

# 1109 FULTON STREET

CLINTON HILL, BROOKLYN



COMMERCIAL  
RETAIL FOR LEASE

# CLINTON HILL BROOKLYN

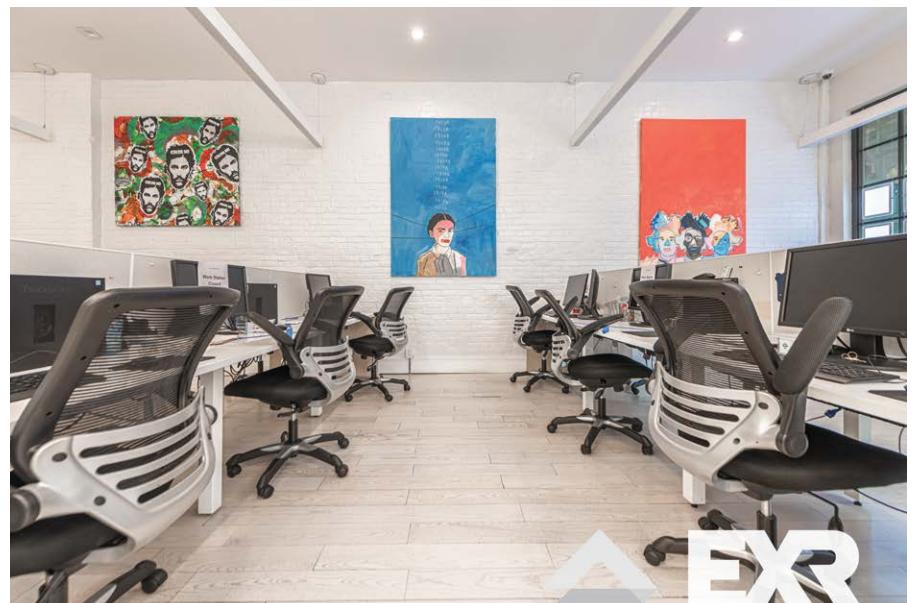
# 1109 FULTON STREET

## SPACE HIGHLIGHTS

| AVAILABLE SPACE   | LOCATION  |
|---|---|
| <b>Ground Floor</b> 1,250 SF <b>Lower Level</b> 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"><li>• Corner</li><li>• Electricity</li><li>• High Ceilings</li><li>• HVAC</li><li>• New Development</li><li>• Sprinkler System</li><li>• Whiteboxed</li></ul> |

## CLINTON HILL BROOKLYN

### EXISTING CONDITION



## 1109 FULTON STREET

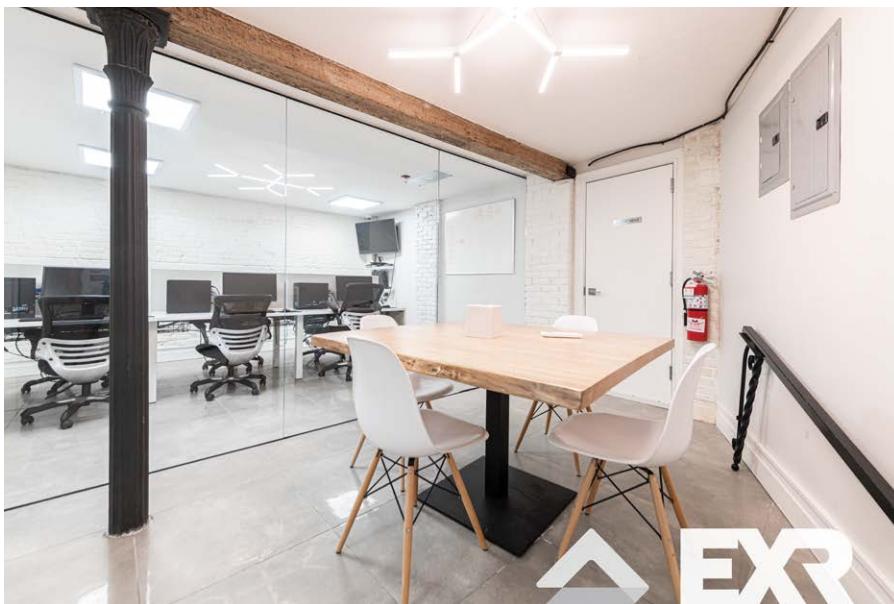
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## EXISTING CONDITION



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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

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