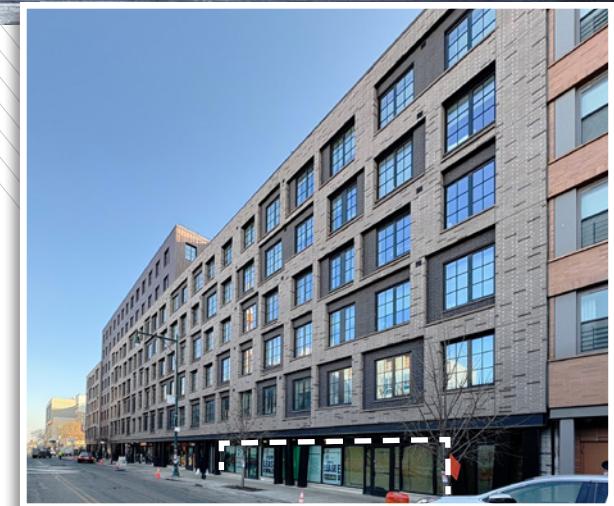




350

CLARKSON AVENUE

PROSPECT LEFFERTS GARDENS, BROOKLYN



NEW CONSTRUCTION | 1,392 SF STOREFRONT | STEPS FROM KINGS COUNTY HOSPITAL & DOWNSTATE MEDICAL CENTER

350 Clarkson Avenue

Between Nostrand & New York Avenues

Available

Store A: ~~1,724 sf~~ - LEASED
Store B: 1,392 sf

Frontage - Along Clarkson Ave

36-feet
22-feet

Possession: Arranged
Rent: Upon Request



Comments

- New construction — all dry and non-vented food uses considered
- At base of The Lois, a 250-unit upscale residential building and adjacent to The Clark, a 170-unit building
- Two blocks from the Winthrop Street **2** **5** subway station
- Join co-tenants Wholesome Gourmet Market and Walgreens Pharmacy
- Steps from Kings County Hospital and Downstate Medical Center; and close proximity to NYC Health + Hospitals, and Health Science Center at Brooklyn

By the Numbers

Retail Businesses
816
1 Mile Radius

Households
68,869
2024 est. - 1 Mile Radius

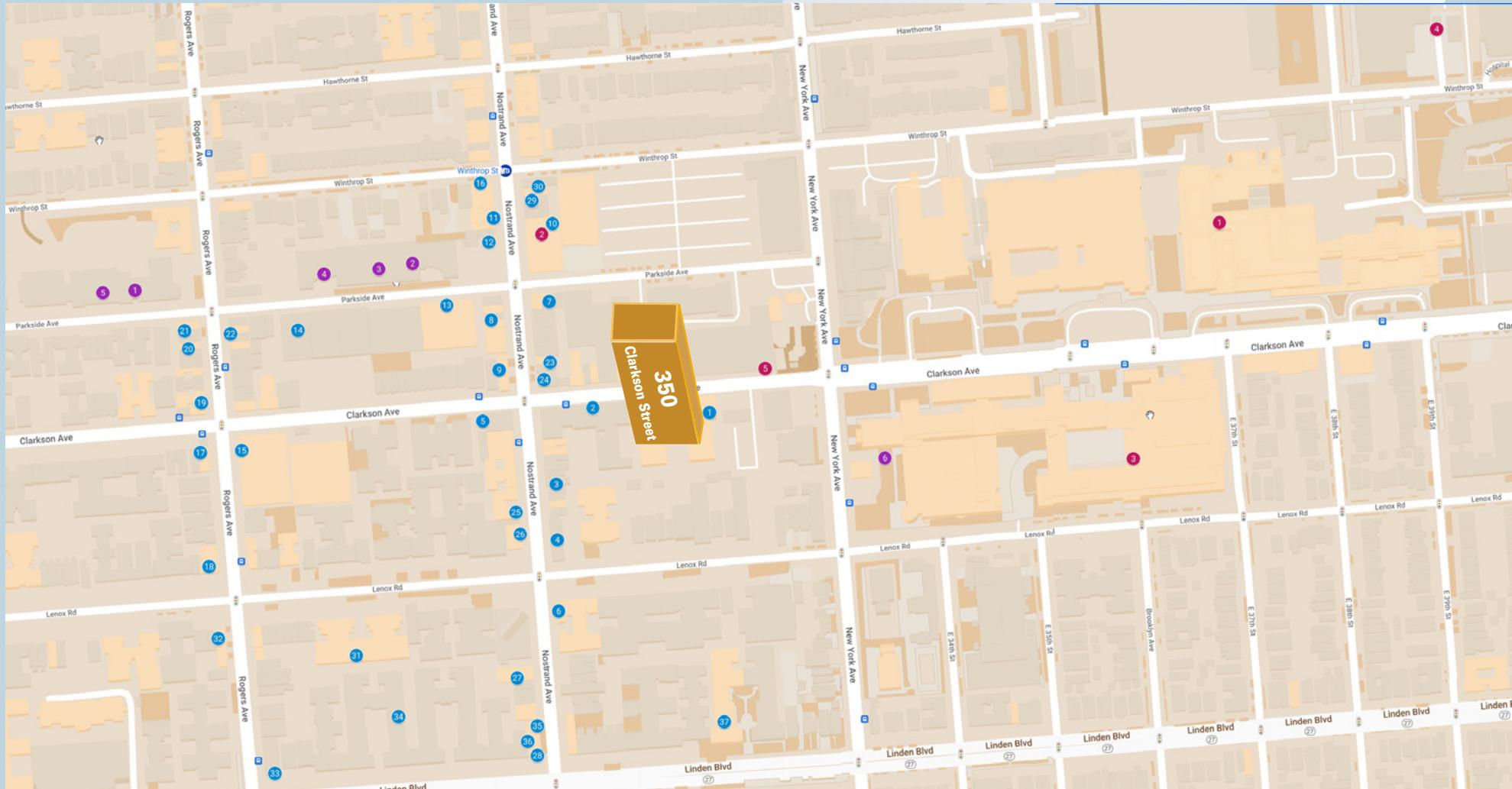
Household Income
\$85,982
2024 Average

Subway Ridership
1,628,419
2023 Annual - Winthrop Street Station

Floor Plan



Area Map



RETAIL

1.	Wholesome Gourmet Mkt	11.	Jing Lung
2.	Walgreens Pharmacy	12.	Best Kitchen Time
3.	Care Dental P.C.	13.	LaSante Health Center
4.	Life Care Pharmacy	14.	Dear Brooklyn
5.	Ciao Bella Coffee	15.	Lincoln Market
6.	Gourmet Garden Market	16.	Key Foods Supermarket
7.	Palooza Flava	17.	Abe's Corner
8.	Parkside Chemists	18.	The Rogers Garden
9.	The Swiss Slice	19.	East Coast Caribbean
10.	CVS Pharmacy		

- 20. The Deia
- 21. Akwaaba Restaurant
- 22. Fresh Venus Caribbean
- 23. Nostrand Inn
- 24. Green Life Pharmacy
- 25. Green Apple Deli-Juice Bar
- 26. Ardent Medical Supply
- 27. C-Town Supermarket
- 28. Mug & Cup Coffee

- 29. Brooklyn Beauty Outlet
- 30. Health Wise Pharmacy
- 31. Golden Delush
- 32. K&M Express Deli
- 33. Michael's Pharmacy
- 34. Prima Fitness & Dance
- 35. Print N' Chill
- 36. Elias Deli
- 37. Simply Natural

Hospitals

- 38. Kings County Hospital
- 39. Oak Street Health Flatbush Primary Care Clinic
- 40. Downstate Medical Center
- 41. NYC Health + Hospitals
- 42. Health Science Center at Brooklyn

Schools

1. P.S. 92
2. P.S. K141
3. K002 - Parkside Preparatory Academy
4. Explore Charter School
5. Achievement First Voyager Middle School



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