



112-118 ATLANTIC AVE.

RETAIL CONDO FOR SALE OFFERING MEMORANDUM



Overview

Marshall Real Estate has been exclusively retained to market the sale of 112–118 Atlantic Avenue, a rare opportunity to acquire a stabilized, single-tenant retail condominium in the heart of Cobble Hill, one of Brooklyn’s most affluent and supply-constrained neighborhoods. The commercial unit is fully occupied by KinderCare Learning Companies, a nationally recognized childcare and early education operator, providing investors with secure, long-term income backed by an established tenant.

The retail condominium is located at the base of a newly constructed boutique residential building and benefits from a prominent corner position at Atlantic Avenue and Henry Street. The space features expansive wraparound frontage, strong visibility, and efficient layout characteristics well-suited for childcare use, including high ceilings and ground-floor accessibility.

The lease to KinderCare offers predictable cash flow with a necessity-based use that is highly resistant to e-commerce disruption. Childcare centers serve as critical infrastructure for local families, driving consistent daily foot traffic and reinforcing the tenant’s long-term commitment to the location. The surrounding neighborhood’s dense population of young families and high household incomes further support the tenant’s continued success.

Situated along Atlantic Avenue, a major thoroughfare connecting Brooklyn’s most desirable neighborhoods, including Brooklyn Heights, Boerum Hill, and Downtown Brooklyn, the property benefits from exceptional demographics, strong pedestrian activity, and a dynamic retail environment. The corridor is home to a curated mix of boutique retailers, restaurants, and service-oriented businesses, with continued growth fueled by nearby residential development and proximity to the Brooklyn waterfront.

The property is conveniently accessible via multiple subway lines at nearby Borough Hall and Court Street, offering direct connectivity to Manhattan and the greater New York City area.

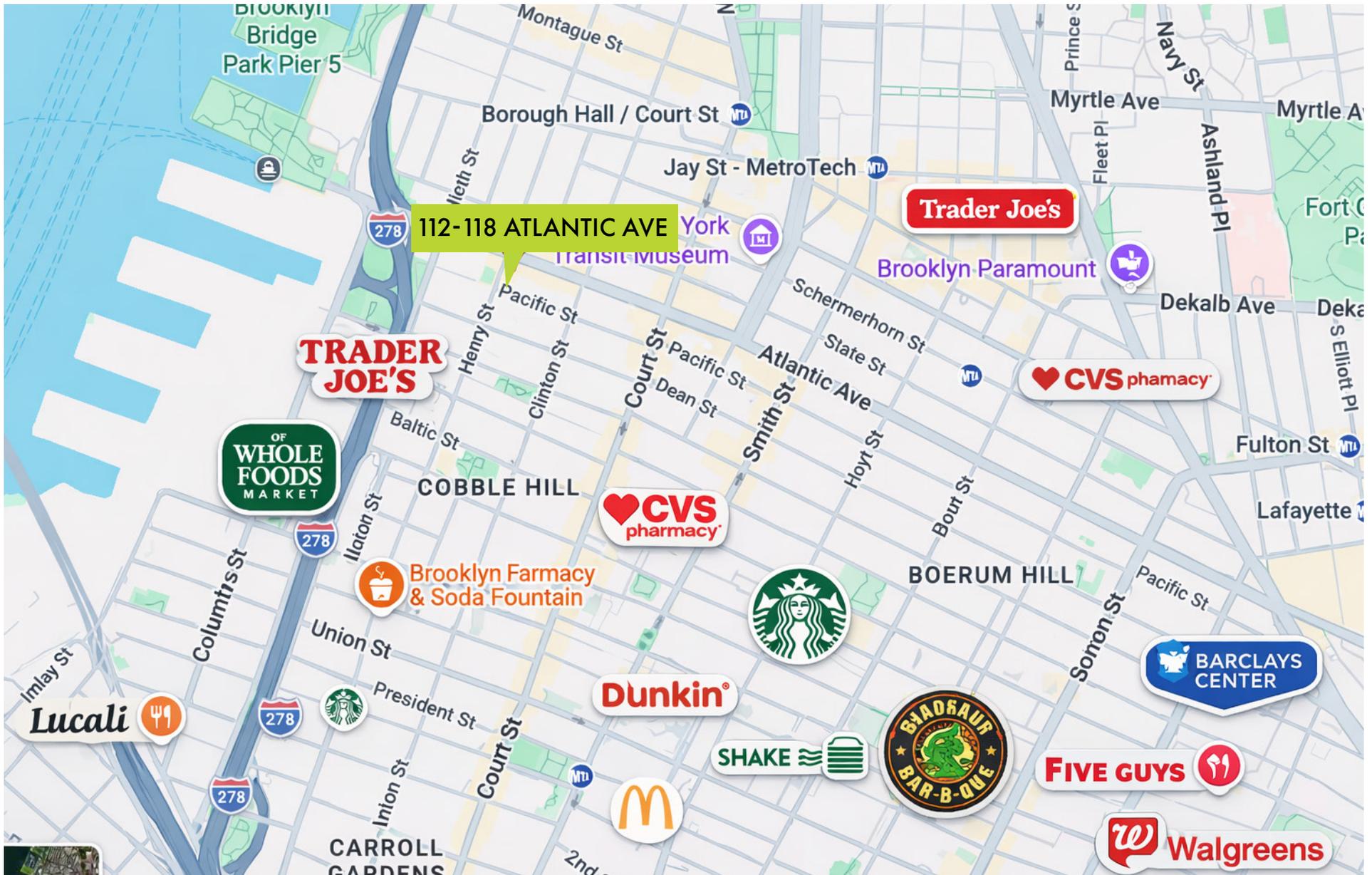
This offering presents investors with the opportunity to acquire a high-quality, income-producing asset anchored by a creditworthy tenant in a premier Brooklyn location, combining durable cash flow with long-term appreciation potential.



Investment Highlights

- Prime Cobble Hill corner location
- KinderCare lease till Dec. 2030 with (2) 5-Year Renewal Options
- Full Corporate Lease Guaranty
- 17’6” Ceilings on Grade
- 120’ of wrap-around frontage
- Ability to divide space in the future to multi-tenanted asset
- No use restrictions as per Condo Offering Plan

Area Map





33 Irving Place
New York, NY 10014

Office: 646.564.3660
Cell: 518.222.7621

info@mrenyc.com
mrenyc.com

