



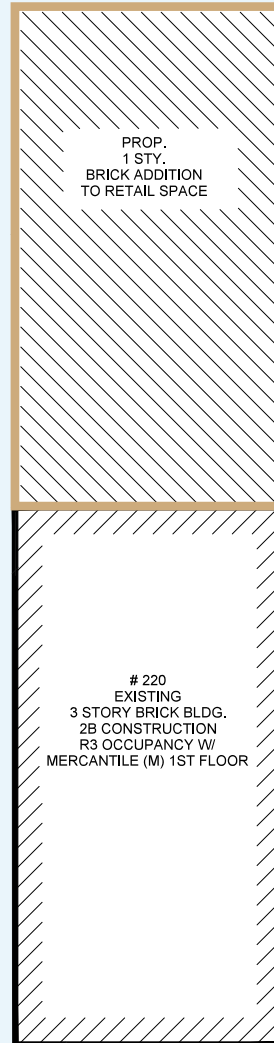
220 COURT STREET

BROOKLYN, NY

**PRIME RETAIL OPPORTUNITY IN
THE HEART OF CARROLL GARDENS**

Surrounded by National and
Boutique Brands on Bustling
Court Street

Located at 220 Court Street in the heart of Carroll Gardens, this prime retail space offers exceptional visibility and foot traffic. Surrounded by a dynamic mix of national and local retailers—including CityMD, Le Labo, and Splendid—this location is ideal for businesses aiming to tap into Brooklyn's thriving market. With its proximity to bustling Court Street, it's a perfect opportunity to establish your brand in one of Brooklyn's most sought-after neighborhoods.



GROUND FLOOR RETAIL

SIZE - 1,310 SF

POSSESSION - ARRANGED

FRONTAGE - 25'

CEILING HEIGHTS - 12'

HIGHLIGHTS

- Fantastic frontage and exposure on Court Street in Carrol Gardens
- Gas in building
- In close proximity to the G/F subway lines

For more information or to arrange a tour, please contact:

Mitzi Flexer
(212) 593-7124 | mflexer@bradfordallen.com

Denver Tveter
(212) 593-7109 | dtveter@bradfordallen.com

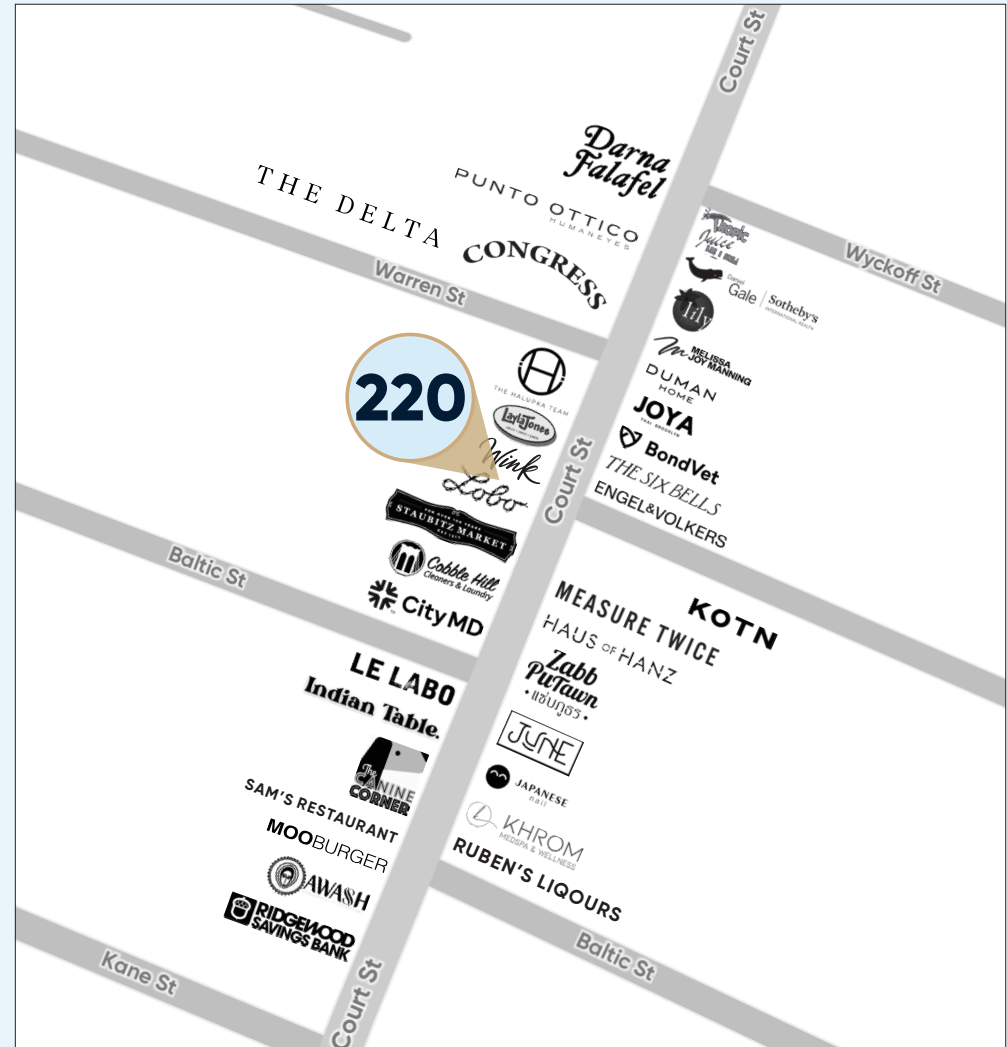
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NEIGHBORING TENANTS

Darna Falafel	Wink Brow Bar	June
Tropic Deli and Grill	Bond Vet	Le Labo
Punto Ottico	Viva Lobo	Indian Table
Daniel Gale Sotheby's	The Six Bells	Pau Hana
Congress Bar	Engel & Volkers	The Canine Corner
Lily	Staubitz Market	Sam's Restaurant
The Delta	Kotn	Khrom
Melissa Joy Manning	Cobble Hill Dental	Mooburger
Compass	Measure Twice	Ruben's Liquors
Duman Home	Cobble Hill Dry Cleaners	Awash Ethiopian Restaurant
Layla Jones	Haus of Hanz	Ridgewood Savings Bank
Joya	City MD	
	Zabb Putawn	

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	MEDIAN HOUSEHOLD INCOME	HOUSEHOLD
0.25 MILES	11,898	\$154,263	5,787
0.5 MILES	39,440	\$142,550	19,412



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