



RETAIL SPACE FOR LEASE

PARK SLOPE · BROOKLYN

480 5TH AVENUE

Brooklyn, NY 11215 · 5th Avenue & 11th Street

22^{FT}

ALL GLASS FRONTAGE

1,400^{SF}

GROUND FLOOR

1,400^{SF}

BUILT OUT SELLING LOWER LEVEL

CORNER

5 AV & 11 ST

FGR

TRANSIT 0.2 MI

SPACE SPECIFICATIONS

PARK SLOPE · BROOKLYN
Brooklyn, NY 11215 · 5th Avenue & 11th Street

1,400^{SF}

GROUND FLOOR

1,400^{SF}

SELLING LOWER LEVEL

TURNKEY

FULLY BUILT OUT

IMMEDIATE

POSSESSION

UPON REQUEST

ASKING RENT

SRG

SAFDIE REALTY GROUP

Joseph Kafif

joeyk@safdierealtygroup.com · (917) 792-1262

PROPERTY HIGHLIGHTS

- **SPACE** 1,400 SF ground floor · 1,400 SF selling built out lower level
- **CORNER POSITION** Wraparound frontage at 5th Ave & 11th St
- **CONDITION** Pristine — fully built out, turnkey
- **FRONTAGE** 22 ft of all-glass frontage, full-height on two exposures
- **SIGNAGE** Prominent corner blade & awning presence
- **BUILDING** 4-story mixed-use, built 1920
- **POSSESSION** Immediate
- **USES** Retail, service, wellness, showroom, F&B consideration

TRANSPORTATION

F G R	4 Av–9 St	0.16 mi
F G	7 Av	0.32 mi
R	Prospect Av	0.33 mi

IDEAL FOR

Beauty & Wellness

Boutique Retail

Medical / Dental

Café & Bakery

Showroom

Fitness Studio

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Neighborhood Retail Map

The property sits mid-corridor on Park Slope's 5th Avenue — a roughly 30-block retail spine anchored by more than 500 independently owned businesses, national banking, and neighborhood grocery, with major regional draws minutes away.

BANKING & SERVICE

- Chase Bank — 444 5th Ave
- Citi — 424 5th Ave
- Capital One — 516 5th Ave
- Bank of America — 534 5th Ave
- TD Bank — 269 5th Ave

RETAIL & DINING

- Windsor Shoes — 482 5th Ave (adjacent)
- South Slope Bar — 486 5th Ave
- Wonder — 493 5th Ave
- Square Stores — 426 5th Ave
- Beacon's Closet · Annie's Blue Ribbon

REGIONAL DRAWS WITHIN MINUTES

- Barclays Center
- IKEA Red Hook
- Trader Joe's
- Prospect Park
- Whole Foods Gowanus
- Lidl
- Target
- Barnes & Noble

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MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE



AREA DEMOGRAPHICS

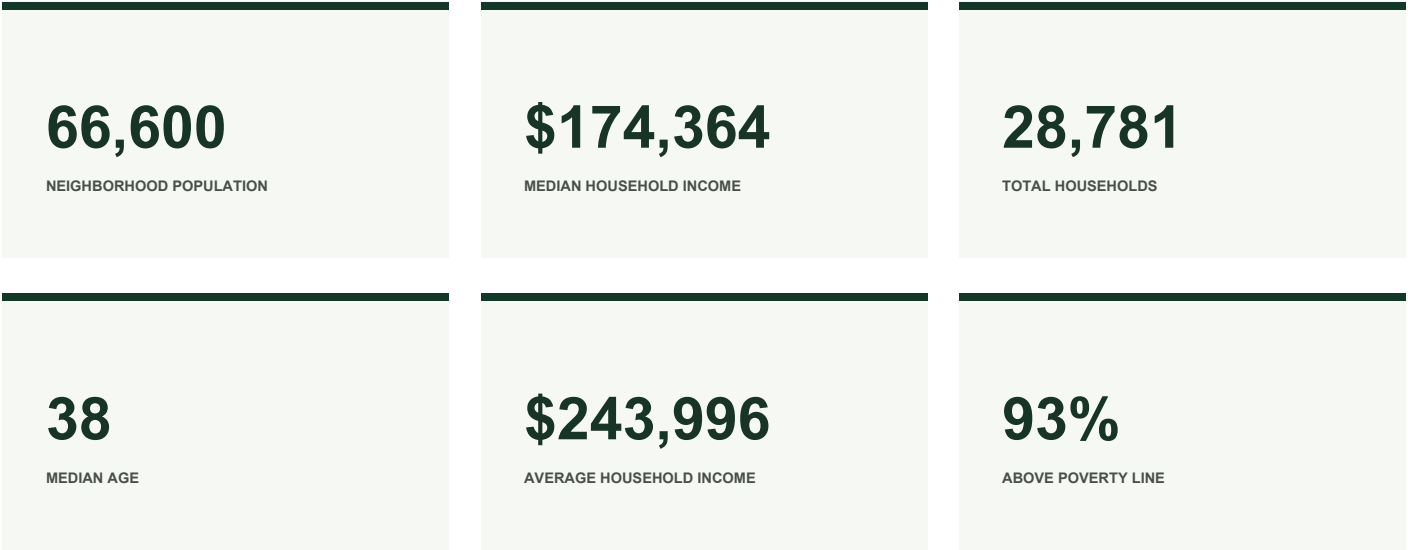
66,600
NEIGHBORHOOD POPULATION

\$174,364
MEDIAN HOUSEHOLD INCOME

38
MEDIAN AGE

Figures are U.S. Census / ACS-derived estimates for the Park Slope area (ZIP 11215) and vary by source and vintage. Directional only.

MARKET PROFILE



NEIGHBORHOOD COMPOSITION



95.6% of the working population is employed in professional or administrative roles.

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Interior · The Space

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GROUND FLOOR — STOREFRONT & WINDOW LINE



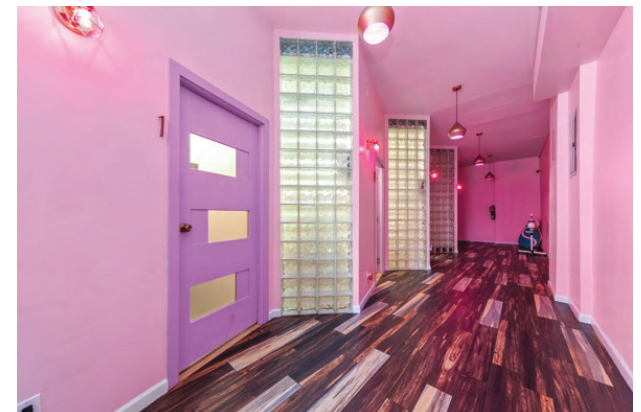
GROUND FLOOR — MAIN SALES AREA



LOWER LEVEL — OPEN AREA



LOWER LEVEL — CIRCULATION



BUILT-OUT ROOMS

Ground floor and finished lower level shown in existing built-out condition.

SRG

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1,400 SF GROUND FLOOR
1,400 SF SELLING BUILT OUT LOWER LEVEL

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480 5TH AVENUE
PARK SLOPE · BROOKLYN, NY 11215

Asking Price / Rent Upon Request | (917) 792-1262

JOSEPH KAFIF

www.safdierealtygroup.com

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