



PROSPECT HOUSE

953 DEAN

NEWLY-CONSTRUCTED RETAIL AVAILABILITIES

PROSPECT HEIGHTS // BROOKLYN

An architectural rendering of a modern, multi-story apartment building at night. The building features a brick facade with large, rectangular windows and a prominent corner. The ground floor is illuminated, showing retail spaces. The scene includes a street with cars, a traffic light, and trees. The sky is dark blue with some stars visible.

WELCOME TO
PROSPECT HOUSE -
A LUXURIOUS
CONTEMPORARY
APARTMENT
COLLECTION WITH
GROUND FLOOR
RETAIL BELOW

CLASSON AVENUE AT DEAN STREET



DEAN STREET MAIN ENTRY



RETAIL AVAILABILITIES

2,200-SF corner space with expansive frontage – ideal for a bakery/ café or gallery

16,788-SF in-line space with drive-in parking lot or loading – ideal for a medical use, supermarkets or school



PRIME LOCATION

Surrounded by the energy of Brooklyn's highly-desirable Prospect Heights Neighborhood



NEARBY SUBWAY STATIONS

Franklin Avenue **A C** (0.5 miles)

Grand Army Plaza (0.9 miles)

Park Place **S** /Shuttle (0.5 miles)

Atlantic Avenue Barclays

2 3 4 5 B D N Q R W

SITE PLAN & DETAILS

NORTHEAST CORNER OF DEAN AND CLASSON AVENUE WITH BLOCKTHROUGH TO PACIFIC STREET

CEILING HEIGHT

CORNER
GROUND FLOOR 14 FT
LOWER LEVEL (STORAGE)* 8 FT

IN-LINE
GROUND FLOOR 14 FT
LOWER LEVEL 12 FT

*Lower Level/Storage/Basement
space available, to be discussed





3359

DEAN

DEAN STREET MAIN ENTRY

IN THE NEIGHBORHOOD

EAT & DRINK BROOKLYN SUYA CENT'ANNI CHAVELA'S COVENHOVEN D'ANTAN DEAN DELI & GROCERY ENDLESS LIFE BREWRING FAMILY BAGEL & DELI VRIENDS AND LOVERS KISSA KISSA LELAND EATING & DRINKING HOUSE MAYFIELD NEPTUNE DINER OASIS DELI GOURMET PASHA PIZZA POUR QUALITY PUERTO VIEJO RANGOON RAS PLANT BASED RIALTO GRANDE SCREAMER'S PIZZERIA SILVER RICE SUSHI TATSU THE CRABBY SHACK WINNER ON FRANKLIN FITNESS & WELLNESS BLINK FITNESS DEAN CROSSFIT GLOBAL STRONGMAN GYM HEART SPACE YOGA TABATA ULTIMATE FITNESS SCHOOLS BROOKLYN CHILDREN'S HOUSE PRESCHOOL CHILDREN'S PARADISE CROWN HEIGHTS MUSIC SCHOOL GOTHAM PROFESSIONAL ARTS ACADEMY LITTLE COOL SCHOOL LYRICS'S PLAYHOUSE P.S. 316 ELIJAH G. STROUD ELEMENTARY P.S. 373 P.S. 705 BROOKLYN ARTS & SCIENCE ELEMENTARY PRINCESS AT FRANK DAY CARE SHOESTRING STUDIO ARTS UNIVERSAL ACHIEVERS FOUNDATION PARKS & CULTURE BARCLAY CENTER BROOKLYN BOTANIC GARDEN BROOKLYN MUSEUM CENTRAL LIBRARY CRISPUS ATTUCKS PLAYGROUND KENSINGTON DOG RUN KENSINGTON PLAYGROUND LEFRAK CENTER AT LAKESIDE LEFFERTS HISTORIC HOUSE MUSEUM PROSPECT PARK AUDUBON CENTER PARADE GROUND PARK DRIVE (3.6 MILE LOOP FOR RUNNERS, CYCLISTS AND SKATERS) PROSPECT LAKE (BROOKLYN'S ONLY LAKE) PROSPECT PARK CHILDREN'S CORNER & CAROUSEL PROSPECT PARK DOG BEACH PROSPECT PARK TENNIS CENTER PROSPECT PARK ZOO STEWART PLAYGROUND STROUD PLAYGROUND WALT L. SHAMEL COMMUNITY GARDEN ZUCKER NATURAL EXPLORATION AREA WITHIN A FEW BLOCKS BARKS & REC BOARDING & TRAINING BICYCLE ROOTS BOURGEON FLORIST BROOKLYN CLEANERS DEPOT CALABAR GALLERY CUBESMART SELF STORAGE CROWN HEIGHTS ANIMAL HOSPITAL GRAND ARMY PLAZA FOOD GARDEN MARKET FRANKLIN AVENUE ANIMAL HOSPITAL JACK'S BARBERSHOP L TRAIN VINTAGE MY GALLERY NYC ONE BROOKLYN HEALTH PRIMARY CARE PET SUPER NANNY DOGGY DAYCARE SPEEDSTUDIO NYC BICYCLES SUPERMERCADO MARKETPLACE THE BLACKSEED CANDLE COMPANY THE EXPERIENCE SALON THE WAGON BOUTIQUE WORK HEIGHTS CO-WORKING SPACE





1050 PACIFIC

AREA DEVELOPMENTS

- | | | | |
|---|---|--|---|
| 1 475 Clermont Street
400,000 SF
363 Units | 6 1043 Fulton Street
36,874 SF
34 Units | 11 555 Waverly Avenue
166,687 SF
190 Units | 16 1010 Pacific Street
164,571 SF
175 Units |
| 2 840 Fulton Street
38,266 SF
38 Units | 7 1068 Fulton Street
38,691 SF
41 Units | 12 840 Atlantic Avenue
256,857 SF
267 Units | 17 1034 Atlantic Avenue
172,466 SF
210 Units |
| 3 500 Waverly Avenue
75,964 SF
48 Units | 8 1134 Fulton Street
164,163 SF
182 Units | 13 870 Atlantic Avenue
211,560 SF
228 Units | 18 1007 Atlantic Avenue
166,687 SF
190 Units |
| 4 1031 Fulton Street
52,351 SF
50 Units | 9 809 Atlantic Avenue
237,700 SF
286 Units | 14 979 Pacific Street
65,160 SF
69 Units | 19 1013 Atlantic Avenue
46,751 SF
38 Units |
| 5 1035 Fulton Street
29,249 SF
35 Units | 10 540 Waverly Avenue
91,000 SF
135 Units | 15 527 Grand Avenue
31,580 SF
46 Units | |

