



**4** PREMIUM STOREFRONTS | CAN BE LEASED TOGETHER OR SEPARATE!

RETAIL SPACE FOR LEASE

# 1079 Fulton St

CLINTON HILL, BROOKLYN



3d Video Tour



Video Tour

## SPACE HIGHLIGHTS

## FOUR GROUND FLOOR RETAIL SPACES

TOTAL AVAILABLE	2,106 SF + OUTDOOR
STORE A	414 SF   \$4,150/mo
STORE B	572 SF   \$4,800/mo
STORE C	716 SF   \$6,000/mo
STORE D	404 SF   \$3,700/mo
LOCATION	Fulton Ave & Classon Ave
CEILING HEIGHT	8'
FRONTAGE	100'
ZONING	R7A, C2-4
LOT DIMENSIONS	60' x 40'
OCCUPANCY STATUS	New Construction
<b>Asking Price</b>	<b>\$4,140 - \$6,000</b>

## DESCRIPTION

Welcome to The Shops & Promenade at 1079 Fulton Street--located just 1 mile East of Barclays Center--where there is 2,106 SF of Retail space available for lease, can be divided into four (4) separate spaces, which range from 404 to 716 SF, with the key feature being a shared outdoor area (not very common in central Brooklyn) where the possibilities are limitless! Ideal for an ice cream shop, nail salon, coffee shop, and hair salon, but other uses will be considered.

## HIGHLIGHTS

- Outdoor Promenade
- Shared Restrooms
- Can be leased together or separate
- HVAC



GALLERY





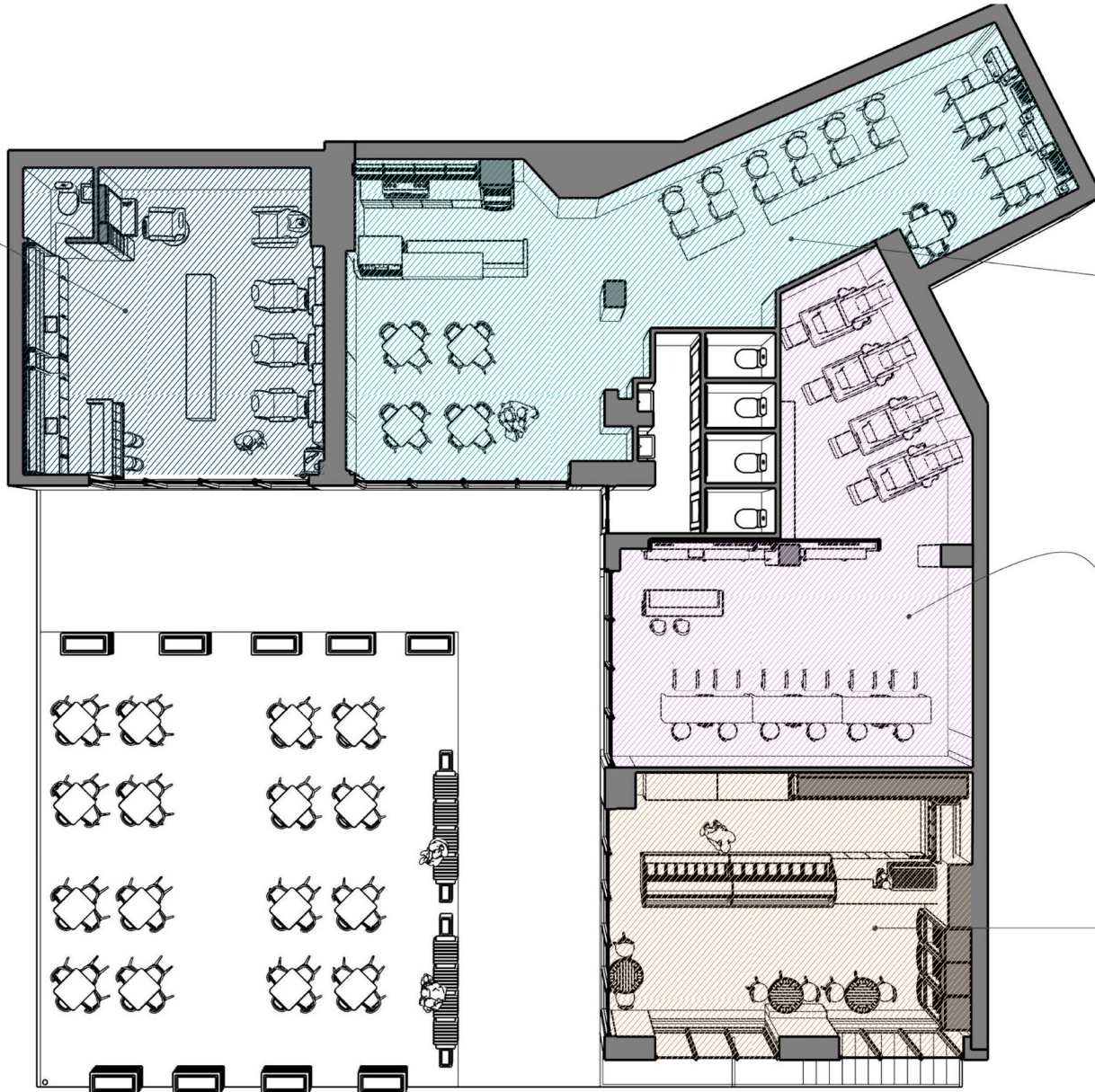
GALLERY





FLOORPLAN

**STORE D**  
| 404 SF  
| \$3,700/mo



**STORE C**  
| 716 SF  
| \$6,000/mo

**STORE B**  
| 572 SF  
| \$4,800/mo

**STORE A**  
| 414 SF  
| \$4,150/mo

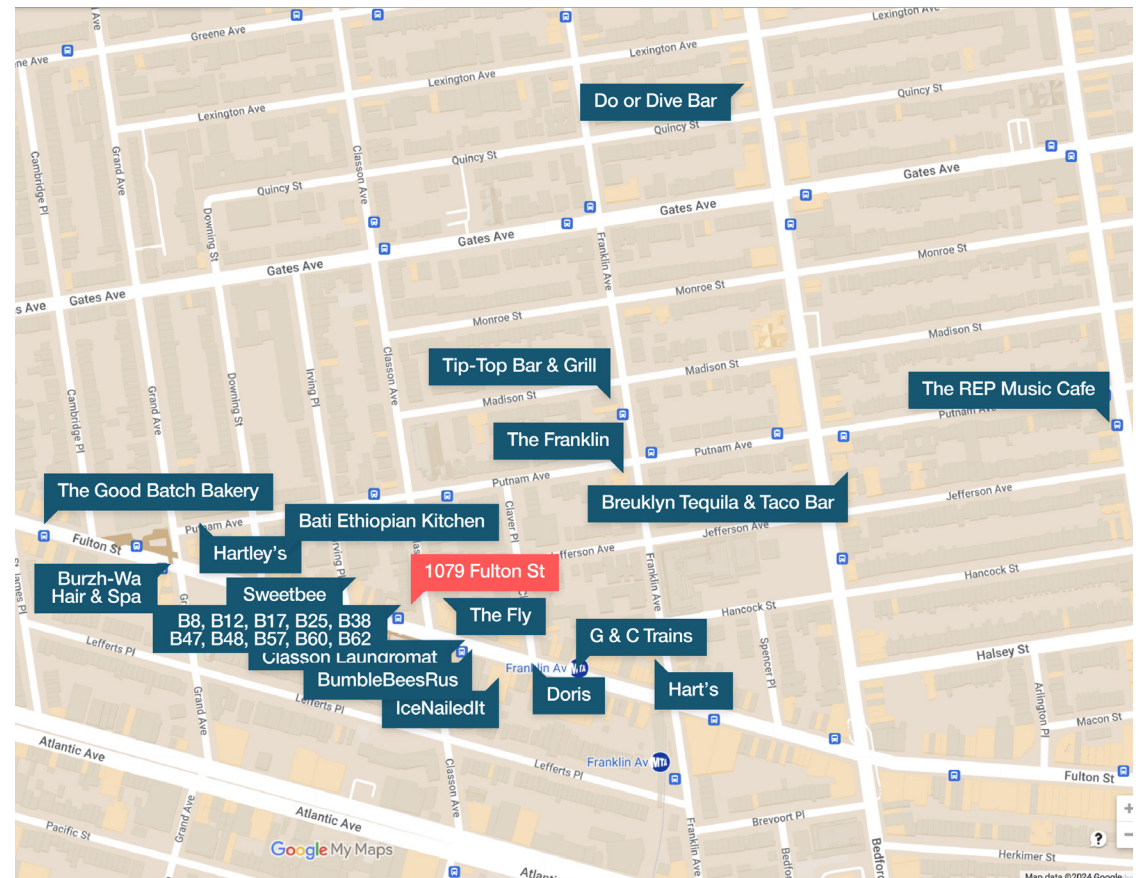
## NEIGHBORHOOD & TRANSPORTATION

### Neighborhood Tenants

- Do or Dive Bar
- Bati Ethiopian Kitchen
- Sweetbee
- Hartley's
- The Good Batch Bakery
- Tip-Top Bar & Grill
- The Franklin
- Breuklyn Tequila & Taco Bar
- Hart's
- The Fly
- The REP Music Cafe
- Doris
- Art Cafe + Bar
- G & C Trains
- B8, B12, B17, B25, B38, B47, B48, B57, B60, B62
- Classon Laundromat
- BumbleBeesRus
- IceNailedIt
- Burzh-Wa Hair & Spa

### Transportation

- 4 Min Walk at Franklin Av Station (0.19 mi)
- 9 Min Walk at Nostrand Av Station (0.46 mi)
- 9 Min Walk at Classon Av Station (0.48 mi)
- 10 Min Walk at Park Pl Station (0.5 mi)
- 11 Min Walk at Clinton - Washington Avs Station (0.59 mi)



NEIGHBORHOOD DEMOGRAPHICS



704,321

POPULATION (2024)  
WITHIN 2-MILE  
RADIUS



671,303

POPULATION (2029)  
WITHIN 2-MILE  
RADIUS



35.4 Yrs

AVERAGE  
POPULATION  
AGE



(-0.9%)%

PROJECTED  
POPULATION  
GROWTH '20-'24



\$113,627

AVERAGE HHI  
WITHIN 2-MILE  
RADIUS



27,942

TOTAL BUSINESSES  
WITHIN 2-MILE  
RADIUS



\$ 2.4 bn

F&B ANNUAL SPENDING  
WITHIN 2-MILE  
RADIUS



\$ 8.1 bn

ANNUAL SPENDING  
WITHIN 2-MILE  
RADIUS



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