



THE RETAIL AT

# 450 GRAND AVENUE

Clinton Hill, Brooklyn



VIEW ACTIVE LISTING

**SPACE HIGHLIGHTS**

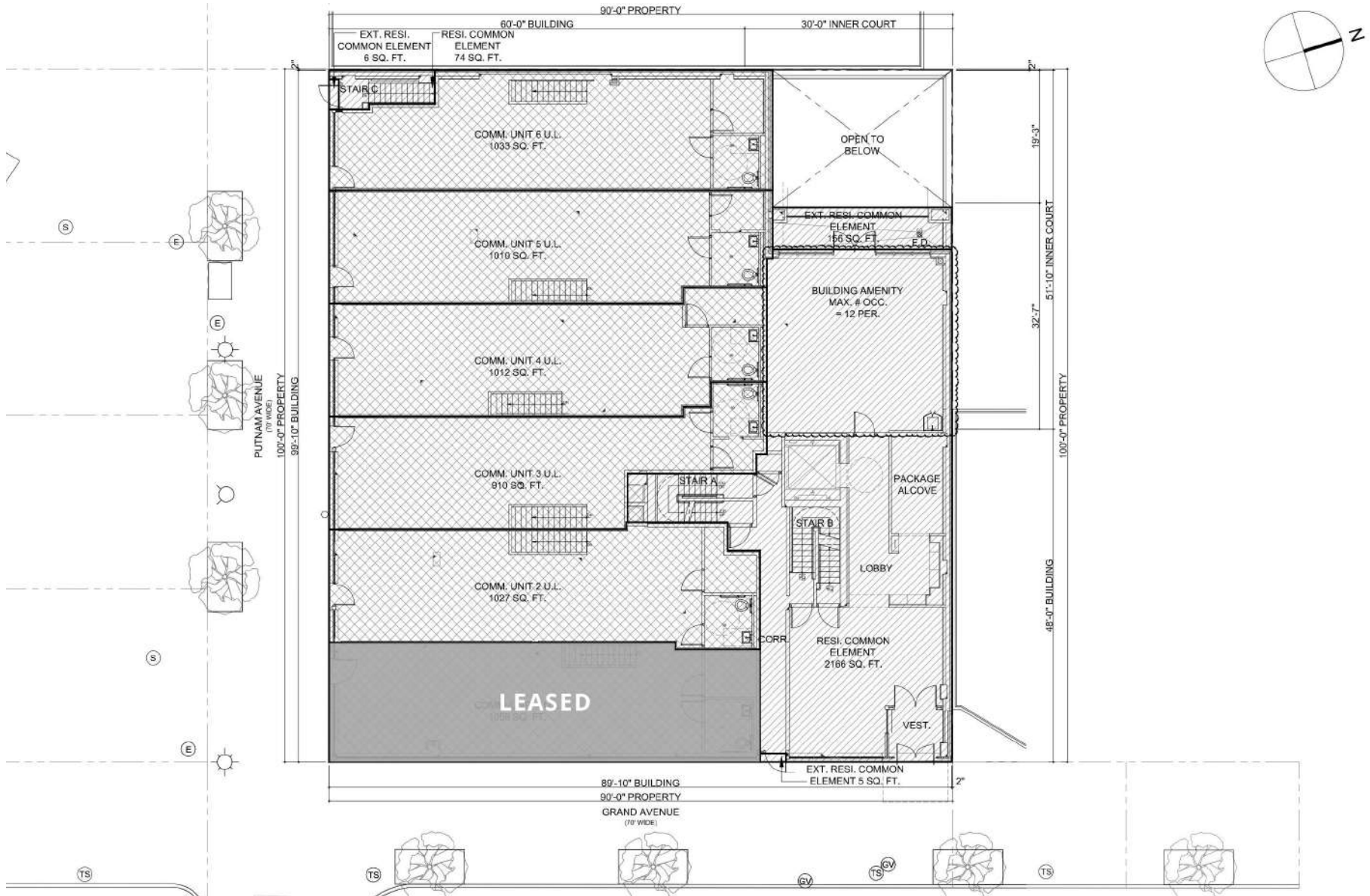
<b>SPACE</b>		<b>GROUND FLOOR SPACE + STORAGE</b>
<b>AVAILABLE SPACE</b>	4,992 SF	<p><b>DESCRIPTION</b></p> <p>Brand-new mixed-use development with six 1,000 SF Retail spaces--totaling 6,000 SF--each equipped with black-iron venting &amp; HVAC, is white-boxed, and has storage. Located in Brooklyn's Clinton Hill neighborhood, just off Fulton Street on Grand Avenue overlooking Putnam Triangle, less than a mile from Barclay's Center, and conveniently located to a myriad of public transportation options and cultural attractions.</p> <p><b>HIGHLIGHTS</b></p> <ul style="list-style-type: none"> <li>• Vented</li> <li>• HVAC</li> <li>• Basement Storage</li> <li>• Sprinklers</li> <li>• High Foot Traffic (Putnam Triangle)</li> <li>• Whiteboxed</li> </ul>
Corner	LEASED	
Inline #1	1,027 SF	
Inline #2	910 SF	
Inline #3	1,012 SF	
Inline #4	1,010 SF	
Inline #5	1,033 SF	
<b>PROPERTY STATUS</b>	Partially Leased	
<b>PROPERTY TYPE</b>	Retail	
<b>LOCATION</b>	Fulton St	
<b>CEILING HEIGHT</b>	12.17 FT	
<b>FRONTAGE</b>	106 FT	
<b>ZONING</b>	R7A, C2-4	
<b>LOT DIMENSIONS</b>	100' X 60'	
<b>OCCUPANCY</b>	Vacant	
<b>ASKING PRICE</b>	<b>Upon Request</b>	



# CLINTON HILL, BROOKLYN

# 450 GRAND AVENUE

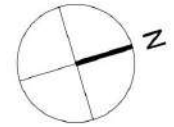
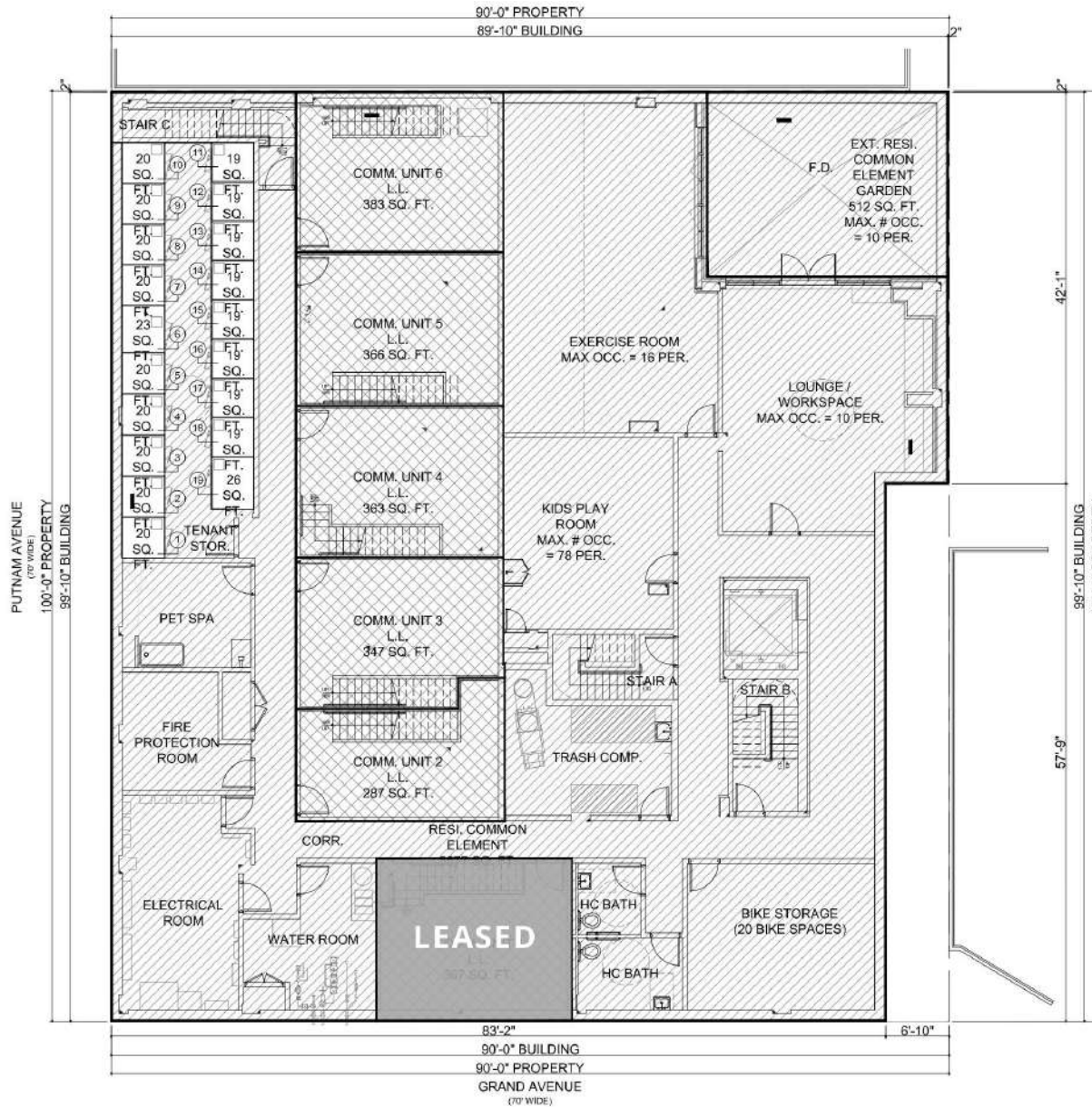
## FLOORPLANS - GROUND FLOOR COMBINED



# CLINTON HILL, BROOKLYN

# 450 GRAND AVENUE

## FLOORPLANS - STORAGE COMBINE





# CLINTON HILL, BROOKLYN

# 450 GRAND AVENUE

## GALLERY



# CLINTON HILL, BROOKLYN

# 450 GRAND AVENUE

## GALLERY



# CLINTON HILL, BROOKLYN

# 450 GRAND AVENUE

## NEIGHBORHOOD DEMOGRAPHICS

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**196,070**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**38 Yrs**

AVERAGE  
POPULATION  
AGE

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**4.64%**

PROJECTED  
POPULATION  
GROWTH '23-'28

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**\$101,871**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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**7509**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$3,1 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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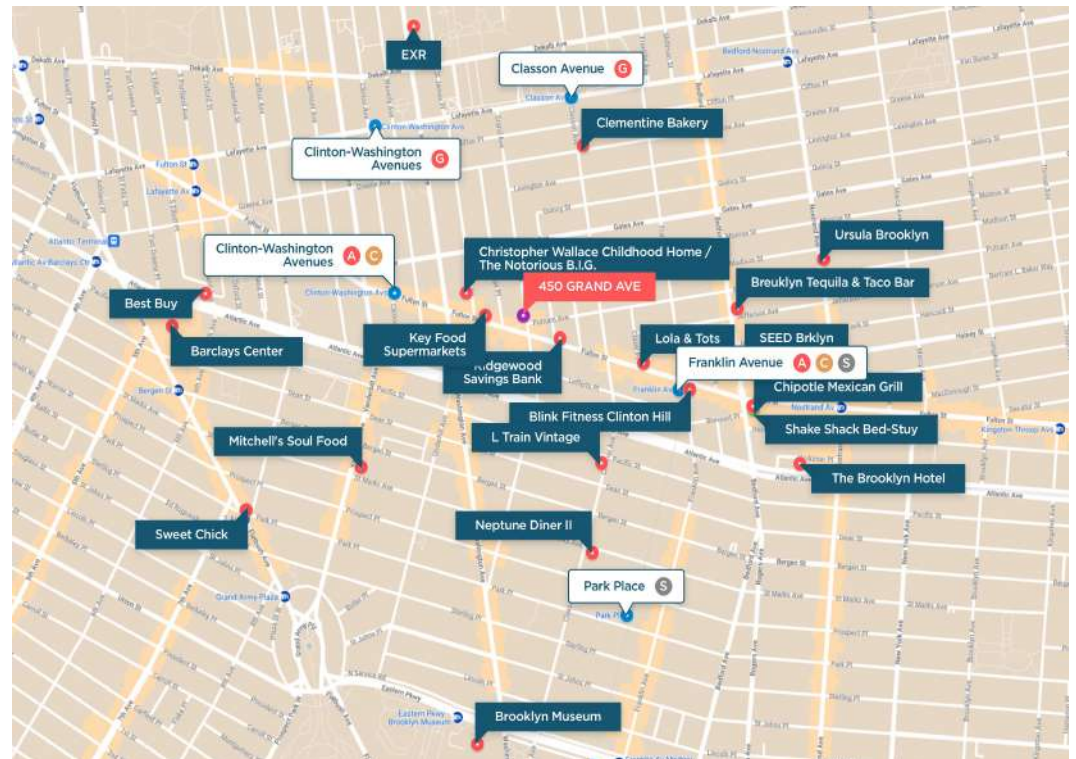
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Barclays Center
- Key Food Supermarkets
- Ridgewood Savings Bank
- Brooklyn Museum
- Sweet Chick
- Breuklyn Tequila & Taco bar
- Lola & Tots
- The Brooklyn Hotel
- Shake Shack
- L Train Vintage
- Chipotle
- Neptune Diner II
- Best Buy
- Blink Fitness
- SEED Brklyn
- Christopher Wallace Childhood Home / The Notorious B.I.G.
- The Notorious B.I.G.
- Clementine Bakery
- Mitchell's Soul Food
- Ursula Brooklyn
- EXR

### TRANSPORTATION

- 4 Min Walk at Clinton-Washington Avenues (0.2 mi)
- 7 Min Walk at Franklin Avenue (0.2mi)
- 10 Min Walk at Clinton-Washington Avenues (0.5 mi)
- 11 Min Walk at Classon Avenue Transit Stop (0.6 mi)
- 15 Min Walk at Park Place (0.8 mi)

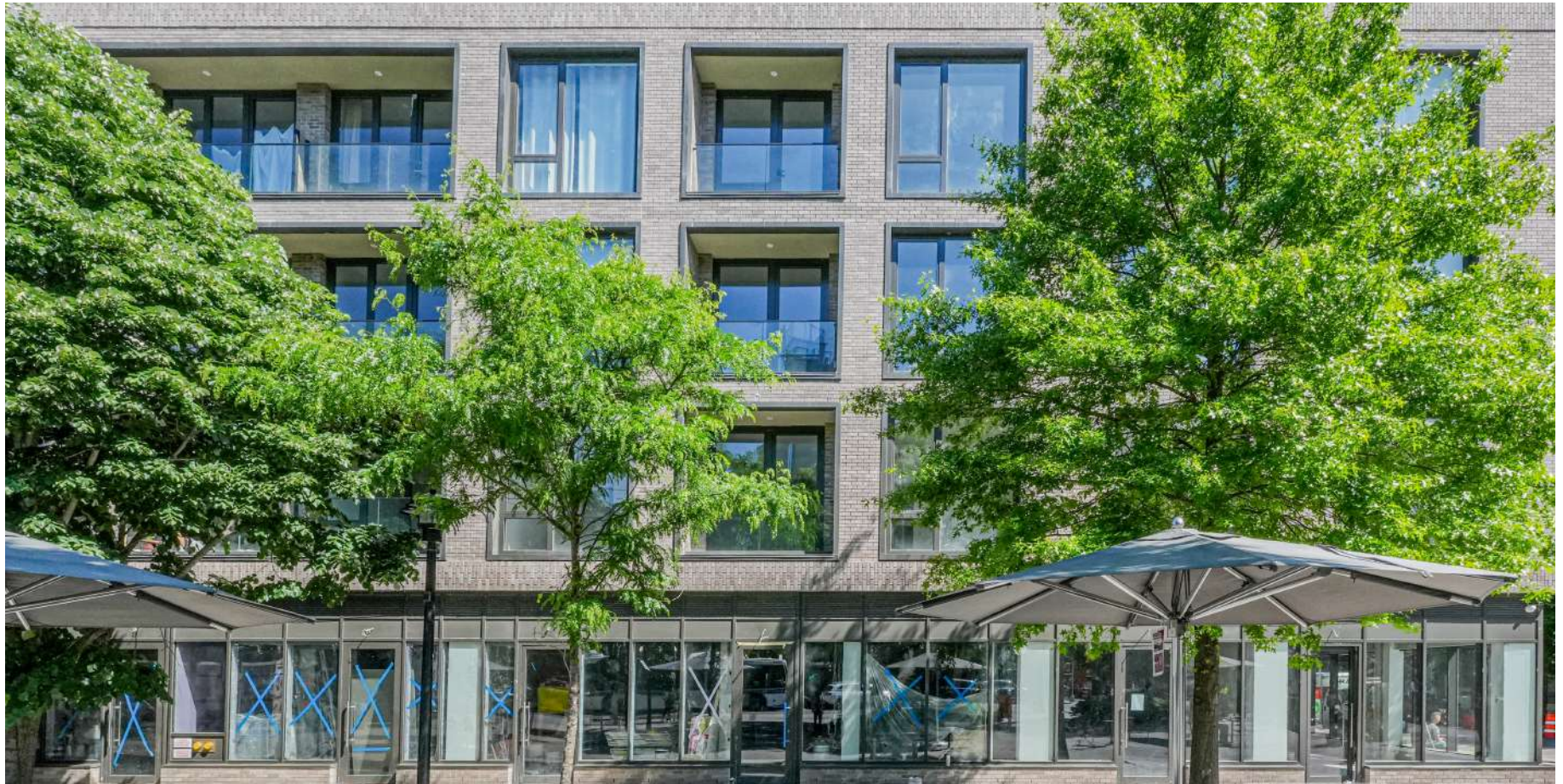




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**450 GRAND AVENUE**

**CONTACT**



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