



COMMUNITY FACILITY, MEDICAL & EDUCATION SPACE

BROOKLYN, NY

596 PROSPECT PLACE

PROSPECT HEIGHTS/CROWN HEIGHTS NEIGHBORHOOD

SIZE

2nd Floor - 7,370 SF
 3rd Floor - 5,881 SF } Can be combined or leased separately

Total: 13,251 SF

ASKING RENT

Upon Request

CO-TENANTS

CenterLight Health Care

COMMENTS

- Three-story ADA building with two elevators, on-site parking and a large interior yard
- 2nd floor has 7,370 SF of office/medical space and 3rd floor has 5,881 SF; can be leased separately or combined
- Dedicated lobby entrance with 24/7 security
- Certificate of occupancy allows for community facility use making this a great opportunity for religious, education and medical uses
- No real estate taxes for not-for-profit tenants
- Window façades around the building providing an abundance of light and air
- The office spaces have multiple private offices, large open office bullpen area, ADA bathroom bathrooms and kitchen area
- Offers multiple frontages on Prospect Place, Franklin Avenue and Park Place with signage opportunity
- Steps away from S Park Place station, the **2 3 4 5** Franklin Avenue station is also within 4 blocks from property, providing access to Downtown Brooklyn and Manhattan within 15-20 minutes

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

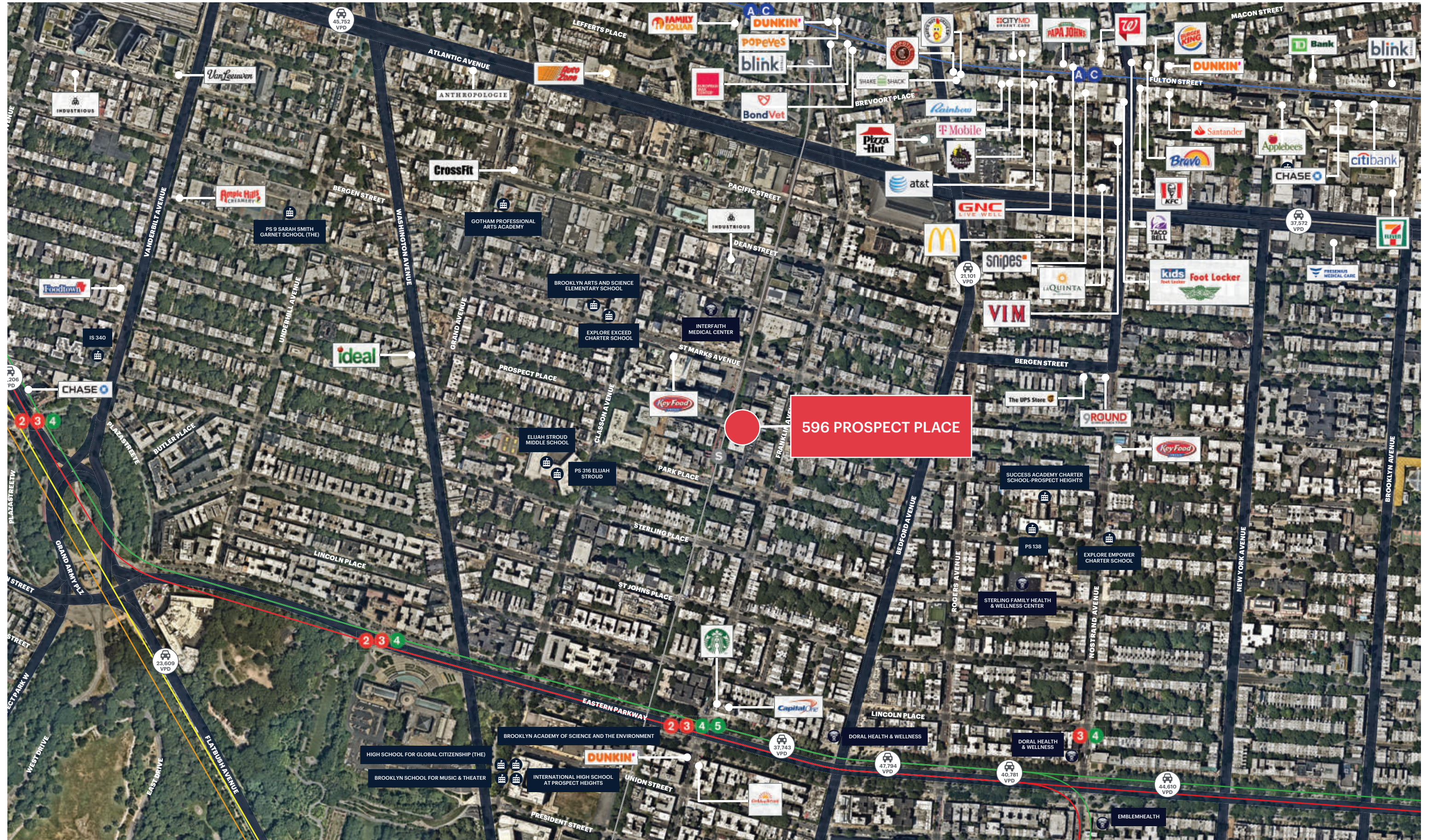
INTERIOR PHOTOS



MARKET AERIAL



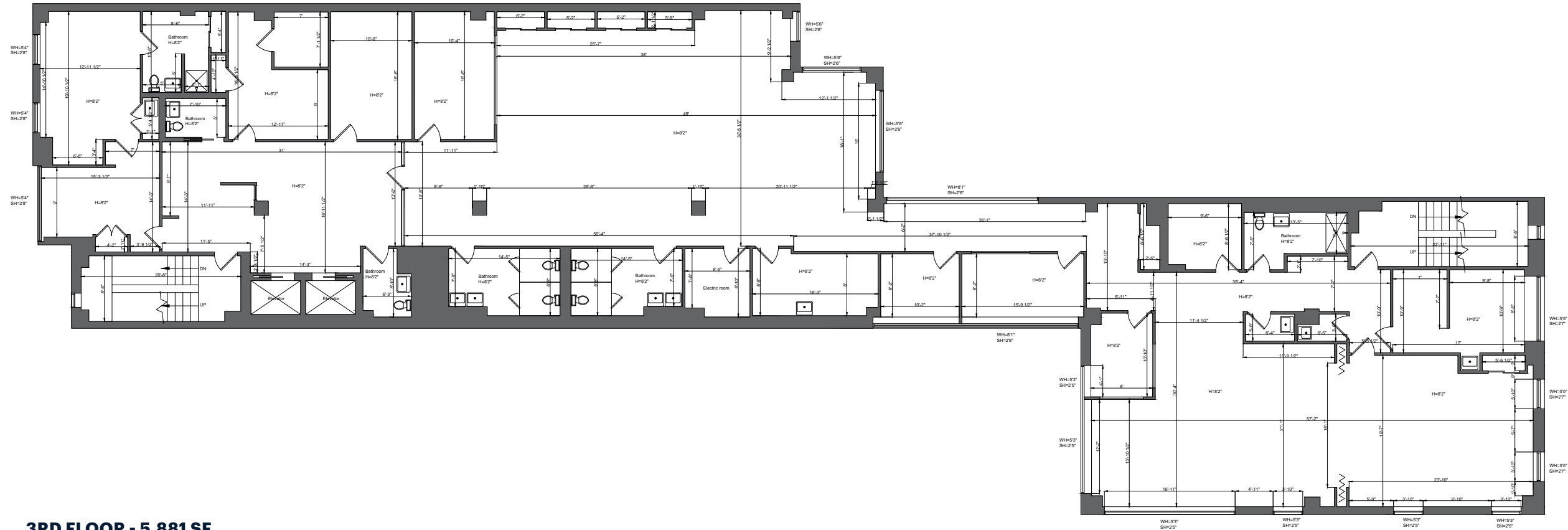
AERIAL



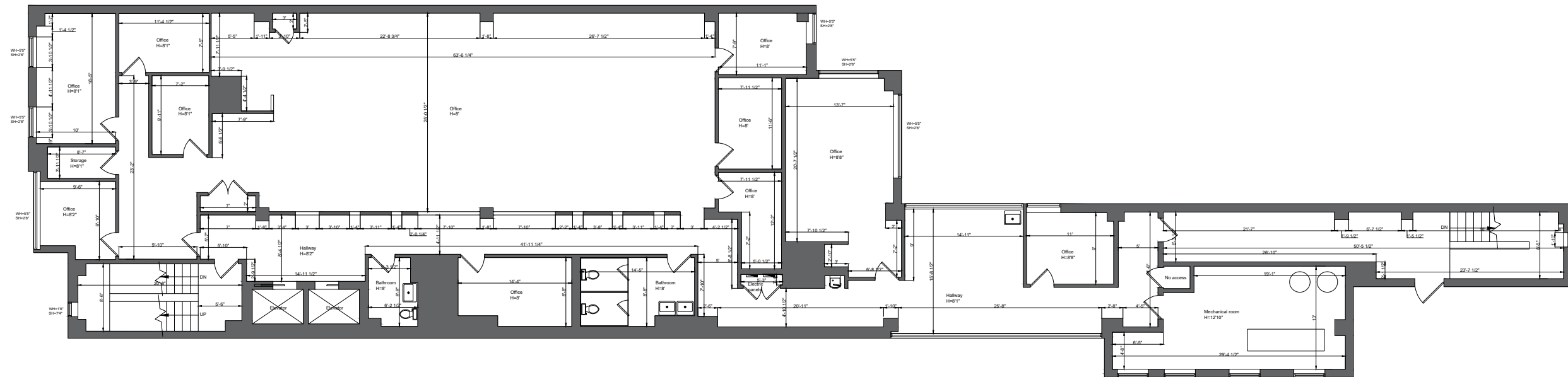
596 PROSPECT PLACE

FLOOR PLANS

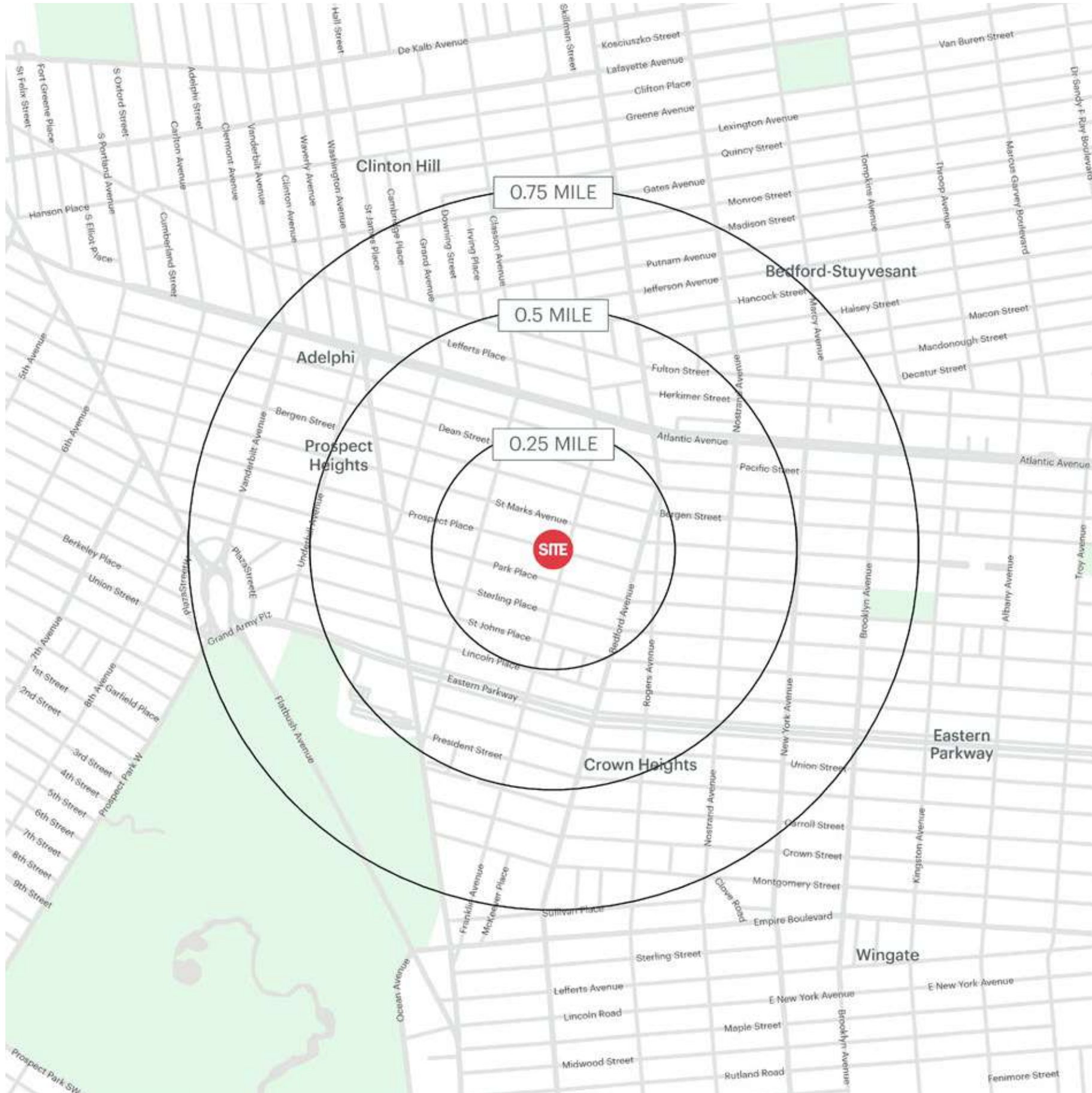
2ND FLOOR - 7,370 SF



3RD FLOOR - 5,881 SF



AREA DEMOGRAPHICS



.25 MILE RADIUS

POPULATION
14,896

HOUSEHOLDS
6,694

AVERAGE HOUSEHOLD INCOME
\$137,512

MEDIAN HOUSEHOLD INCOME
\$99,136

COLLEGE GRADUATES (BACHELOR'S +)
7,264 - 43.4%

TOTAL BUSINESSES
379

TOTAL EMPLOYEES
5,413

DAYTIME POPULATION (W/ 16 YR +)
11,218

.5 MILE RADIUS

POPULATION
51,722

HOUSEHOLDS
23,503

AVERAGE HOUSEHOLD INCOME
\$147,909

MEDIAN HOUSEHOLD INCOME
\$102,758

COLLEGE GRADUATES (BACHELOR'S +)
27,035 - 47.36%

TOTAL BUSINESSES
1,575

TOTAL EMPLOYEES
17,059

DAYTIME POPULATION (W/ 16 YR +)
36,371

.75 MILE RADIUS

POPULATION
103,652

HOUSEHOLDS
45,878

AVERAGE HOUSEHOLD INCOME
\$149,662

MEDIAN HOUSEHOLD INCOME
\$101,115

COLLEGE GRADUATES (BACHELOR'S +)
50,613 - 45.3%

TOTAL BUSINESSES
2,950

TOTAL EMPLOYEES
35,418

DAYTIME POPULATION (W/ 16 YR +)
76,897

AREA DEMOGRAPHICS

