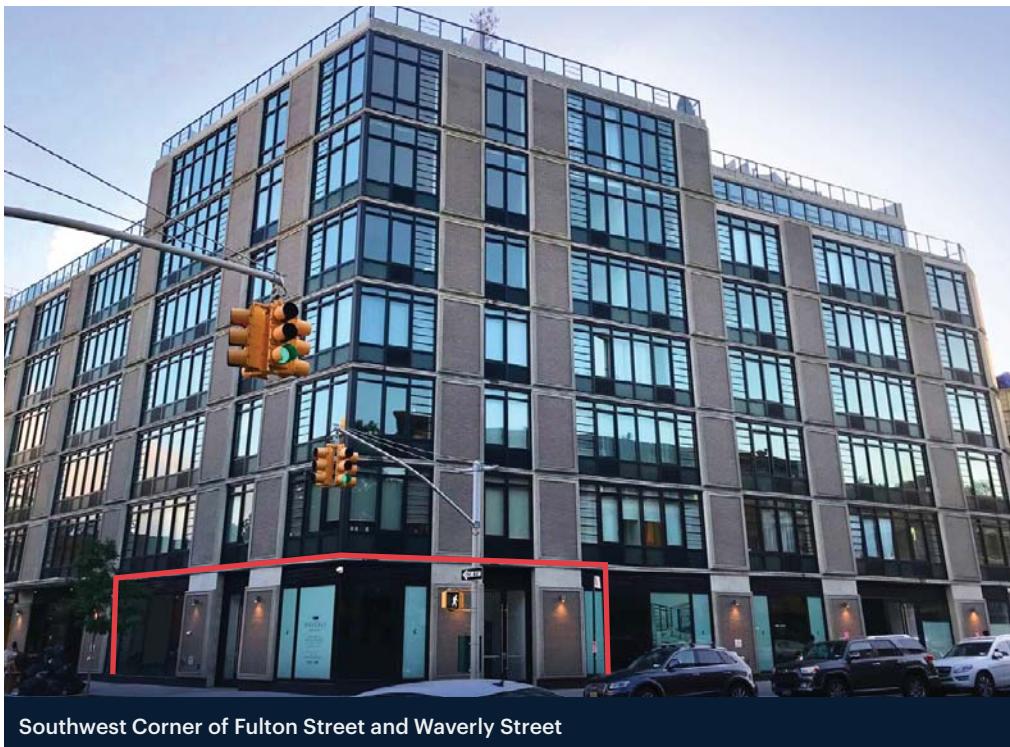


RETAIL/RESTAURANT/MEDICAL

882 Fulton Street
Brooklyn, NY
Clinton Hill

Up to
2,800 SF
Available for Lease



Size
2,800 SF
Divisible to 1,000 SF & 1,800 SF

Asking Rent
Upon Request

Possession
Immediate

Ceiling Height
12'

Frontage
115' of Wraparound

Neighbors
Emily Restaurant, Baby Jane, Belli Osteria, Hanson Dry, Olmsled, Otway, Bergen Bagels, White Tiger, Hops Hill, Aita, Olea, Meckelburgs, Smoking Monkey, Chucko Ramen

Comments
Great retail corner in the Clinton Hill Neighborhood

Ideal for coffee, neighborhood services, nail salon, medical, small studio fitness, and food and beverage

Sits on top of the Clinton/Washington (C) subway stop

3 blocks to Pacific Park which will feature over 6,000 new apartments

Transportation
2016 Ridership Report

Clinton/Washington Ave	C
Annual	2,152,345
Weekday	6,932
Weekend	7,119

Bus B25	B
Annual	3,201,520
Weekday	10,048
Weekend	11,806

Bus B26	B
Annual	3,138,875
Weekday	9,723
Weekend	12,116

Contact our exclusive agents:

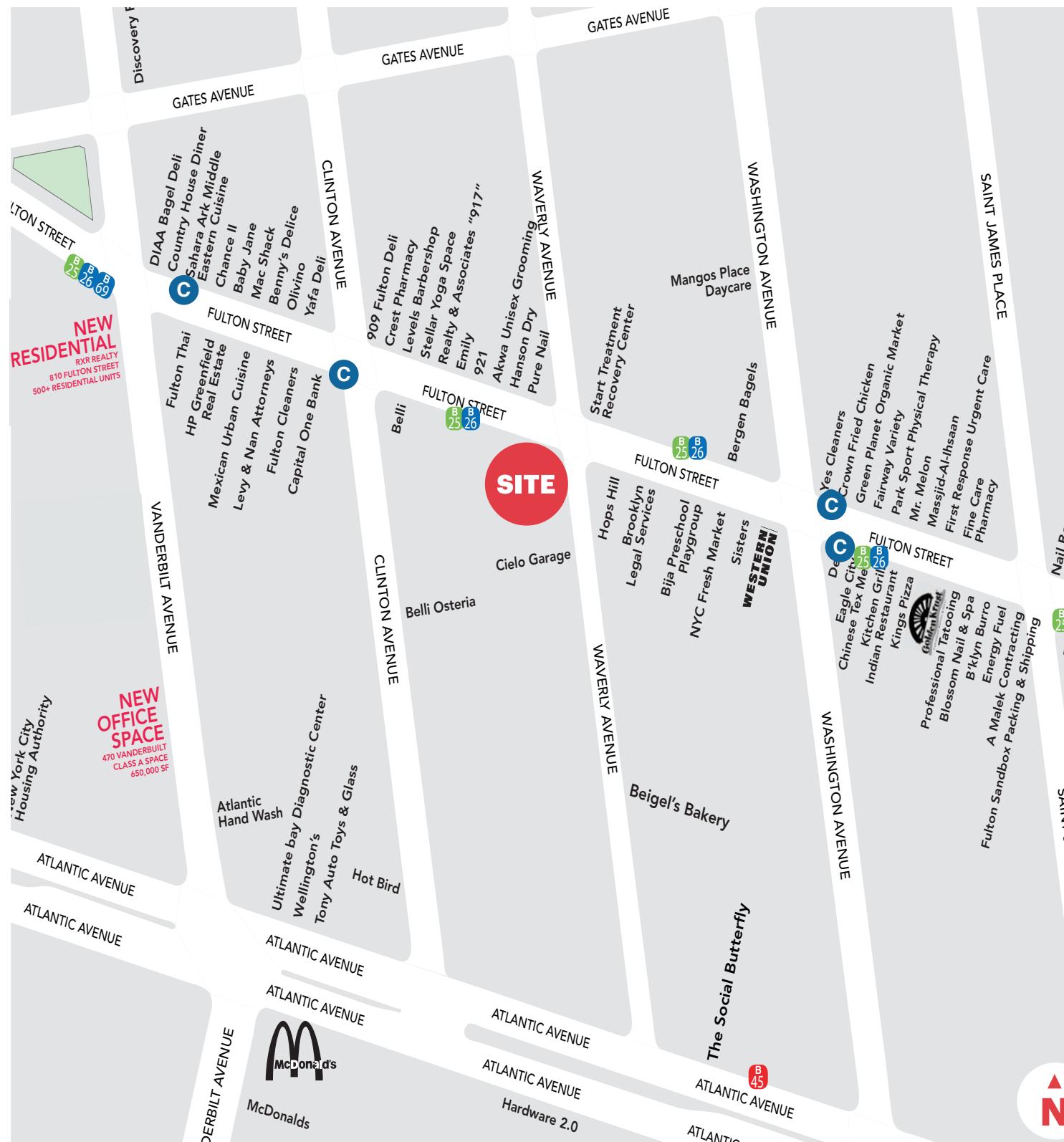
Andrew Clemens
aclemens@ripcoy.com
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Geoff Bailey
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RIPCO
REAL ESTATE

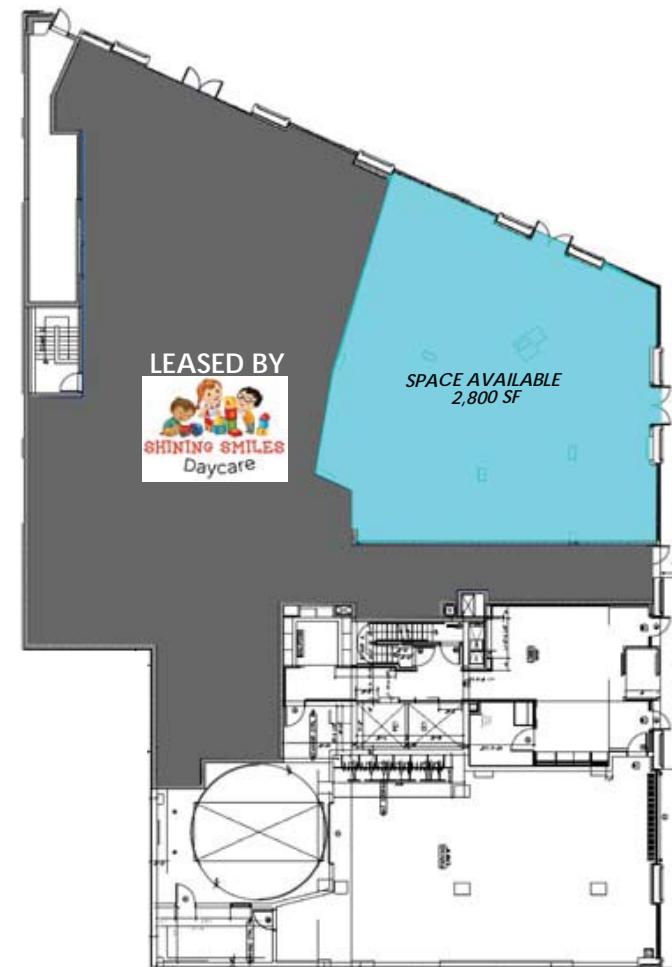
Clinton Hill, Brooklyn

AREA MAP



FLOOR PLANS

GROUND FLOOR



*POSSIBLE DIVISIONS



Demographics

882 Fulton St Brooklyn, NY		0.1 Mile	0.25 Mile	0.5 Mile
POPULATION	2017 Estimated Population	1,396	9,703	39,123
	2022 Projected Population	1,392	9,692	39,217
	2010 Census Population	1,225	8,635	34,396
	2000 Census Population	1,203	8,462	33,634
	Projected Annual Growth 2017 to 2022	-0.1%	-	-
	Historical Annual Growth 2000 to 2017	0.9%	0.9%	1.0%
	2017 Median Age	32.7	34.5	35.4
HOUSEHOLDS	2017 Estimated Households	740	4,465	18,155
	2022 Projected Households	761	4,593	18,751
	2010 Census Households	638	4,028	16,229
	2000 Census Households	563	3,828	15,315
	Projected Annual Growth 2017 to 2022	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2017	1.8%	1.0%	1.1%
	2017 Estimated White	39.0%	40.4%	40.9%
RACE AND ETHNICITY	2017 Estimated Black or African American	46.1%	44.1%	43.0%
	2017 Estimated Asian or Pacific Islander	5.8%	7.5%	8.0%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2017 Estimated Other Races	8.7%	7.7%	7.8%
	2017 Estimated Hispanic	11.7%	11.3%	12.0%
	2017 Estimated Average Household Income	\$92,296	\$108,401	\$107,804
	2017 Estimated Median Household Income	\$69,845	\$88,701	\$84,935
INCOME	2017 Estimated Per Capita Income	\$48,925	\$50,301	\$50,338
	2017 Estimated Elementary (Grade Level 0 to 8)	4.7%	3.6%	3.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	1.5%	4.9%	5.0%
	2017 Estimated High School Graduate	15.9%	13.6%	13.3%
	2017 Estimated Some College	12.8%	10.6%	13.3%
	2017 Estimated Associates Degree Only	3.2%	5.7%	4.8%
	2017 Estimated Bachelors Degree Only	31.4%	34.1%	32.8%
EDUCATION (AGE 25+)	2017 Estimated Graduate Degree	30.4%	27.4%	27.4%
	2017 Estimated Total Businesses	119	378	1,392
	2017 Estimated Total Employees	663	2,182	7,438
	2017 Estimated Employee Population per Business	5.6	5.8	5.3
	2017 Estimated Residential Population per Business	11.7	25.7	28.1
BUSINESS				

Manhattan

150 East 58th Street
15th Floor
New York, NY 10155
T. 212.750.6565

Long Island

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
T. 516.933.8880

Brooklyn

32 Court Street
10th Floor
Brooklyn, NY 11201
T. 718.233.6565

New Jersey

125 Chubb Avenue
Suite 150 S
Lyndhurst, NJ 07071
T. 201.777.2300

ripcony.com

*All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental prior to sale and withdrawal notices.