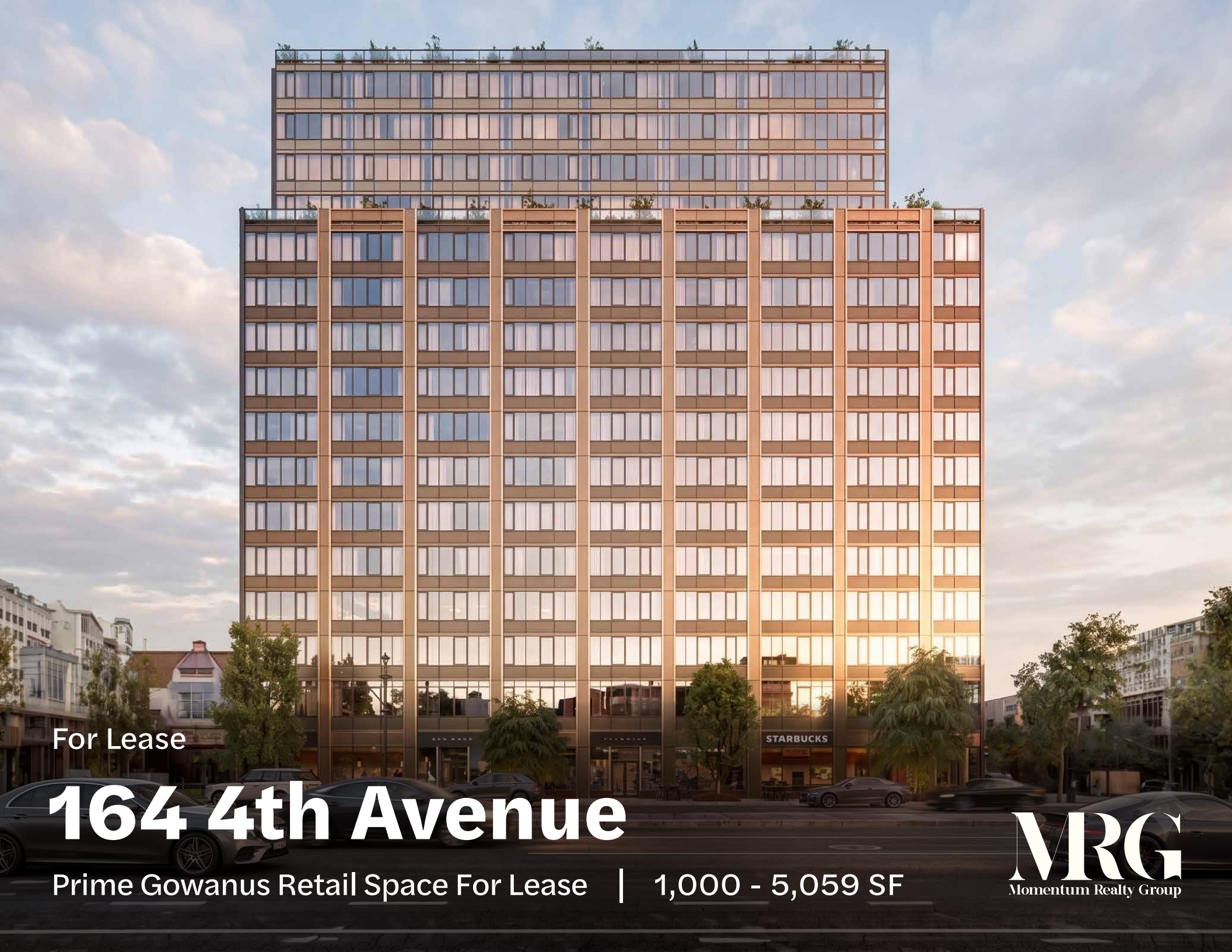




For Lease

164 4th Avenue

Prime Gowanus Retail Space For Lease | 1,000 - 5,059 SF

MRC
Momentum Realty Group

Property Details

OVERVIEW

ADDRESS	164 4th Avenue, Brooklyn, NY 11217
CROSS STREETS	Douglass Street and Degraw Street
NEIGHBORHOOD	Gowanus

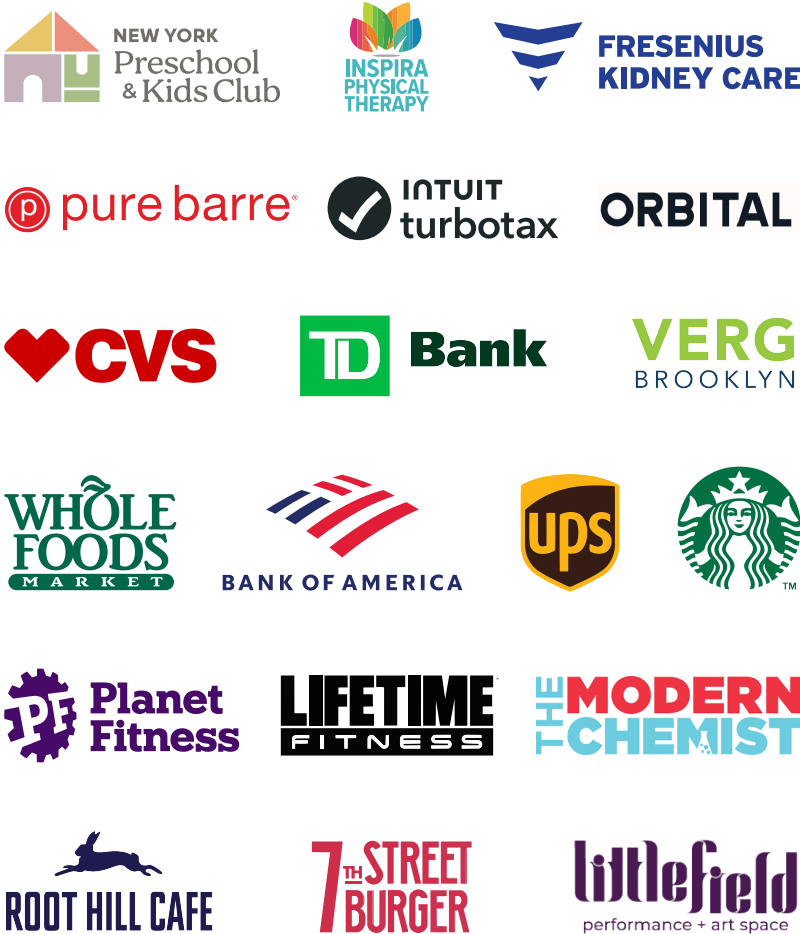
SPACE DETAILS

TOTAL SF	1,000 - 5,059 sq ft
CEILING HEIGHT	14 ft
FRONTAGE	180 ft

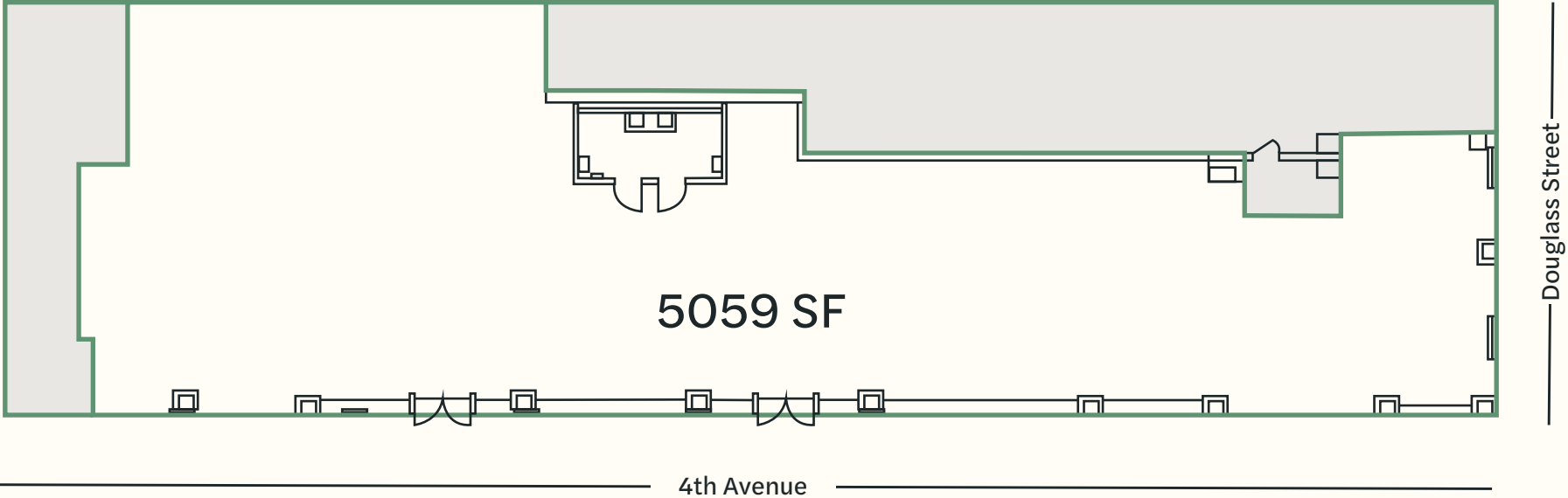
HIGHLIGHTS

- Prime Retail Space at the Base of a New 188-Unit Residential Building
- Kitchen Flue in Place for Food Use
- 180 ft of Frontage
- 2 Inch Gas Line
- For Immediate Occupancy

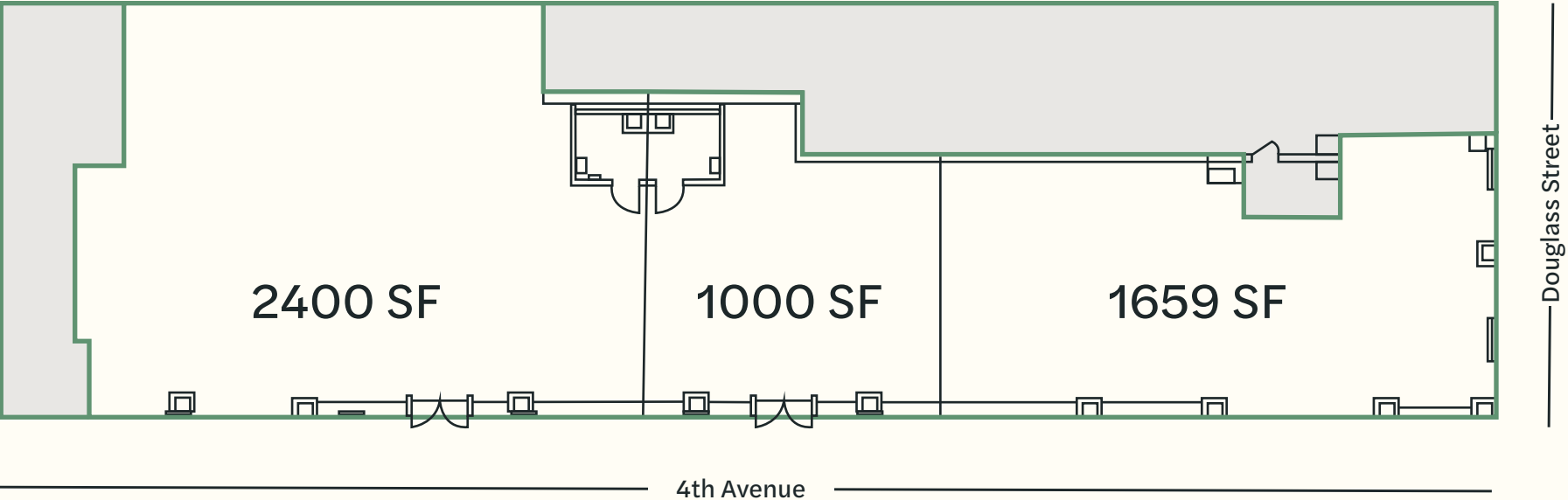
NEIGHBORS



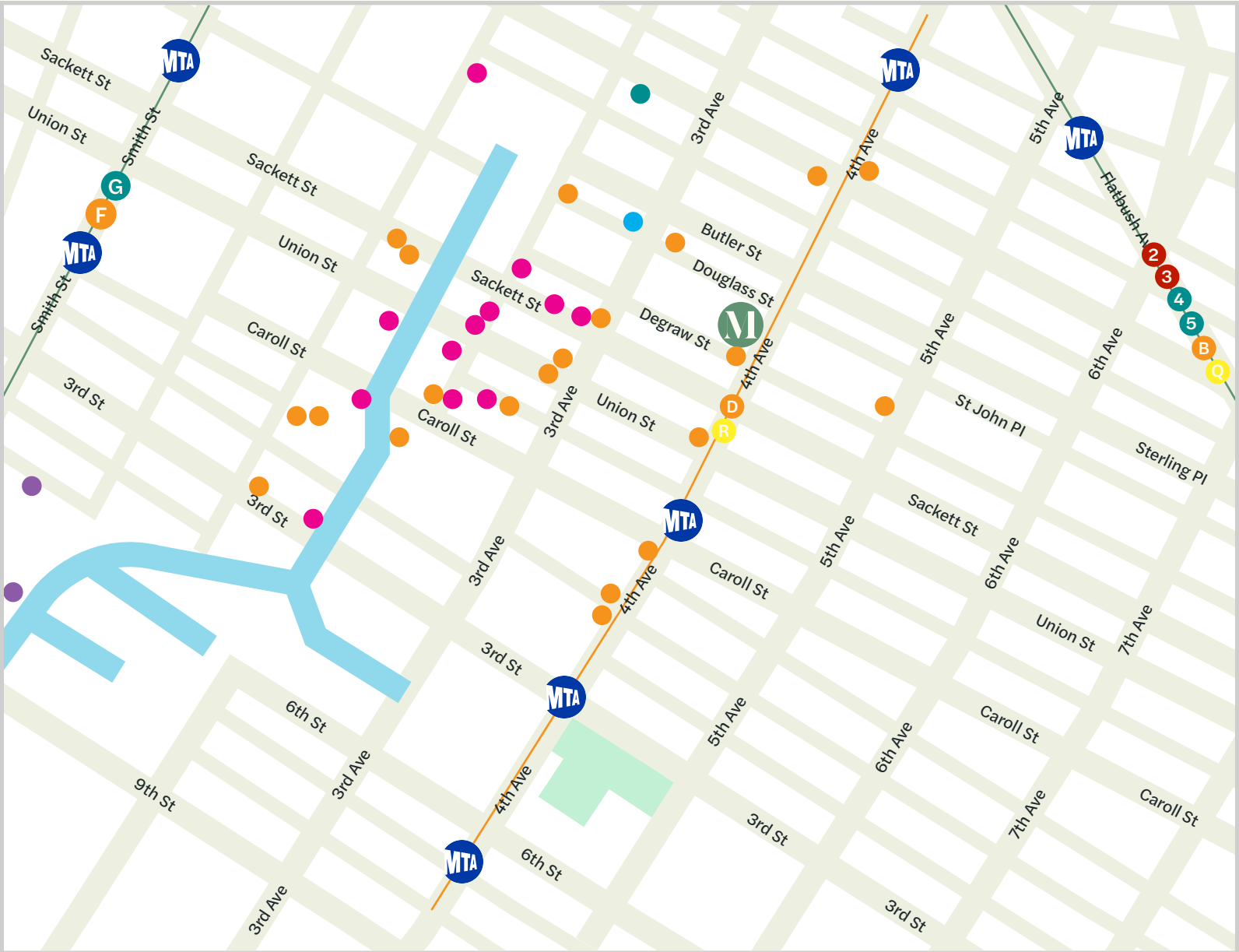
Floor Plan



Division Options



Gowanus Redevelopment Zone



Under Construction
3,166 UNITS

Proposed
1,446 UNITS

Recently Completed
4,068 UNITS

Planning
144 UNITS

Approved
579 UNITS

TOTAL UNITS
9,403

Location

TRANSPORTATION



B63, B67, B69 Buses

1 min walk to bus lines



Train R

3 min walk to subway



LGA Airport

25 min drive

JFK Airport

25 min drive

EWR Airport

35 min drive

DEMOGRAPHICS

Sourced From Loopnet



Population

43,490



Median Household Income

\$162,863



Median Home Value

\$1,076,025





MRG

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