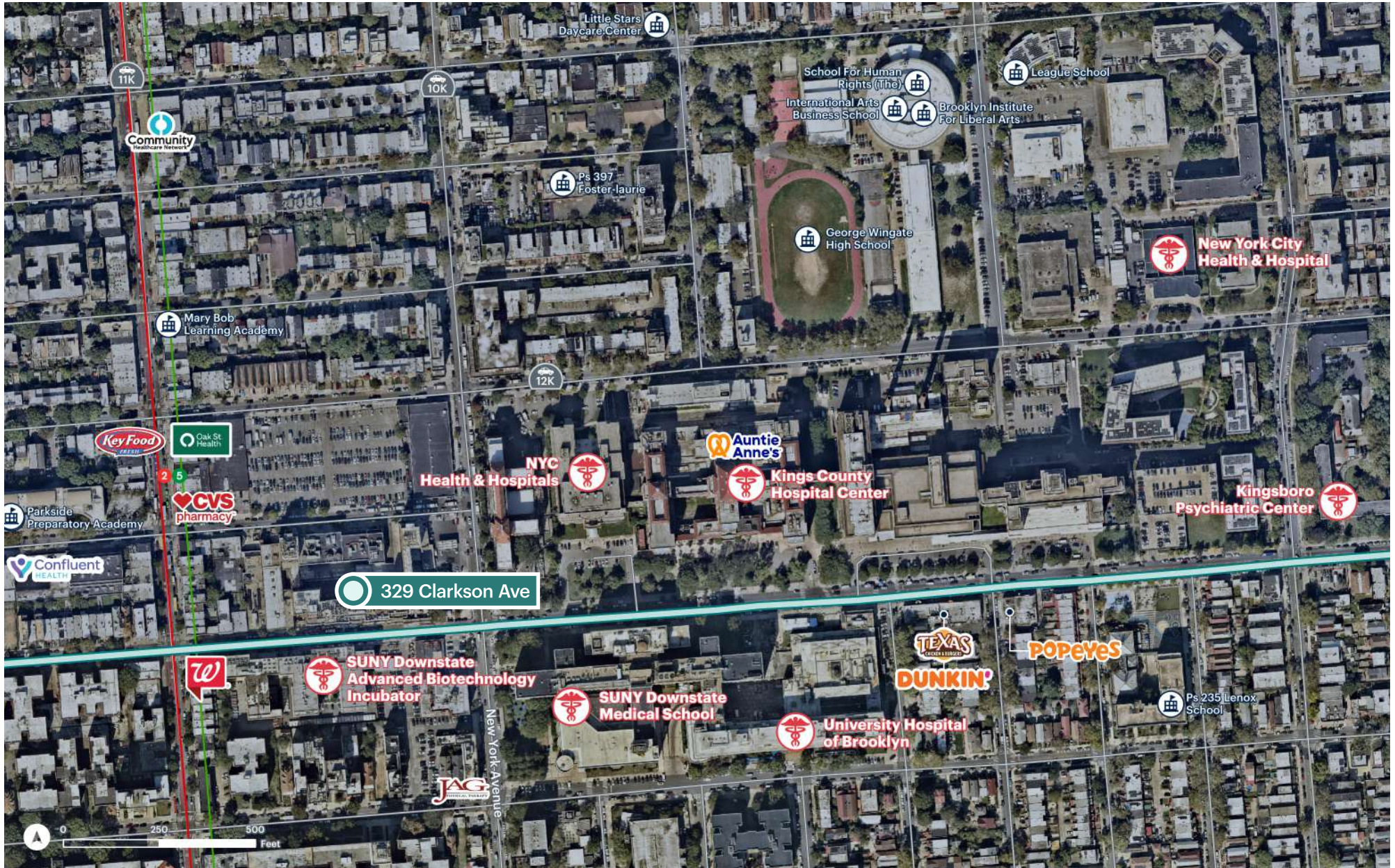


Basketball court available for lease for community facility use & youth programs

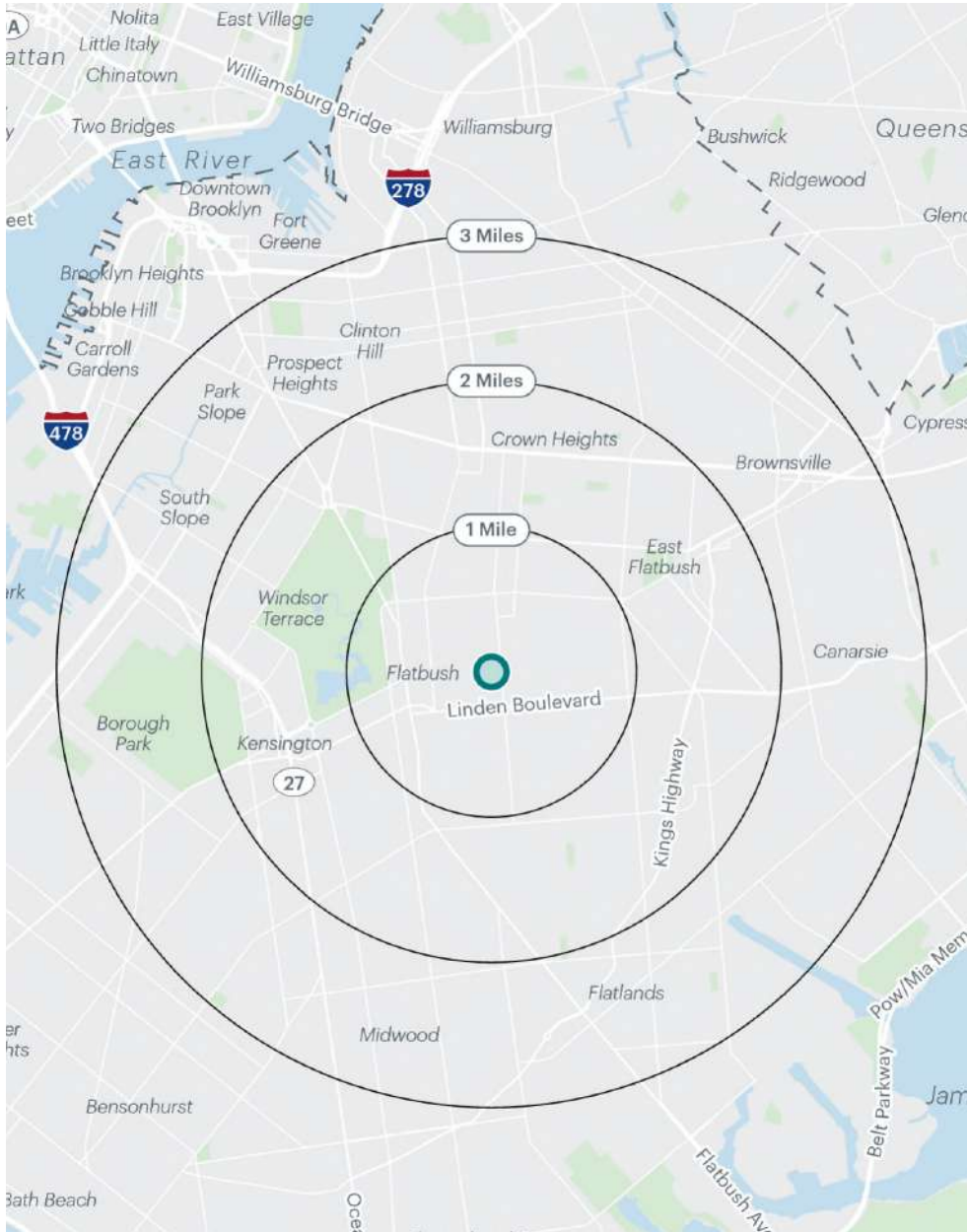
Non Profits Aerial



Aerial



Area Demographics



Population	1 mile	184,536	College Graduates (Bachelor's +)	1 mile	39.3%
	2 miles	1,624,868		2 miles	45.2%
	3 miles	1,329,269		3 miles	44.6%

Households	1 mile	71,586	Total Businesses	1 mile	4,213
	2 miles	246,335		2 miles	14,696
	3 miles	504,252		3 miles	36,225

Average Household Income	1 mile	\$108,197	Total Employees	1 mile	55,226
	2 miles	\$125,751		2 miles	205,134
	3 miles	\$128,407		3 miles	473,029

Median Household Income	1 mile	\$78,504	Daytime Population (W/ 16 YR +)	1 mile	147,197
	2 miles	\$83,657		2 miles	511,994
	3 miles	\$82,566		3 miles	1,159,736

Transportation	Winthrop St	2 5
2024 Ridership Report	Annual	1,660,594
	Weekday	5,485
	Weekend	4,779