

BROOKLYN, NY 11238

709 FRANKLIN AVENUE

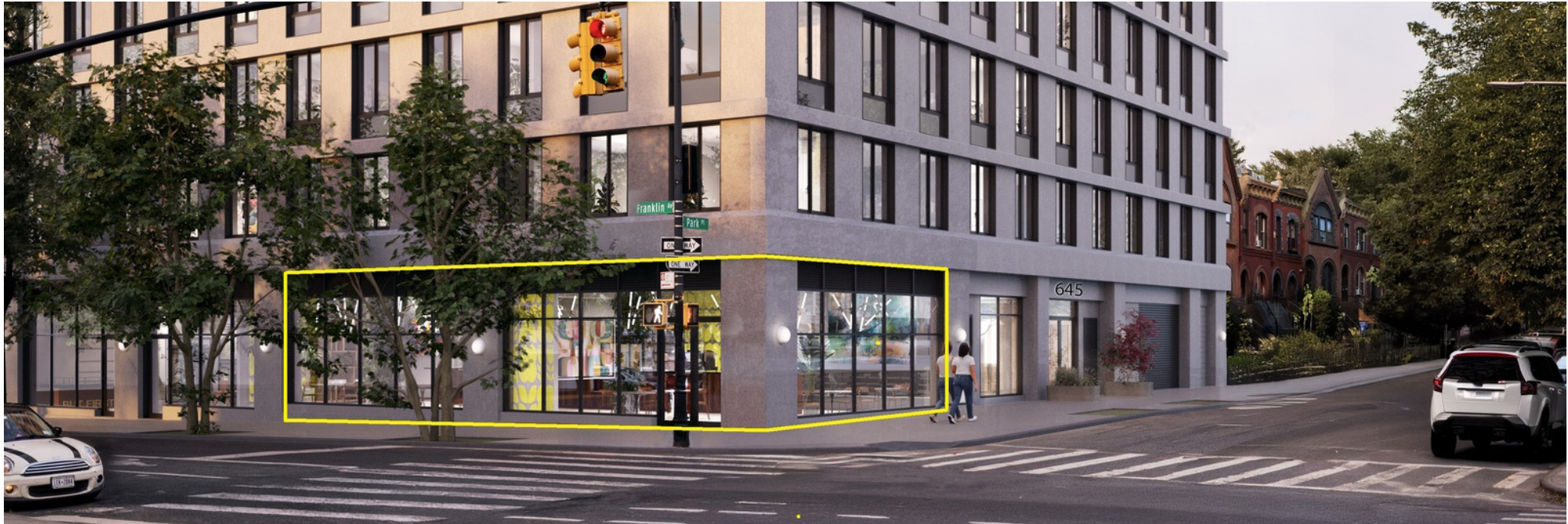


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DESCRIPTION

Prime corner retail opportunity available in the heart of Crown Heights, Brooklyn. This newly built 1,773 SF space offers unmatched visibility on the bustling intersection of Franklin Avenue and Park Place, surrounded by a vibrant mix of residential, dining, shopping, and cultural destinations. With expansive frontage and strong foot traffic, the location is ideal for a variety of retail, service, or food and beverage uses.

Delivered in warm-lit shell condition, the space features HVAC and all utilities stubbed, allowing tenants the flexibility to design and build to suit their needs. The corner exposure ensures maximum natural light and brand presence, while the property's modern construction provides efficiency and reliability.

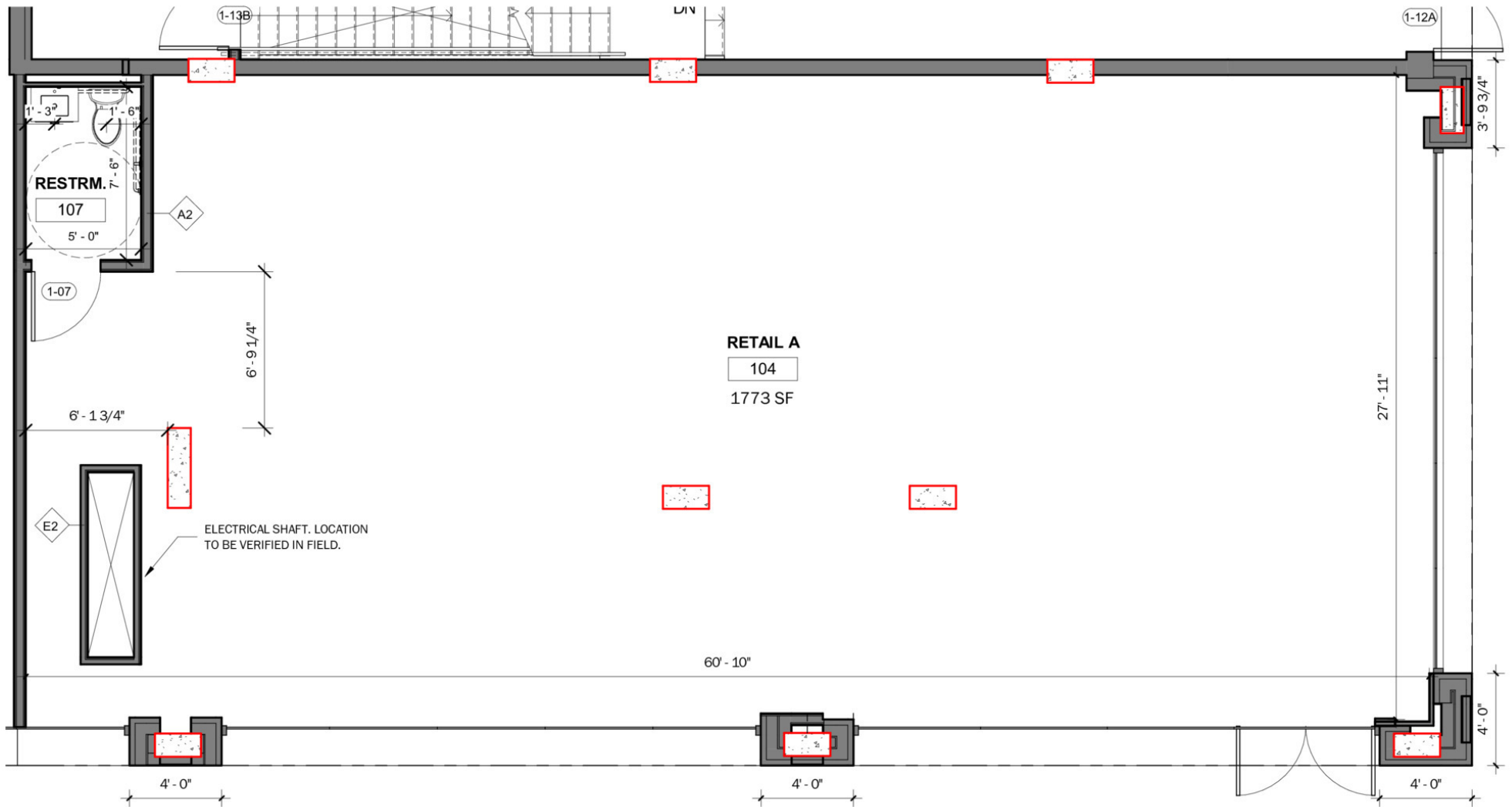
Franklin Avenue has become one of Brooklyn's most dynamic corridors, lined with popular restaurants, coffee shops, and boutique retailers that attract locals and visitors alike. The property is steps from Prospect Park, the Brooklyn Museum, Brooklyn Botanic Garden, and the Brooklyn Children's Museum, and is surrounded by a thriving community of residents, students, and professionals. Convenient subway access (2, 3, 4, 5, A, and C lines) ensures easy connectivity to the rest of the borough and Manhattan.

709 Franklin Avenue | Brooklyn, NY

SPACE DETAILS

Approved Uses:	Restaurant or Retail
Available SF:	1,773 SF
Frontage:	61' FT Franklin Ave / 28' FT Park Place
Venting:	Infrastructure In Place
Electric:	200 AMP
Gas:	Stubbed
HVAC:	8 Tons

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,269	20,914	71,777
Total Population	20,882	47,285	165,995
Average HH Income	\$128,794	\$129,159	\$139,656

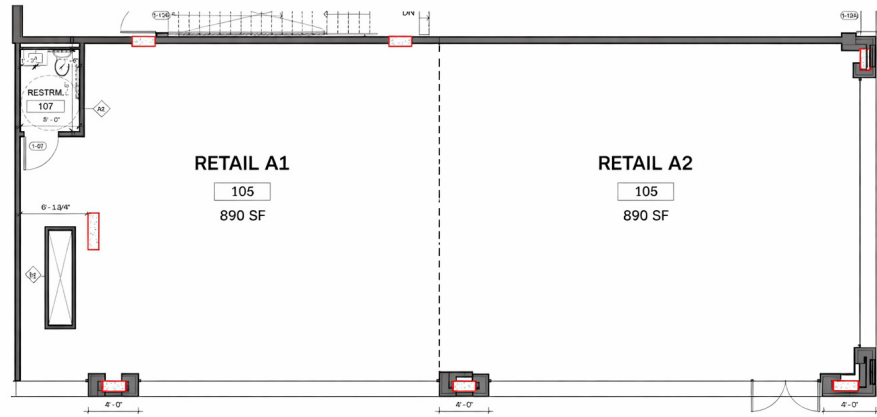


711 Franklin Ave — **RETAIL A PLAN**

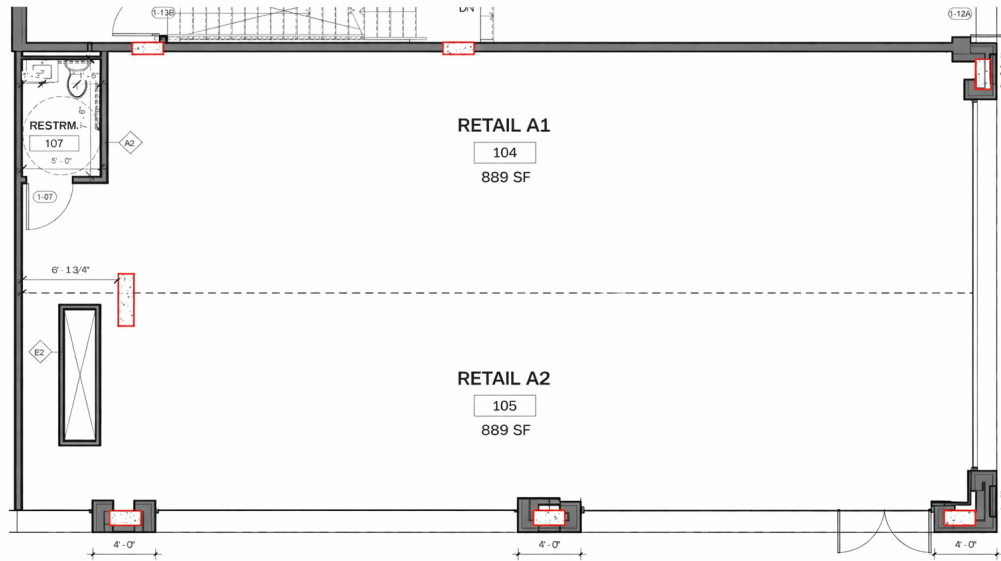
SCALE 1/4" = 1'-0"
 CLIENT
 PROJECT NUMBER 21.39
 DATE 09/25/2025

ASK-032

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711 Franklin Ave — RETAIL A1/A2
 SCALE: 1/4" = 1'-0"
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RETAILER MAP

