

319 COURT STREET, BROOKLYN, NY 11231

EXCLUSIVE RETAIL LEASE



IPRG

RENDERING - FLOOR PLANS

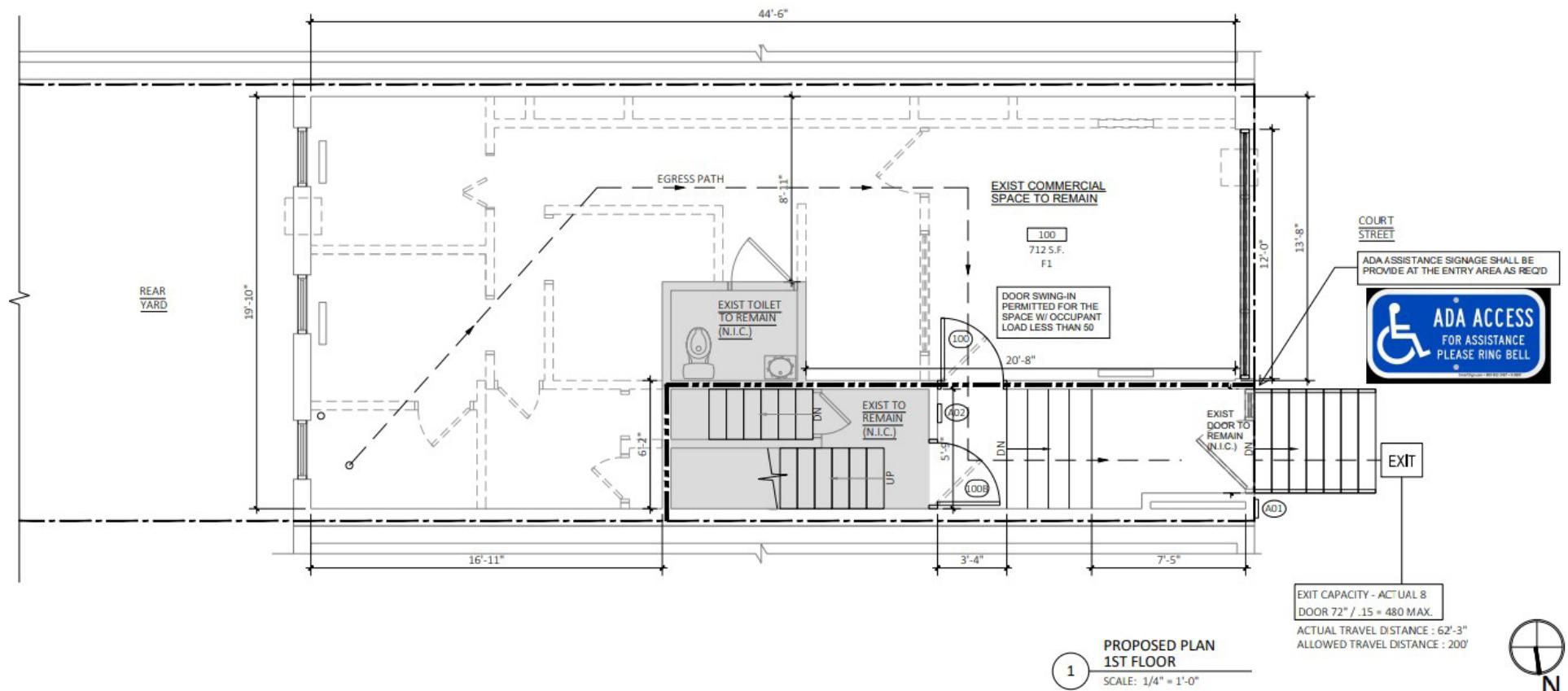




TABLE OF CONTENTS

05 EXECUTIVE SUMMARY

07 INTERIOR PHOTOS

09 NEIGHBORHOOD OVERVIEW

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Brandon Efap

Director of Retail Leasing

718.360.4761

befap@iprg.com

Joseph Sobolov

Retail Associate

718.416.6140

jsobolov@iprg.com

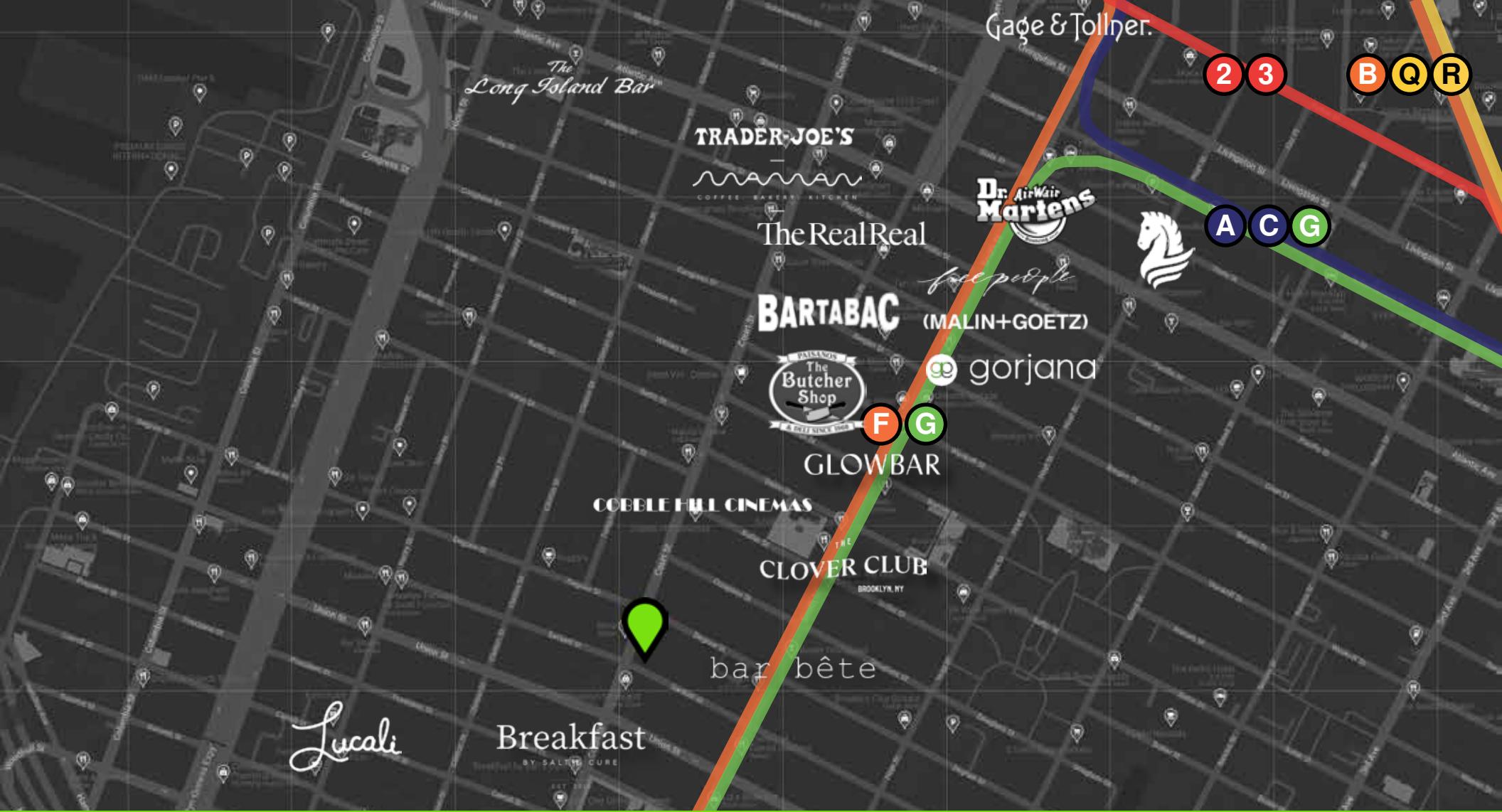
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

IPRG

EXECUTIVE SUMMARY

319 COURT STREET





Neighbors:

Lucali, Bar Bête, Clover Club, Glowbar, Malin + Goetz, Free People, Doc Martens, Paisanos Butcher Shop, Bar Tabac, Grand Army, Long Island Bar, Gage & Tollner, Caputo's, Cobble Hill Cinemas, Breakfast by Salt's Cure, Maman, Gorjana, TheRealReal



**ASK
\$7,000/Month**

LEASE HIGHLIGHTS

1,000 SF
Size

10'
Ceiling Heights

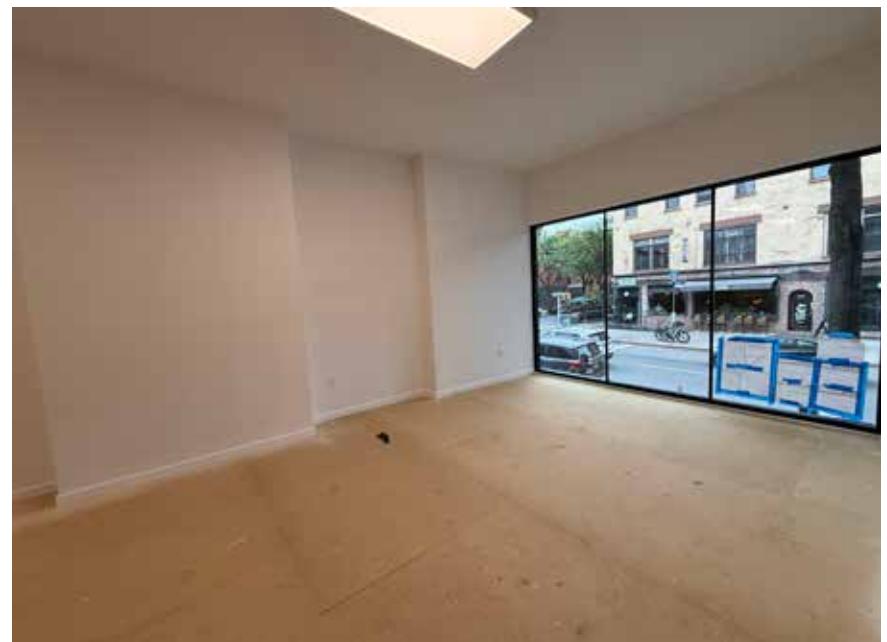
21'
Frontage

Immediate
Possession

COMMENTS

- Newly Renovated Whitebox Spaces with HVAC
- Prime Carroll Gardens Location with Great Foot and Driving Traffic
- Near Bergen Subway Stop with 2,701,492 Annual Subway Riders and B57 Bus Stop with 1,633,502 Annual Bus Riders

INTERIOR PHOTOS



INTERIOR PHOTOS



IPRG

NEIGHBORHOOD OVERVIEW

319 COURT STREET



CARROLL GARDENS

Carroll Gardens is one of Brooklyn's most charming and sought-after neighborhoods, celebrated for its tree-lined streets, historic brownstones, and tight-knit community vibe. A blend of old-world Brooklyn charm and contemporary sophistication, this area attracts families, professionals, and creatives alike with its serene residential feel and thriving local scene. Home to a delightful mix of cozy cafes, acclaimed restaurants, boutique shops, and cultural gems like the Carroll Park and the Brooklyn Public Library's Carroll Gardens branch, the neighborhood offers a welcoming yet dynamic atmosphere.

Renowned for its Italian-American heritage and architectural allure, Carroll Gardens features front gardens that lend a unique suburban touch within an urban setting. Its bustling Court and Smith Street corridors provide a steady stream of foot traffic, making it an ideal spot for retail and dining ventures. The area boasts an array of culinary treasures, from classic trattorias to modern eateries, appealing to a diverse clientele. With excellent connectivity via the F and G subway lines and proximity to Manhattan, Carroll Gardens combines accessibility with a distinct neighborhood identity. Its timeless appeal and growing popularity make it a prime destination for those seeking an authentic Brooklyn experience.

DEMOGRAPHICS/ANALYTICS

- 20,000 New Incoming Residents to neighborhood as 8 new high-rise buildings near completion near the property
- 267 Bond Street is a 344-unit residential tower with 34,000 square feet of prime retail space that adds to the neighborhood transformation
- 510 Sackett Street features 173 residential units nearby with 20,000 Square Feet of retail space bringing new operators and users into the market
- 5,850 New Housing Units (Proposed / Under Construction)
- 34,616 Residents
- Median Age: 38
- **Bergen Street (F, G)**
 - Annual Riders: 2,701,492
 - Weekday Riders: 8,349
 - Weekend Riders: 10,775
- **B57**
 - Annual Riders: 1,633,502
 - Weekday Riders: 5,118
 - Weekend Riders: 6,120

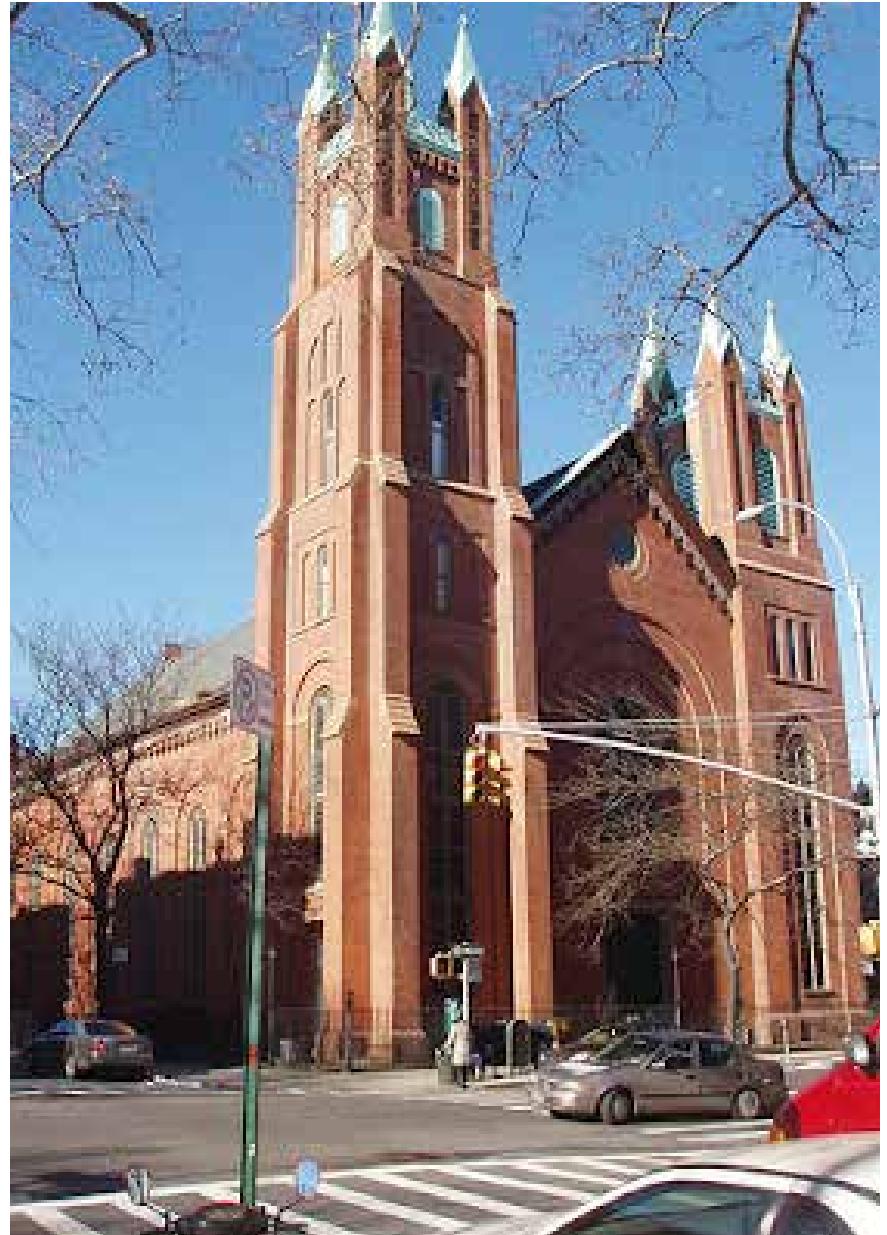


NEIGHBORHOOD PHOTOS

Carroll Parks



South Congressional Church Complex



Frankies 457 Spuntino



IPRG

319 COURT STREET
BROOKLYN, NY 11231

**BRANDON
EFAP**
718.360.4761
befap@iprg.com

**JOSEPH
SOBOLOV**
718.416.6140
jsobolov@iprg.com

