

# 35 4TH AVE

Brooklyn, NY 11217

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**SAUL KATZ**

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Lisco Group • 17 Main Street, Monsey, NY 10952 • 347.988.8244



## PROPERTY DESCRIPTION

Welcome to 35 4th Ave, Brooklyn's hidden gem! This stunning property boasts modern luxury and convenience. Enjoy abundant natural light and soaring ceilings in the expansive open-concept area.

## PROPERTY HIGHLIGHTS

- Brand new building

## OFFERING SUMMARY

Lease Rate:	\$40.00 – 120.00 SF/yr (MG)
Number of Units:	109
Available SF:	2,000 – 13,000 SF
Lot Size:	18,719 SF
Building Size:	142,406 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,400	20,099	79,965
Total Population	8,934	41,568	166,714
Average HH Income	\$156,397	\$158,284	\$162,271

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RETAIL PROPERTY FOR LEASE



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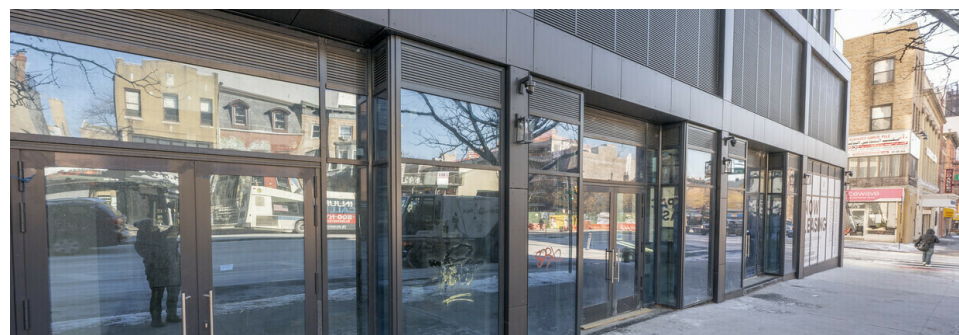
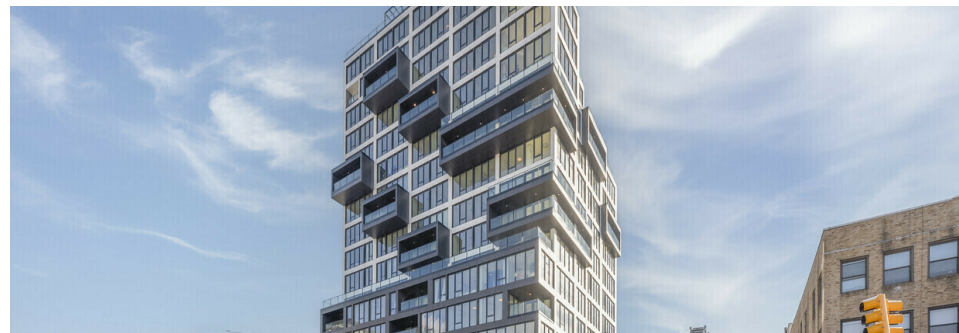
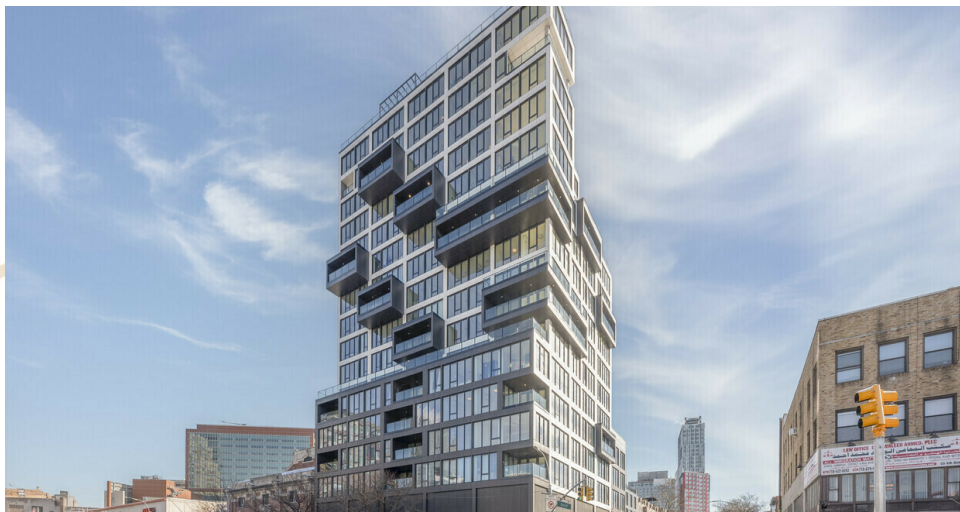
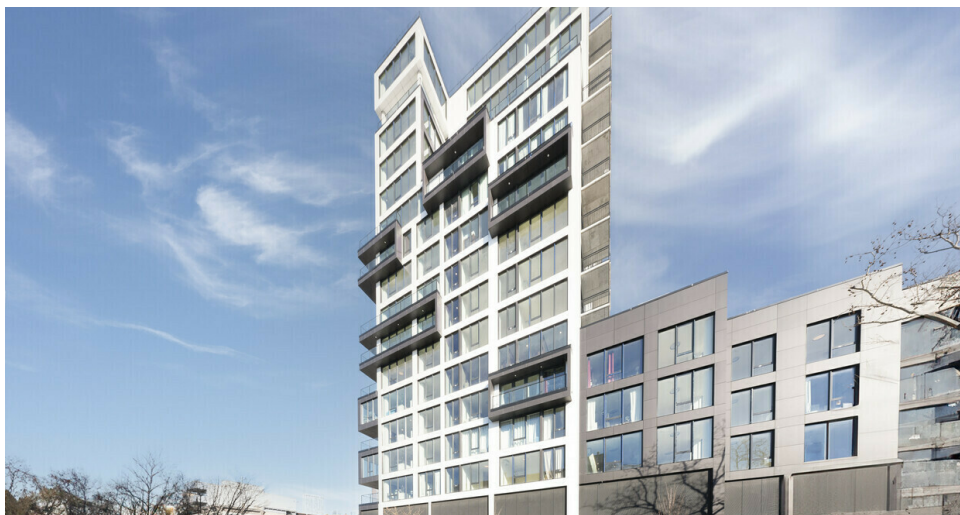
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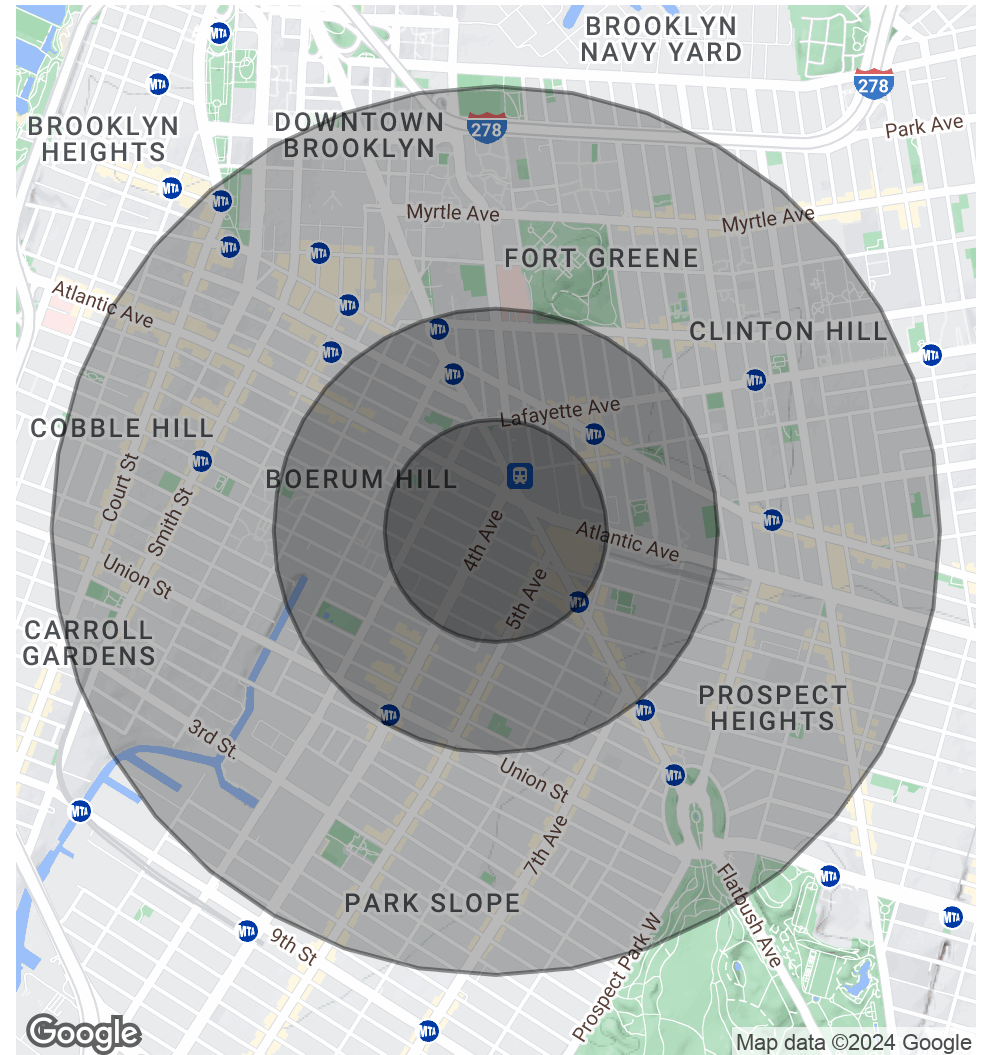
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RETAIL PROPERTY FOR LEASE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,934	41,568	166,714
Average Age	34.3	35.6	35.8
Average Age (Male)	34.1	35.5	35.7
Average Age (Female)	35.2	36.0	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,400	20,099	79,965
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$156,397	\$158,284	\$162,271
Average House Value	\$1,455,002	\$1,223,759	\$1,158,195

\* Demographic data derived from 2020 ACS - US Census



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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property in Brooklyn, where commerce meets culture. Located in Brooklyn's dynamic Park slope area, this bustling locale is known for its lively atmosphere and diverse offerings, ideal for office tenants seeking an energetic backdrop for their business. Nearby, iconic landmarks like Barclays Center and Atlantic Terminal provide convenient access to entertainment, dining, and transportation options. Immerse yourself in the neighborhood's eclectic mix of eateries, shops, and green spaces, all contributing to an inspiring work environment. Join the thriving community in this sought-after Brooklyn location, where opportunities for networking and productivity abound.

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RETAIL PROPERTY FOR LEASE

Lease Rate	\$40.00 – 120.00 SF/YR
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## LOCATION INFORMATION

Street Address	35 4th Ave
City, State, Zip	Brooklyn, NY 11217
County	Kings
Market	Park Slope
Cross-Streets	Dean St

## BUILDING INFORMATION

Building Size	142,406 SF
Building Class	A
Occupancy %	70.0%
Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	11 ft
Number of Floors	17
Year Built	2022
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C4-4D
Lot Size	18,719 SF
APN #	39281
Lot Depth	1,800 ft

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Restrooms	0
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