

1109 FULTON STREET

CLINTON HILL, BROOKLYN



COMMERCIAL
RETAIL FOR LEASE

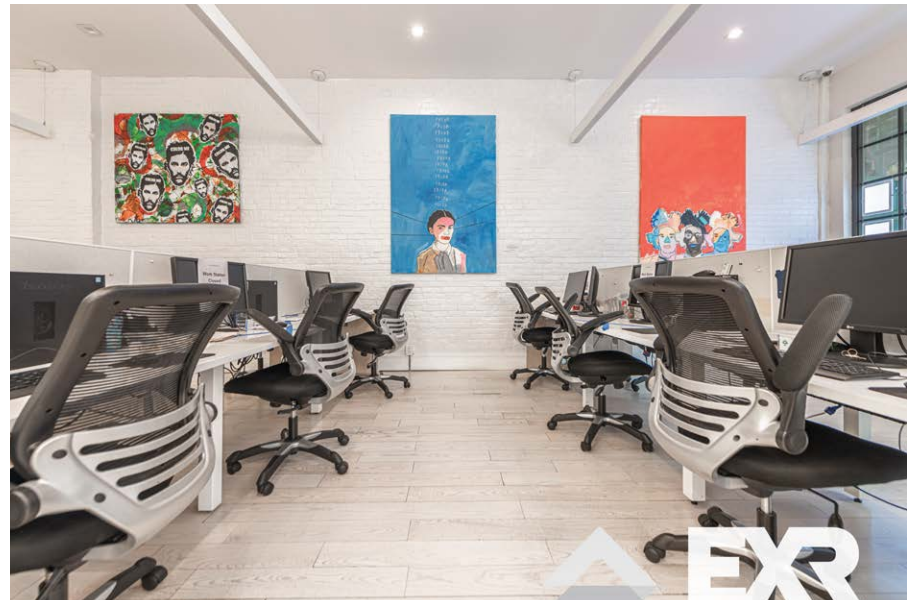
SPACE HIGHLIGHTS

AVAILABLE SPACE	LOCATION
Ground Floor 1,250 SF Lower Level 1,250 SF	Corner of Claver Place and Franklin Avenue
CEILING HEIGHT	FRONTAGE
N/A	29 FT
DIMENSIONS	ZONING
Variable	R6, Brooklyn (C2)
OCCUPANCY	ASKING RENT
Immediate	\$12,000 / Month
DESCRIPTION	HIGHLIGHTS
1109 Fulton Street is 2,500 SF of corner retail space split over the first floor and lower level equally. It is currently fully built out as office/retail space, and in a prime Bedford-Stuyvesant location close to Crown Heights and Clinton Hill.	<ul style="list-style-type: none">• Corner• Electricity• High Ceilings• HVAC• New Development• Sprinkler System• Whiteboxed

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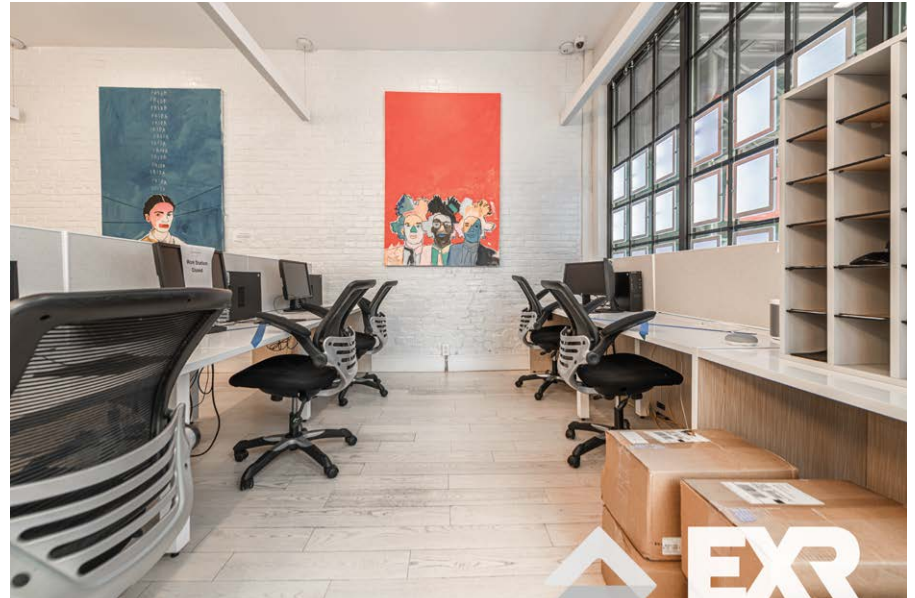
EXISTING CONDITION



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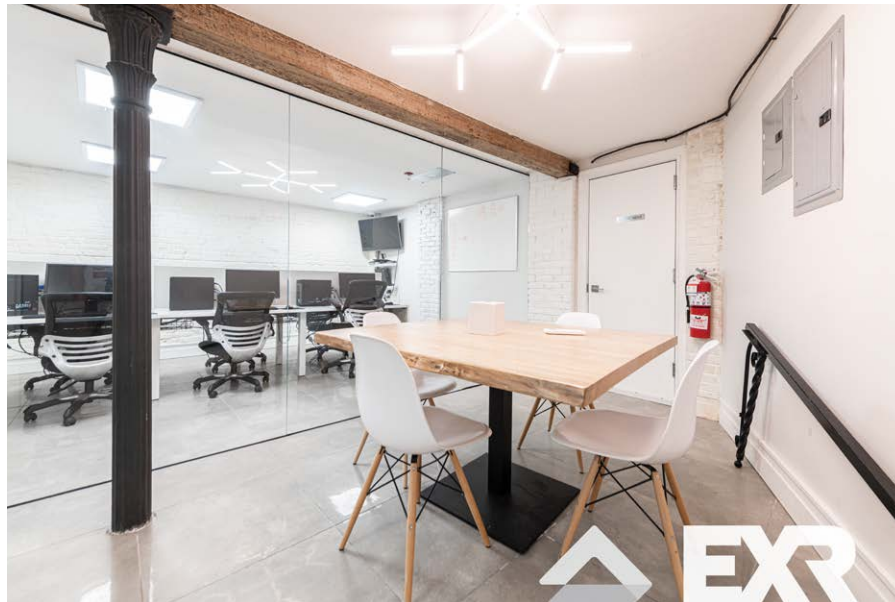
EXISTING CONDITION



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EXISTING CONDITION



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NEIGHBORHOOD DEMOGRAPHICS



705,602

POPULATION
WITHIN 2-MILE
RADIUS



36.10 Yrs

AVERAGE
POPULATION
AGE



1.4%

POPULATION
GROWTH
SINCE 2010



\$106,285

AVERAGE HHI
WITHIN 2-MILE
RADIUS



5,003

TOTAL BUSINESSES
WITHIN 2-MILE
RADIUS



\$2.4 bn

ANNUAL SPENDING
WITHIN 2-MILE
RADIUS

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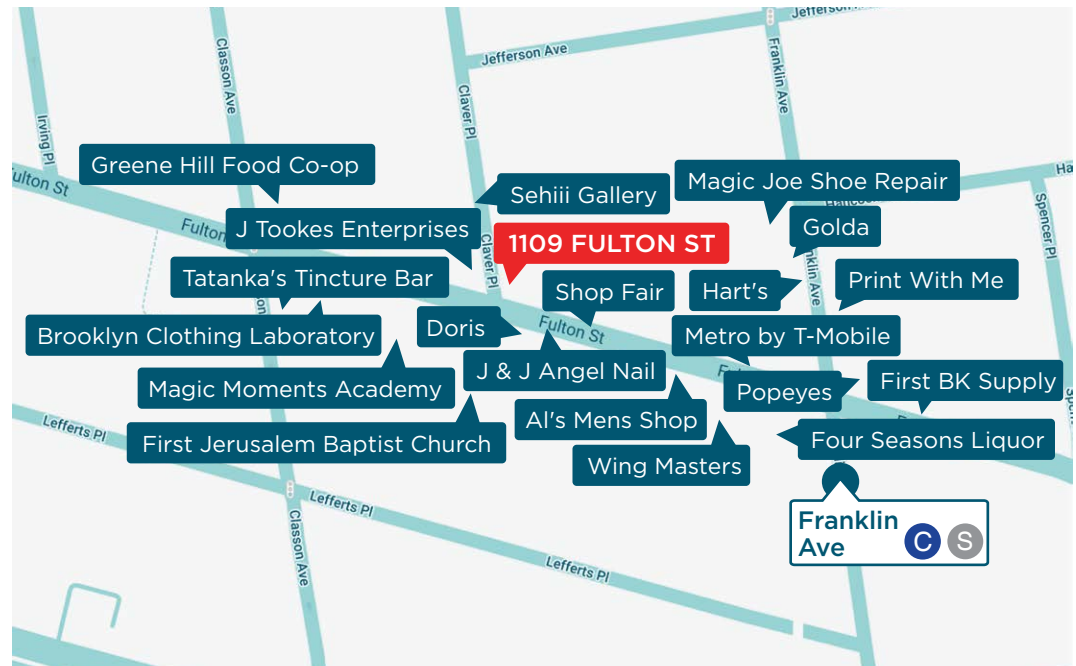
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

J Tookes Enterprises
J & J Angel Nail Inc
Al's Mens Shop Inc.
Doris
Greene Hill Food Co-op
Shop Fair Supermarkets
Four Seasons Liquor Store
Metro by T-Mobile
Hart's
First Brooklyn Supply
Golda
Popeyes Louisiana Kitchen
PrintWithMe Print Kiosk at Daily Press
Magic Moments Academy
Tatanka's Tincture Bar
Magic Joe Shoe Repair
First Jerusalem Baptist Church
Sehiii Gallery
Brooklyn Clothing Laboratory
Wing Masters NYC

TRANSPORTATION

- 2 Min Walk at Franklin Avenue (0.1 mi)
- 9 Min Walk at Nostrand Avenue (0.4 mi)
- 10 Min Walk at Clinton-Washington Avenues (0.5 mi)
- 12 Min Walk at Classon Avenue (0.6 mi)
- 13 Min Walk at Park Place (0.7 mi)



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CONTACT

