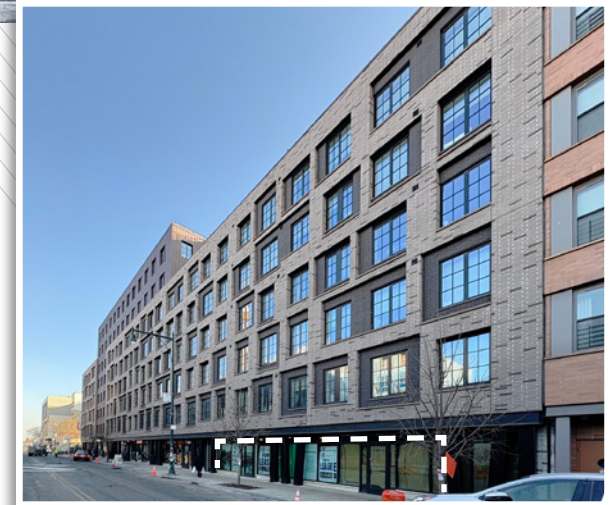




350

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

Frontage - Along Clarkson Ave

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

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

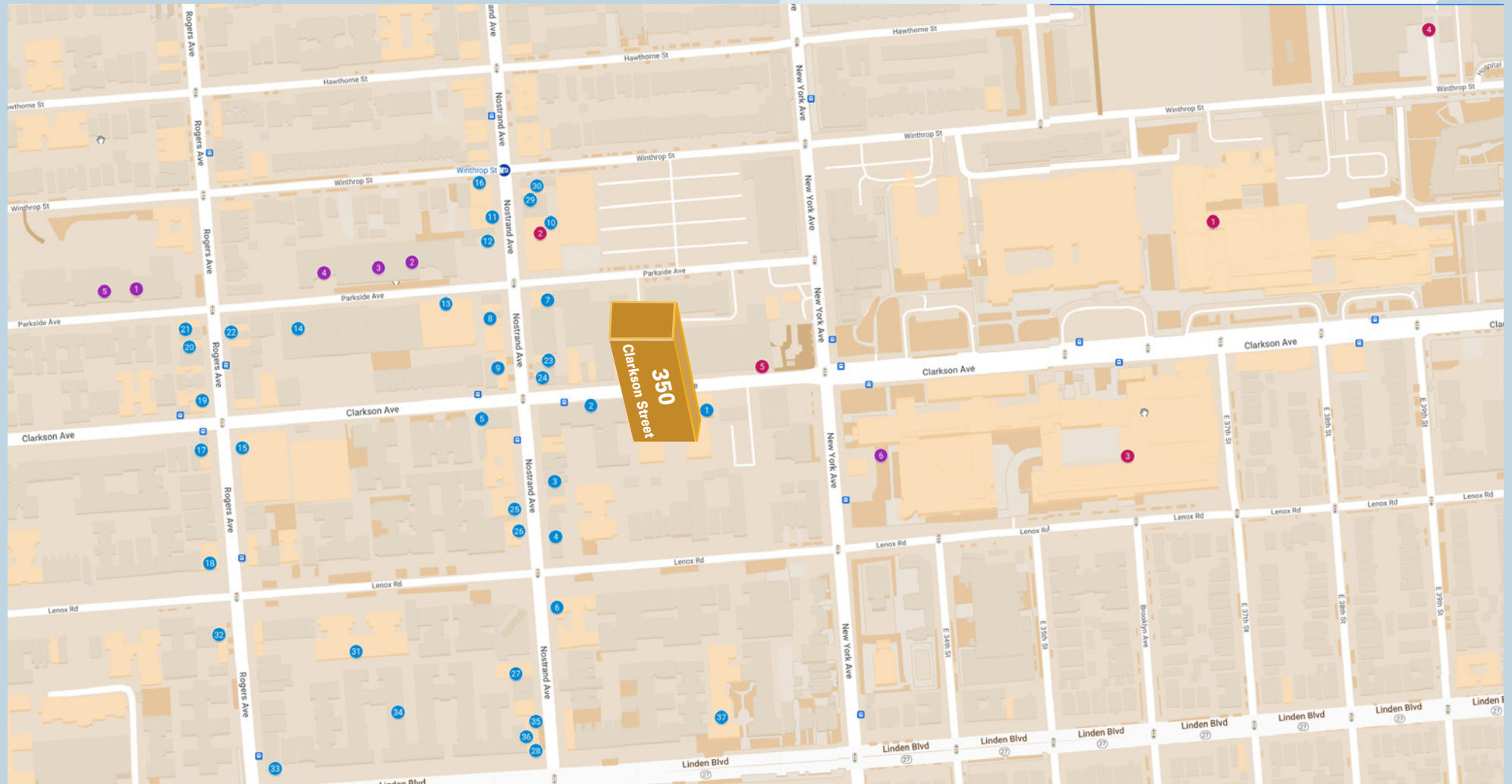
1,628,419

2023 Annual - Winthrop Street Station

Floor Plan



Area Map



RETAIL

- | | | | |
|--------------------------|---------------------------|--------------------------------|----------------------------|
| 1. Wholesome Gourmet Mkt | 11. Jing Lung | 20. The Deia | 29. Brooklyn Beauty Outlet |
| 2. Walgreens Pharmacy | 12. Best Kitchen Time | 21. Akwaaba Restaurant | 30. Health Wise Pharmacy |
| 3. Care Dental P.C. | 13. LaSante Health Center | 22. Fresh Venus Caribbean | 31. Golden Delush |
| 4. Life Care Pharmacy | 14. Dear Brooklyn | 23. Nostrand Inn | 32. K&M Express Deli |
| 5. Ciao Bella Coffee | 15. Lincoln Market | 24. Green Life Pharmacy | 33. Michael's Pharmacy |
| 6. Gourmet Garden Market | 16. Key Foods Supermarket | 25. Green Apple Deli-Juice Bar | 34. Prima Fitness & Dance |
| 7. Palooza Flava | 17. Abe's Corner | 26. Ardent Medical Supply | 35. Print N' Chill |
| 8. Parkside Chemists | 18. The Rogers Garden | 27. C-Town Supermarket | 36. Elias Deli |
| 9. The Swiss Slice | 19. East Coast Caribbean | 28. Mug & Cup Coffee | 37. Simply Natural |
| 10. CVS Pharmacy | | | |

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



For further information and/or inspection contact:

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