

447 FULTON STREET

CORNER OF JAY STREET | DOWNTOWN BROOKLYN



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PROPERTY HIGHLIGHTS

- Exclusive lobby with ADA elevator access
- Extensive signage on one of the busiest corners in Brooklyn
- Located directly above Raising Cane's
- Surrounded by a number of new residential developments
- Neighbors include:
Raising Cane's, Primark, Shake Shack, H&M, Trader Joe's, Old Navy, SEPHORA, Target, JD Sports, 7th Street Burger, Happy Munkey, Fogo de Chao, CAVA, Dave's Hot Chicken

SIZE: +/- 150 SF Ground Floor
+/- 4,500 SF Second Floor

FRONTAGE: 109' Wraparound

CEILING HEIGHT: 12'

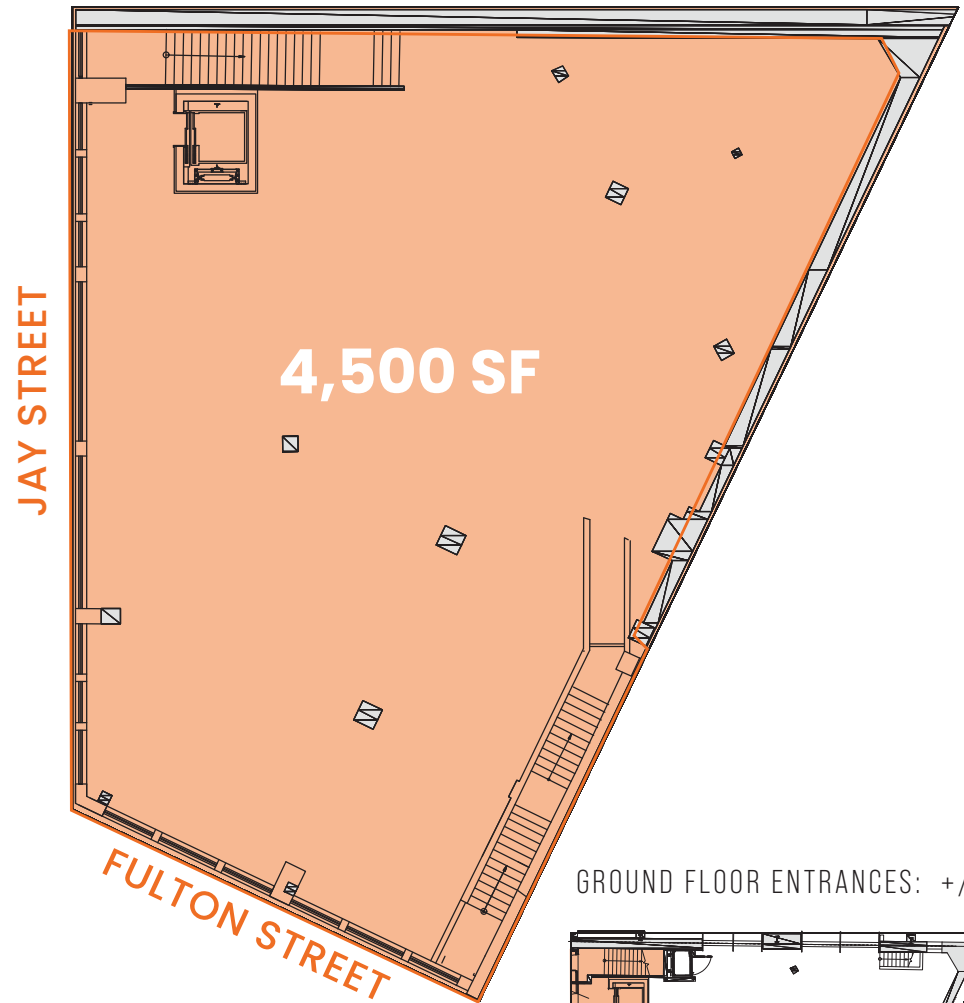
POSSESSION: Immediate

ASKING RENT: Upon Request

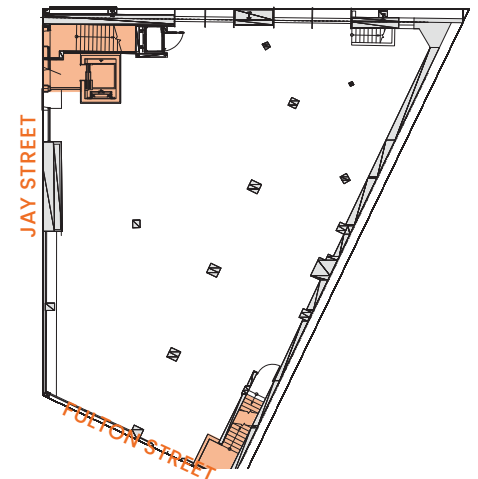
TRANSPORTATION: 2 3 4 5 A C B F Q R

FLOOR PLAN

SECOND FLOOR: +/- 4500 SF



GROUND FLOOR ENTRANCES: +/-150 SF



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CONCEPTUAL RENDERING:
DIVISION PLAN



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FLOOR PLANS:
SECOND FLOOR DIVISIONS



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AREA MAP:



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Positioned at the highly trafficked intersection of Fulton and Jay Streets, 447 Fulton Street sits in the heart of Downtown Brooklyn—one of New York City's most dynamic mixed-use districts. Surrounded by major retailers, Class A office towers, leading educational institutions, and a rapidly expanding residential population, the property benefits from exceptional visibility and a diverse customer base. Just steps from City Point, MetroTech Center, Brooklyn Borough Hall, and multiple subway lines, the location offers unmatched accessibility, strong daytime foot traffic, and a vibrant live-work-play environment that continues to attract businesses, residents, and visitors alike.

GROWTH

Over 200%
Population Growth

Over 51%
Job Growth

TRANSPORTATION

13 Nearby subway lines
2 3 4 5 A C B F Q R

LIRR
Steps away at Atlantic Terminal

14
Nearby MTA bus routes

95K
Average daily subway trips

4,800 +
New affordable housing units constructed since 2004 (20% of total units built)

RESIDENTIAL STATISTICS

23,000+
New housing units constructed since 2004
(78% are rentals)

16.5%
Population Growth since 2018
(more than 3x the rate of NYC)

8,600+
New housing units under construction + planned

2.0
Average household size

4,800 +
New affordable housing units constructed since 2004 (20% of total units built)

77%
of residents have a Bachelor's Graduate or Professional Degree

35%
of Downtown Brooklyn's housing units were completed in the past 5 years (2020-2024)

35,000
Total university students enrolled in Downtown Brooklyn (full * & part time)

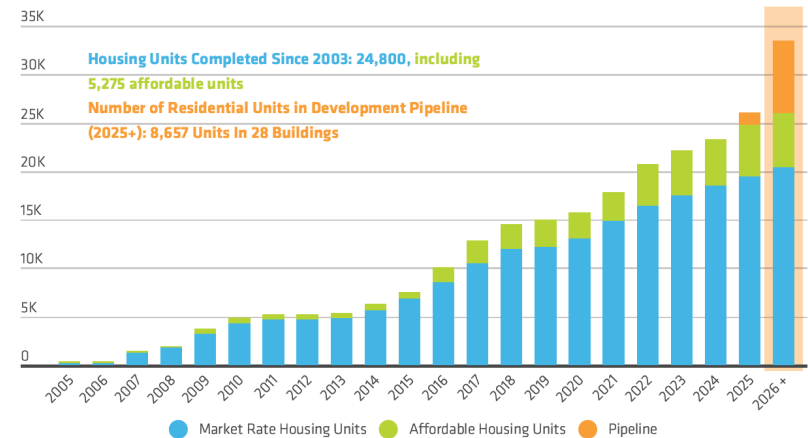
81%
of all new housing units since 2004 are rentals

23%
Residents are foreign born

65,000+
Total Population

\$156,977
Median household income

RESIDENTIAL DEVELOPMENT BY YEAR



RETAIL STATISTICS

245+
Restaurants + bars
(including over 30 vendors in food halls)

60%
of all retail businesses are locally owned
(including over 30 vendors in food halls)

\$4.4 Billion
Estimated disposable income of residents living in Downtown Brooklyn

\$1.7 Billion
Estimated Downtown Brooklyn Sales volume in 2022

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FOR MORE INFORMATION,
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