



**NEW CONSTRUCTION  
PERFECT FOR ALL RETAIL, MEDICAL  
& RESTAURANT USES**

# BROOKLYN, NY

**829-847 ATLANTIC AVENUE  
CLINTON HILL NEIGHBORHOOD**

**SIZE**

Unit 4 Ground Floor -  
3,349 SF (Divisible)

**ASKING RENT**

Upon Request

**FRONTAGE**

Unit 4 Ground Floor - 72'

**STATUS OF PREMISES**

New Construction for  
Immediate Possession

**CO-TENANTS**

Burly Coffee, Hands of Hope Physical Therapy and Wellness

**NEIGHBORS**

Maimonides Health, Chick-fil-A, Hounds Town, McDonald's,  
AutoZone, CubeSmart, Van Leeuwen, Coco Salon, Pet Super  
Nanny

**COMMENTS**

- Last remaining space of 3,349 SF which can be divided
- Prime new construction space at the base of a 135-unit residential building
- On-site parking garage for customers
- Across the street from Maimonides Health, Chick-fil-A and Hounds Town
- Property is a few blocks away from Downtown Brooklyn and is at junction with Prospect Heights and Fort Greene
- Located one block from the Clinton-Washington **C** & **A** train subway station, which sees over 2 million annual riders
- Vastly growing neighborhood with thousands of units either in pipeline or under development with the need of more retail growth to service the neighborhood

## CONTACT EXCLUSIVE AGENTS

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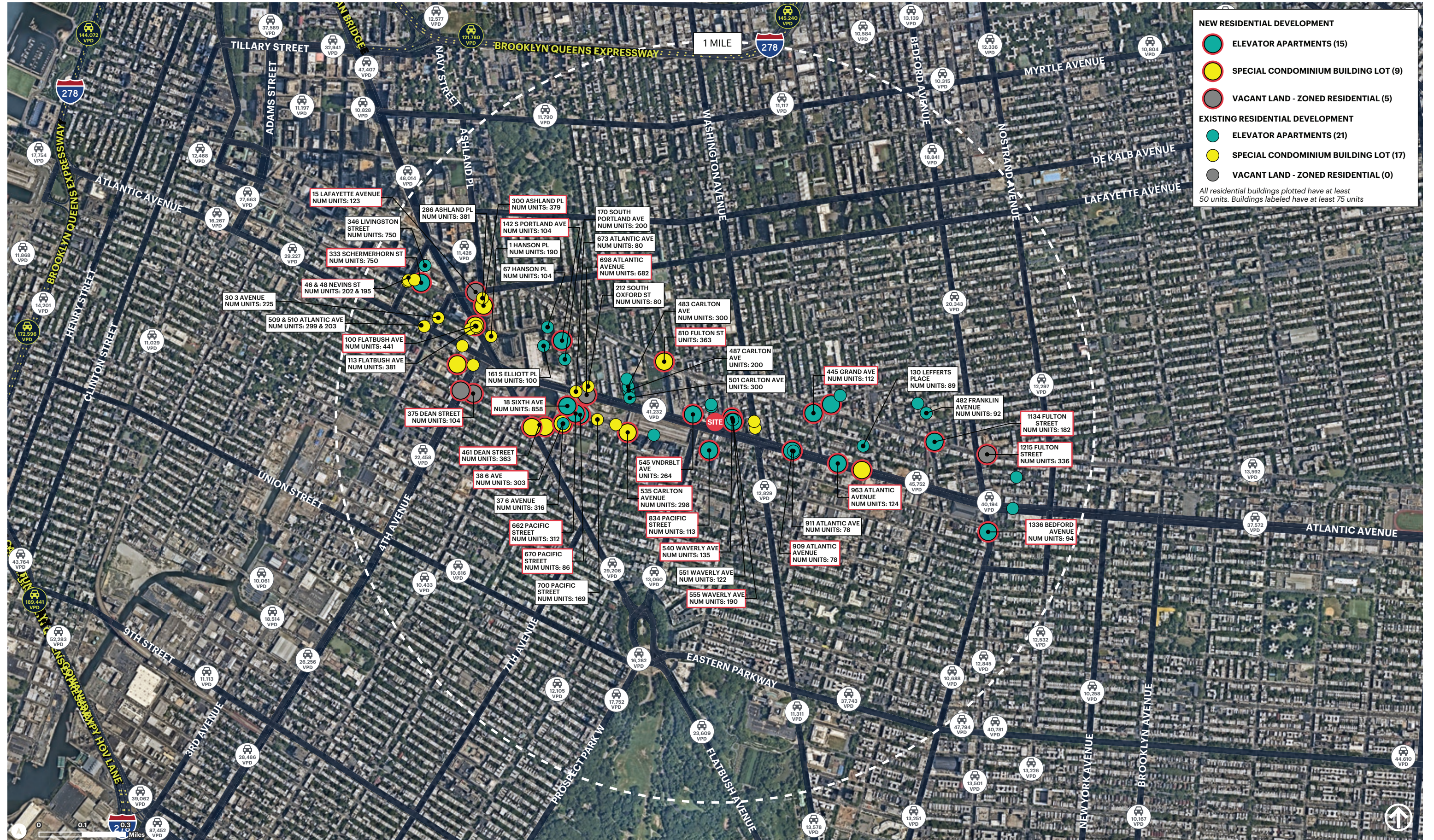


80-02 Kew Gardens Rd  
3rd Floor  
Queens, NY 11415  
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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

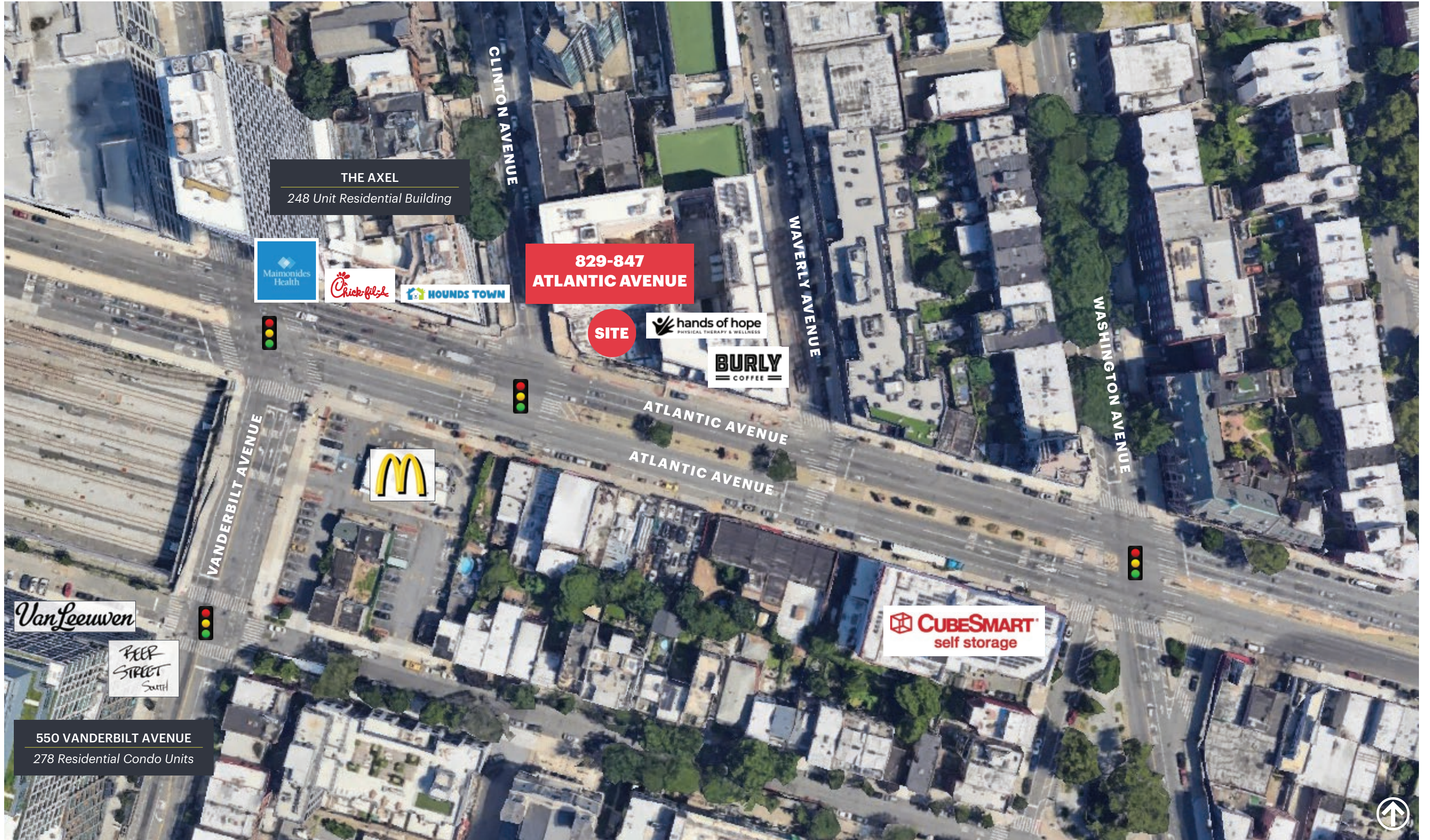
# NEW DEVELOPMENTS AND EXISTING RESIDENTIAL MAP



# MARKET RETAIL AERIAL



**AERIAL**



**THE AXEL**  
248 Unit Residential Building

**829-847  
ATLANTIC AVENUE**

**SITE**



*Van Leeuwen*

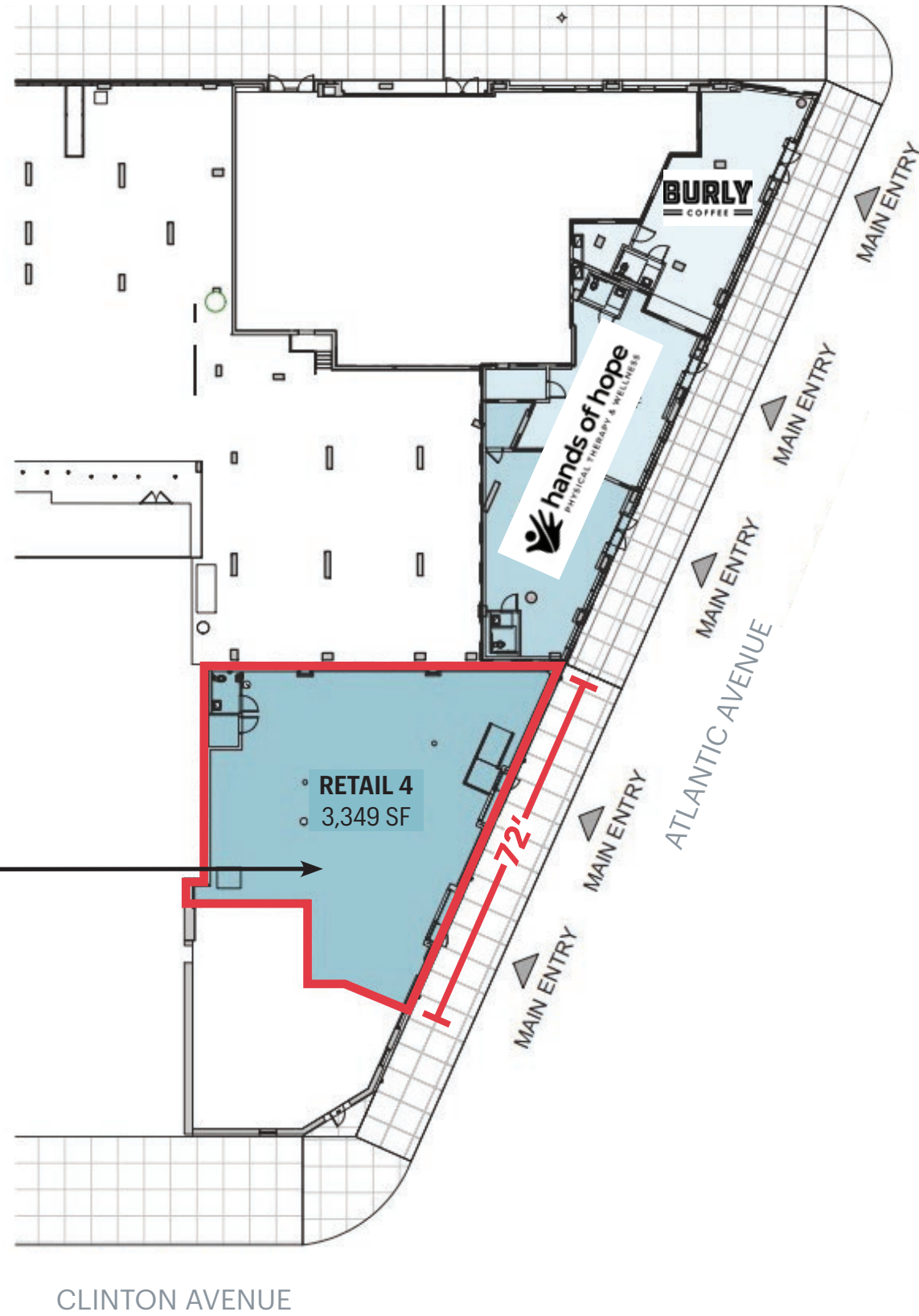
*PEEP STREET SOUTH*

**550 VANDERBILT AVENUE**  
278 Residential Condo Units



# FLOOR PLAN

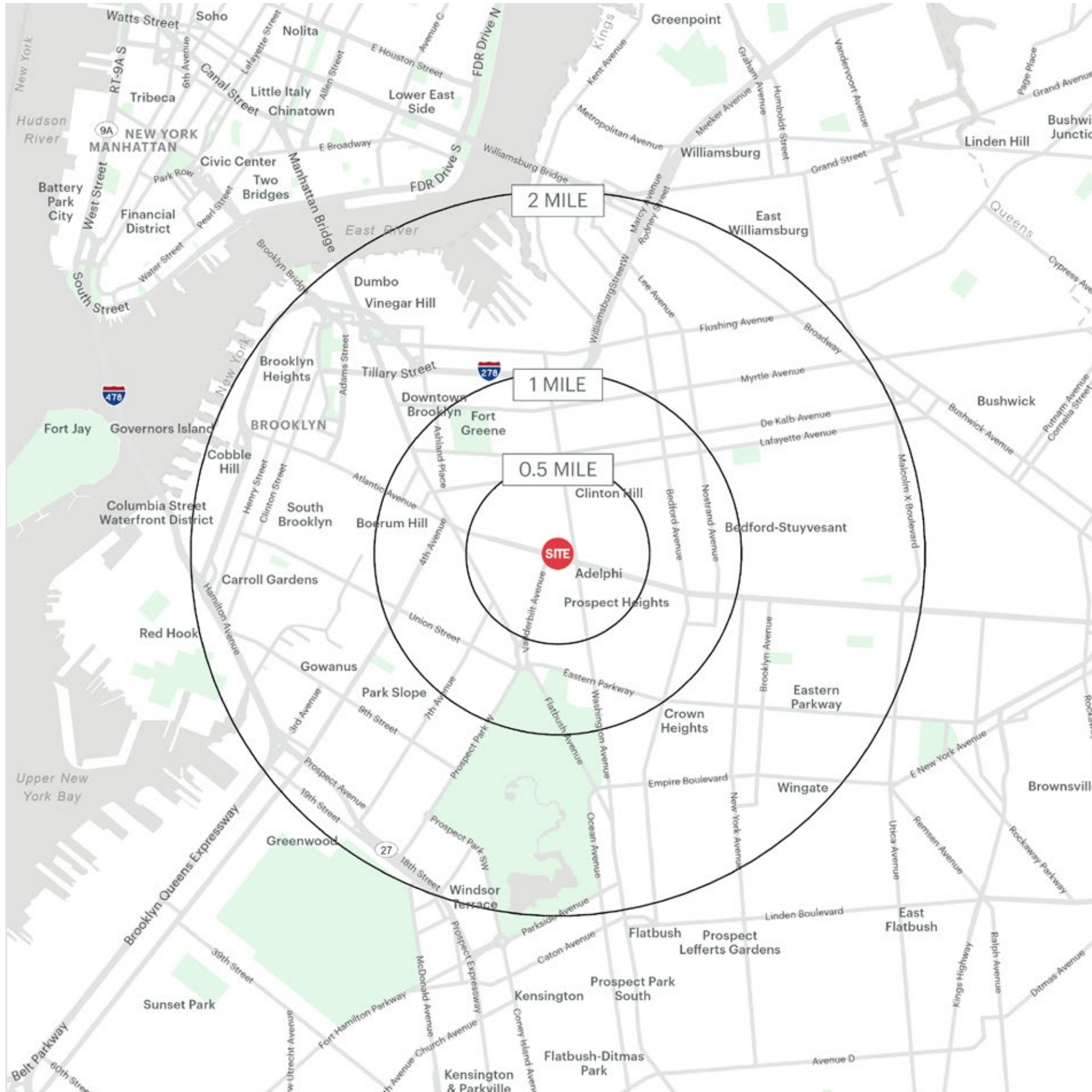
## GROUND FLOOR



**PROPERTY PHOTOS**



# AREA DEMOGRAPHICS



829-847 ATLANTIC AVENUE BROOKLYN, NEW YORK

## 0.5 MILE RADIUS

**POPULATION**  
43,993  
**HOUSEHOLDS**  
20,067  
**AVERAGE HOUSEHOLD INCOME**  
\$175,589  
**MEDIAN HOUSEHOLD INCOME**  
\$123,977

**COLLEGE GRADUATES (BACHELOR'S +)**  
24,388 - 72.0%  
**TOTAL BUSINESSES**  
1,509  
**TOTAL EMPLOYEES**  
14,785  
**DAYTIME POPULATION (W/ 16 YR +)**  
35,845

## 1 MILE RADIUS

**POPULATION**  
185,147  
**HOUSEHOLDS**  
82,698  
**AVERAGE HOUSEHOLD INCOME**  
\$167,030  
**MEDIAN HOUSEHOLD INCOME**  
\$111,724

**COLLEGE GRADUATES (BACHELOR'S +)**  
92,352 - 67.0%  
**TOTAL BUSINESSES**  
5,995  
**TOTAL EMPLOYEES**  
71,560  
**DAYTIME POPULATION (W/ 16 YR +)**  
163,524

## 2 MILE RADIUS

**POPULATION**  
671,007  
**HOUSEHOLDS**  
274,347  
**AVERAGE HOUSEHOLD INCOME**  
\$149,734  
**MEDIAN HOUSEHOLD INCOME**  
\$93,849

**COLLEGE GRADUATES (BACHELOR'S +)**  
258,816 - 56.0%  
**TOTAL BUSINESSES**  
23,362  
**TOTAL EMPLOYEES**  
273,464  
**DAYTIME POPULATION (W/ 16 YR +)**  
647,152

# AREA DEMOGRAPHICS

