

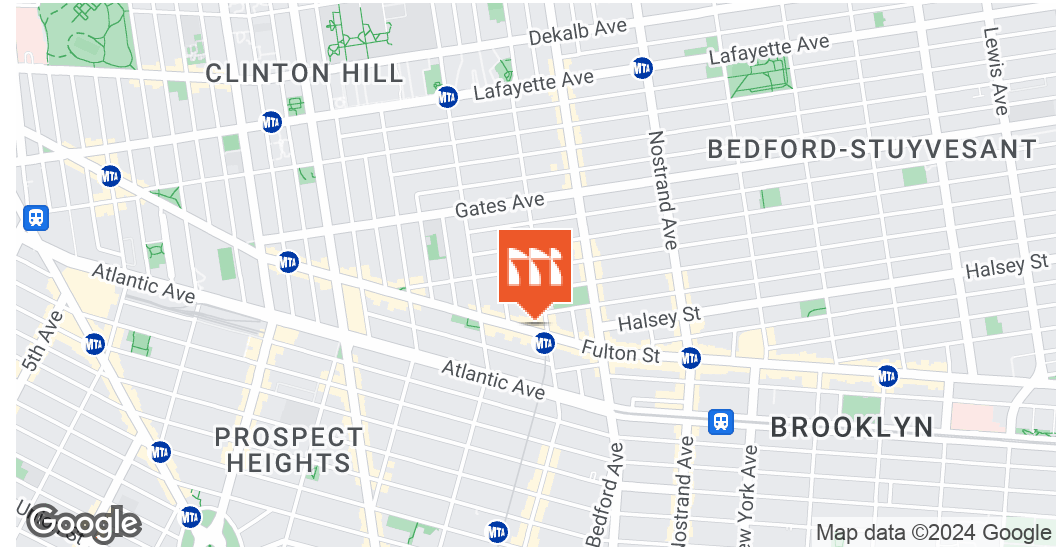
2024_

1135 FULTON STREET
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RETAIL PROPERTY FOR LEASE

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com



OFFERING SUMMARY

Lease Rate:	\$60.00 SF/yr (NNN)
Building Size:	3,000 SF
Available SF:	3,000 SF
Year Built:	1999
Renovated:	2024
Market:	Bedford-Stuyvesant
Submarket:	Clinton Hill

PROPERTY OVERVIEW

Prime Space Available
New Construction & Former Urgent Care Facility

PROPERTY HIGHLIGHTS

- - 40 ft frontage for prominent visibility
- - New construction with modern design
- - Turnkey urgent care facility for immediate occupancy
- - Steps to convenient mass transit options
- - Proximity to renowned national tenant presence
- - Energy-efficient HVAC system for cost-effective operations
- - Spacious lobby with professional reception area

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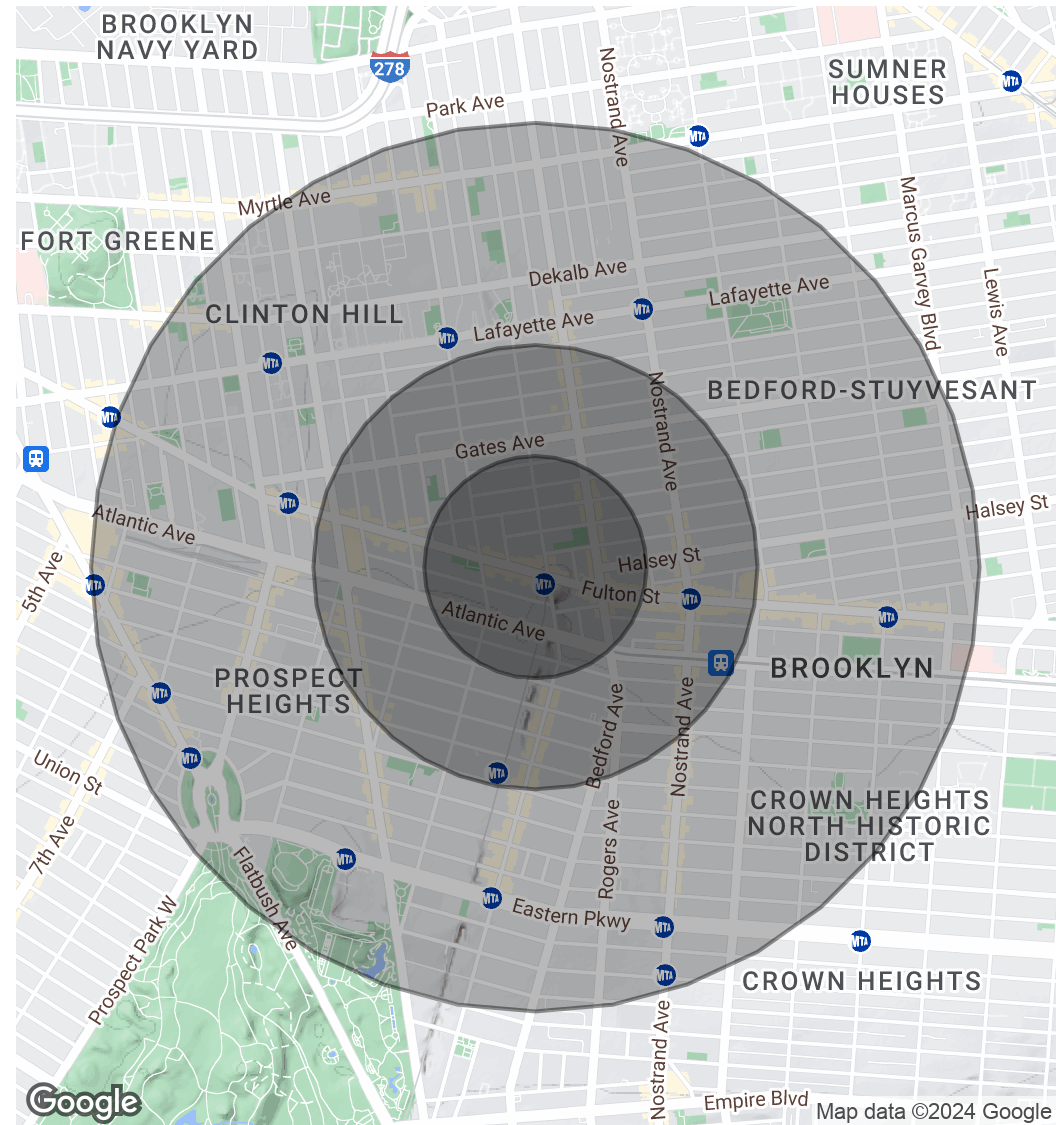
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,724	43,627	185,491
Average Age	33.2	34.5	35.0
Average Age (Male)	34.0	35.3	34.9
Average Age (Female)	32.2	33.4	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,334	21,290	86,849
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$105,308	\$105,834	\$107,431
Average House Value	\$1,168,249	\$826,498	\$908,145

* Demographic data derived from 2020 ACS - US Census



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