

# 596 FIFTH AVENUE



CORNER OF PROSPECT AVENUE · PARK SLOPE, BROOKLYN NY 11215

RETAIL SPACE FOR LEASE



TOTAL SIZE

**2,000 SF**

CONFIGURATION

**Corner  
Wrap-Around**

FRONTAGE

**22.67'  
Dual Street**

CEILING  
HEIGHT  
**TBD**

POSSESSION

**ASAP**

ASKING RENT

**Upon  
Request**



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## PROPERTY HIGHLIGHTS

- ▶ **Corner wrap-around retail** with double street frontage on 5th Avenue & Prospect Avenue — maximum two-face visibility in one space
- ▶ **2,000 SF ground floor** in a four-story mixed-use building; upper residential floors create a built-in customer base at the door
- ▶ **Park Slope Fifth Avenue BID corridor** — year-round programming, Open Streets summer series, and active streetscaping driving consistent pedestrian volume
- ▶ **Affluent, dense trade area** — average household income \$244K; 3rd highest median income among all NYC neighborhoods; 95.6% professional workforce
- ▶ Corridor adding significant new residential supply — **628 new units permitted in 2024**; Lidl, Paseo on Fifth (180 units), and The Slope on Fifth (30 luxury condos) within blocks
- ▶ Safe neighborhood — **10.2 serious crimes per 1,000 residents** vs. 13.6 NYC average (78th Precinct)
- ▶ Column-free interior; **dual-street signage rights** on 5th Avenue and Prospect Avenue elevations

## TRANSPORTATION

**F G** 4th Ave / 9th St

**R** Union St (2 min walk)

**2 3 4 5** Atlantic Ave / Barclays

**D N R** Pacific St

Multiple MTA bus lines on 5th Ave

## NOTABLE NEIGHBORS

Trader Joe's Whole Foods Lidl (New) Blue Bottle Coffee

Park Slope Food Co-op Chase Bank JackRabbit Fausto Simple Loaf

Bonnie's Grill Brooklyn DOP Thursday Bread Coffee Winner Butcher

Pepino's Prospect Park Barclays Center

## IDEAL TENANT PROFILE

RESTAURANT / CAFÉ WELLNESS / YOGA BEAUTY / SPA BOUTIQUE FITNESS

HEALTH / PHARMACY ORGANIC / SPECIALTY FOOD CHILDREN'S CONCEPT

PET BOUTIQUE ARTISAN RETAIL MEDICAL / DENTAL

## PROPERTY SPECIFICATIONS

Ground Floor	<b>2,000 SF</b>
Configuration	<b>Corner Wrap-Around</b>
Frontage	<b>22.67' Dual Street</b>
Building Type	<b>4-Story Mixed-Use</b>
Possession	<b>ASAP</b>
Asking Rent	<b>Upon Request</b>

## NEIGHBORHOOD SNAPSHOT

Avg. Household Income	<b>\$244K</b>
Median Household Income	<b>\$174K</b>
Neighborhood Population	<b>123K+</b>
NYC Income Rank	<b>#3 of 59</b>
Professional Workforce	<b>95.6%</b>
New Units Permitted (2024)	<b>628</b>

## CORRIDOR MOMENTUM

The Paseo on Fifth (180 units + Lidl anchor) and The Slope on Fifth (30 luxury condos, 23K SF commercial) are among several recent deliveries adding rooftops and purchasing power within immediate walking distance.

## FOR MORE INFORMATION

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