

288 4th Avenue

CARROLL AND 1ST STREET | PARK SLOPE | BROOKLYN



- 4,300 SF RETAIL SPACE AT THE BASE OF 66 UNIT LUXURY RENTAL BUILDING
- NEW SHELL SPACE, LANDLORD CAN PROVIDE VENTING
- SPACE CAN BE DELIVERED IN WHITE-BOX CONDITION
- AT THE JUNCTION OF PARK SLOPE AND GOWANUS BROOKLYN
- 14 STORY MIXED-USE BUILDING
- CONVENIENT TRANSPORTATION
- ALL RETAIL AND OFFICE USES CONSIDERED

Size: Approx. 4,300 SF

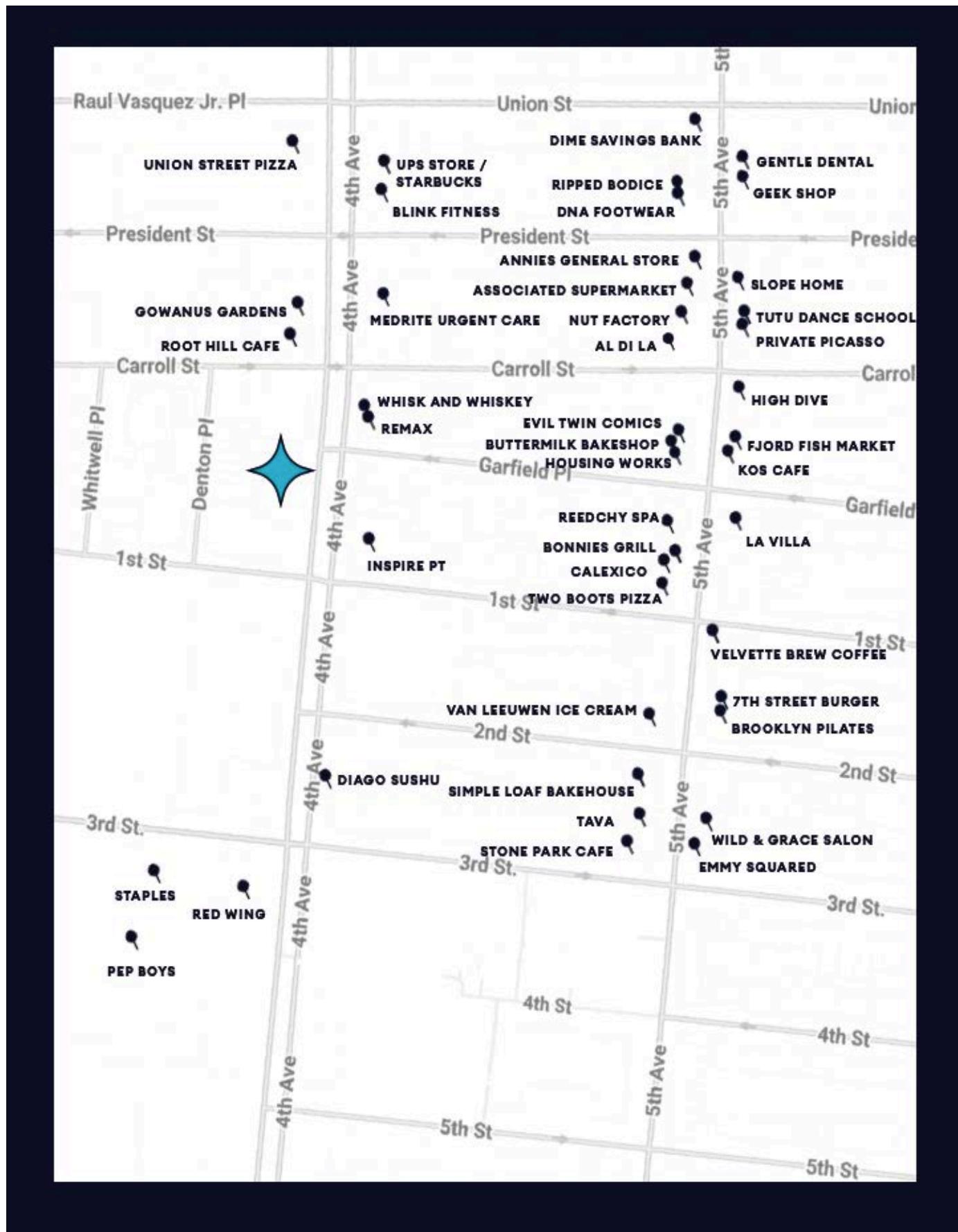
Frontage: 40' Possession:

Immediate Asking Rent:

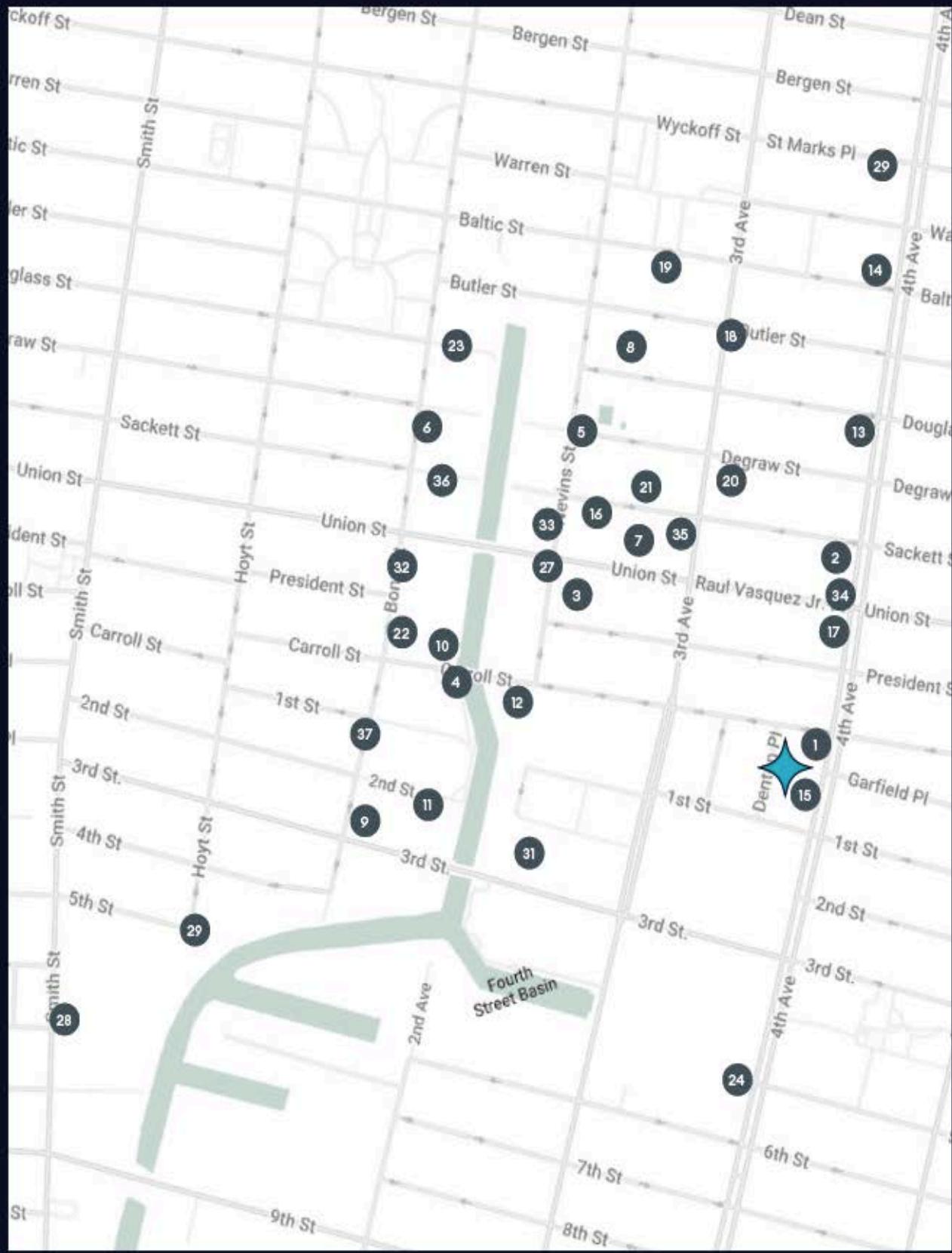
\$90 PSF

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SURROUNDING RETAILERS



New Area Developments



Key to New Area Developments

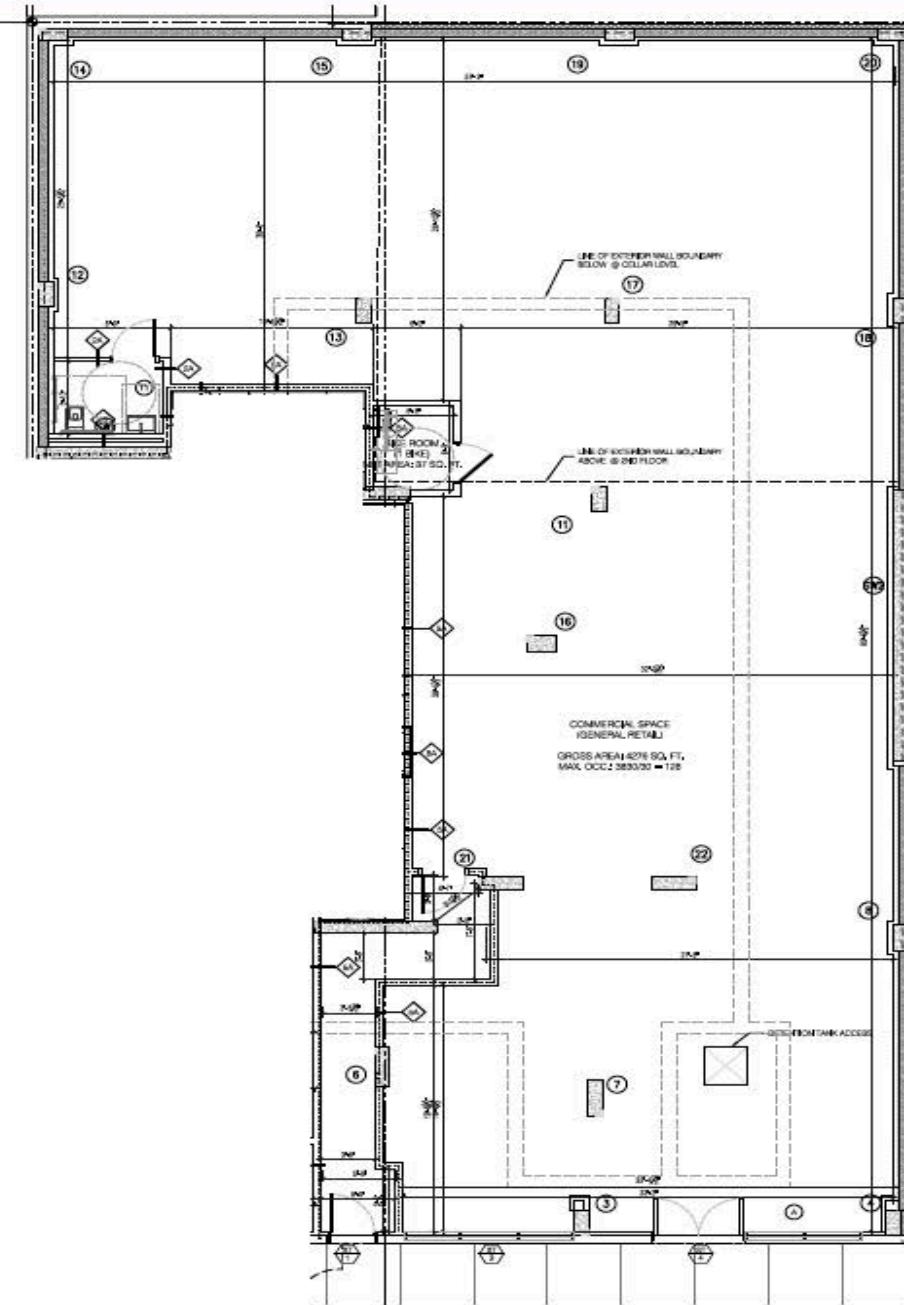
ADDRESS	# OF APTS	ADDRESS	# OF APTS
1. 272 4TH AVE/544 CARROLL ST	125	20. 213 3RD AVENUE	80
2. 204 4TH AVE/CARROLL STREET	193	21. 563 SACKETT STREET	291
3. 473 PRESIDENT ST / 514 UNION ST	350	22. 335 BOND STREET	73
4. 404 CARROLL STREET	360	23. 192 DOUGLASS STREET	270
5. 540 DEGRAW ST/537/545 SACKETT ST	241	24. 374 380 4TH AVENUE	197
6. 267 BOND STREET	517	25. 582 4TH AVENUE	48
7. 577 UNION STREET	214	26. 58 SAINT MARKS PLACE	100
8. 251 DOUGLASS STREET	261	27. 307 NEVINS STREET	350
9. 129 3RD STREET	84	28. 455 SMITH STREET	496
10. 395 CARROLL STREET	298	29. 56 5TH STREET	950
11. 155 3RD STREET	301	30. 155 3RD STREET	301
12. 420 CARROLL STREET	360	31. 175 3RD STREET	301
13. 164 4TH AVENUE	160	32. 313 BOND STREET	298
14. 601 BALTIC STREET	25	33. 300 NEVINS STREET	660
15. 284 4TH AVENUE	33	34. 655 UNION STREET	214
16. 558 SACKETT STREET	34	35. 585 UNION STREET	214
17. 232 4TH AVENUE	168	36. 498 SACKETT STREET	173
18. 175 3RD AVENUE	375	37. 267 BOND STREET	344
19. 526 BALTIC STREET	96	38. 540 DEGRAW STREET	268

Gowanus Demographics and Transportation

DEMOGRAPHICS	2 MILES	5 MILES
2024 POPULATION	428,903	2,794,844
2024 HOUSEHOLDS	188,561	1,114,450
INCOME AVG HH	\$142,392	\$114,837
MEDIAN HH INCOME	\$111,665	\$81,511

TRANSPORTATION	
R AT UNION STREET	0.14 MILES
F, G, R AT 9TH STREET	0.4 MILES
F AT 4TH AVENUE	0.58 MILES
F AT 7TH AVENUE	0.58 MILES
2,3 AT BERGEN STREET	0.6 MILES

Floorplan



FOR FURTHER INFORMATION, PLEASE CONTACT:

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 **Douglas Elliman**
Commercial

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