

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



RETAIL  
SPACE  
FOR  
LEASE

# 523 FULTON STREET

## DOWNTOWN BROOKLYN

# DOWNTOWN BROOKLYN:

*A Neighborhood 'in the Middle of Everything'*

14.6K

POPULATION  
*within ¼ mile*

7.7K

HOUSEHOLDS  
*within ¼ mile*

14

SUBWAY LINES  
*within a 5 minute walk*

12K

EMPLOYEES  
*within ¼ mile*

4.5K

COLLEGE & GRADUATE  
STUDENTS  
*within a 5 minute walk*

150K+

DAILY RIDERS FROM  
SURROUNDING  
SUBWAY STATIONS  
*within a 10 minute walk*

## PROPERTY OVERVIEW

- Location: Between Duffield Street and Albee Square
- Term: Long term
- Possession: Immediate
- Across street from City Point, Brooklyn's largest mixed-use development with 150,000 visitors daily
- Tremendous visibility at the intersection of Albee Square and Fulton Street
- Spaces delivered in white-box condition
- Proximity to 14 subways, 5 minute drive to the Brooklyn Bridge and 10 minute walk to Atlantic Terminal



## NEIGHBORING TENANTS

COMING SOON



Burlington

LIFETIME®

TRADER JOE'S

SEPHORA



PRIMARK®



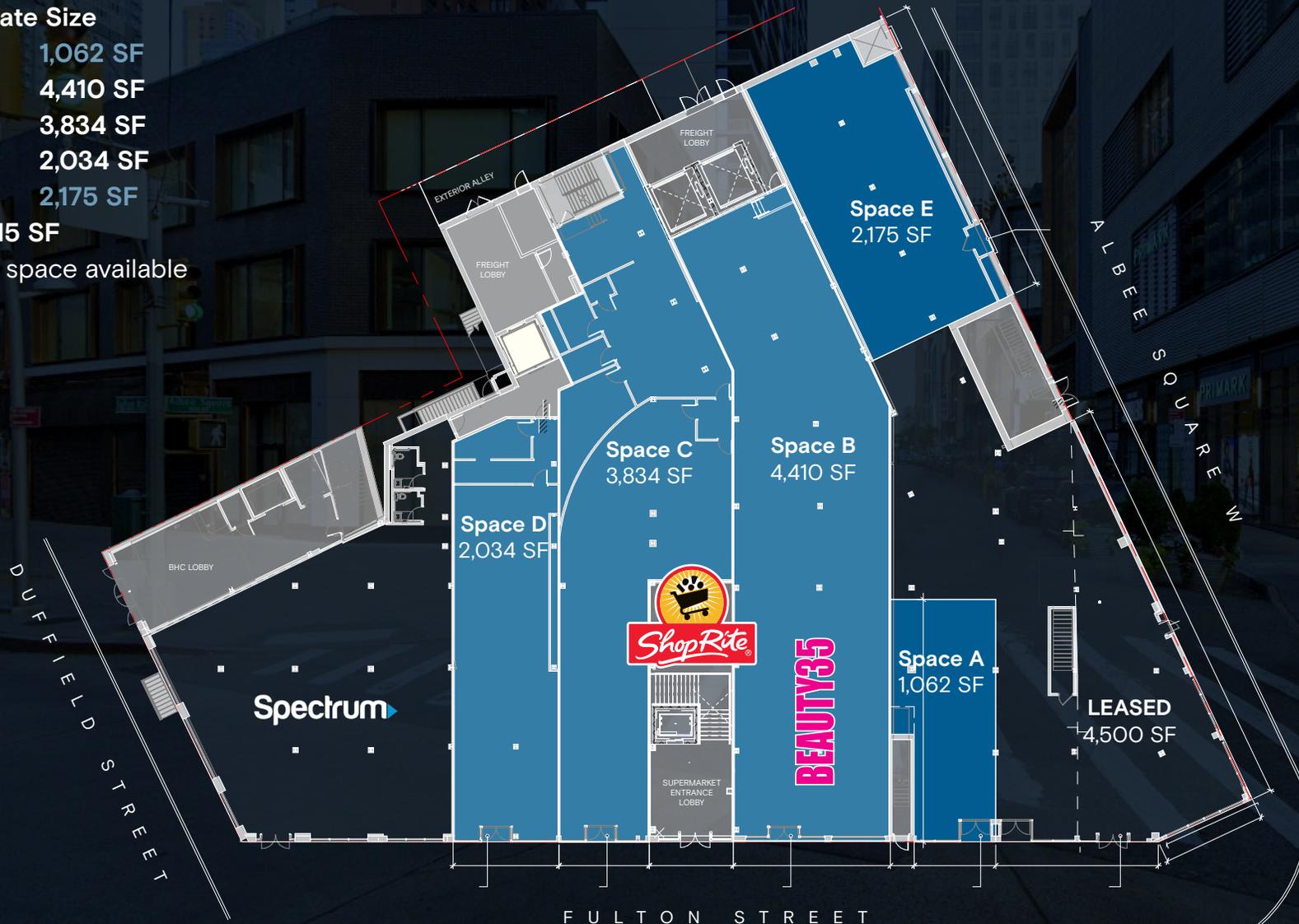
# GROUND LEVEL EXISTING FLOOR PLAN

## Approximate Size

- Space A 1,062 SF
- Space B 4,410 SF
- Space C 3,834 SF
- Space D 2,034 SF
- Space E 2,175 SF

Total 13,515 SF

\*\*Storage space available



# GROUND LEVEL COMBINED FLOOR PLAN

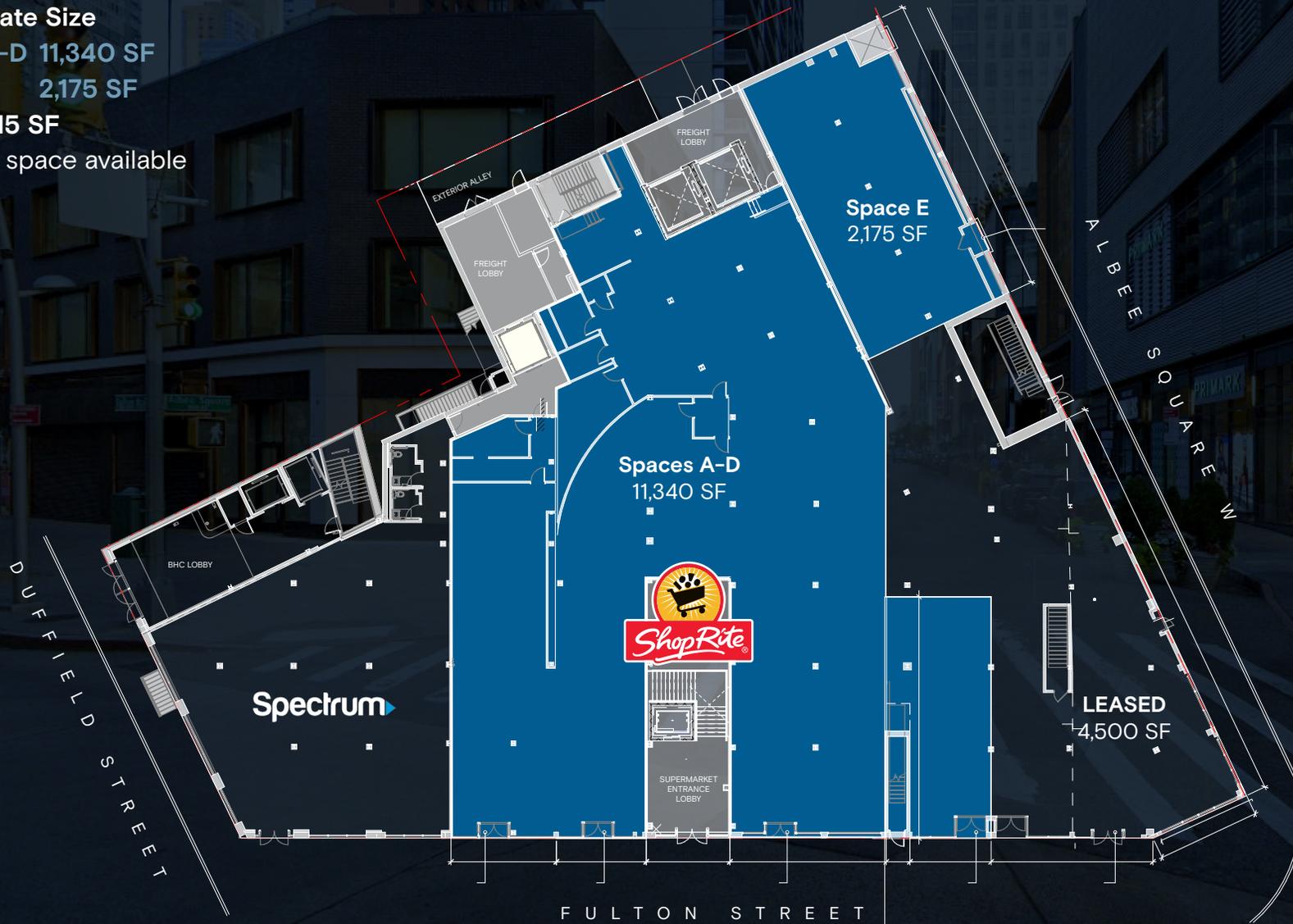
## Approximate Size

Spaces A-D 11,340 SF

Space E 2,175 SF

Total 13,515 SF

\*\*Storage space available



# NEARBY DEVELOPMENTS

22K

NEW RESIDENTIAL UNITS  
*38% of which in the last 5 years*

\$211K

AVERAGE HH INCOME  
*within ¼ mile*







**For More Information Please Contact Exclusive Agents**

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