

THE HIGHLAND

AKA 2840 ATLANTIC AVENUE



OVER 14,092 SF AVAILABLE FOR LEASE

THE HIGHLAND

PROPERTY HIGHLIGHTS:

- Includes accessible loading dock
- Below-grade availability as well
- Includes dedicated parking, 300+ apartments
- Great for: Retail, Medical, Office users

SIZE: 14,092 SF Ground Floor
3,109 SF Lower Level
2,143 SF Sub-Lower Level

FRONTAGE: 224' 8" wraparound

CEILING HEIGHT: 16' - 20'

POSSESSION: Q4 2024

ASKING RENT: Upon Request

TRANSPORTATION: 

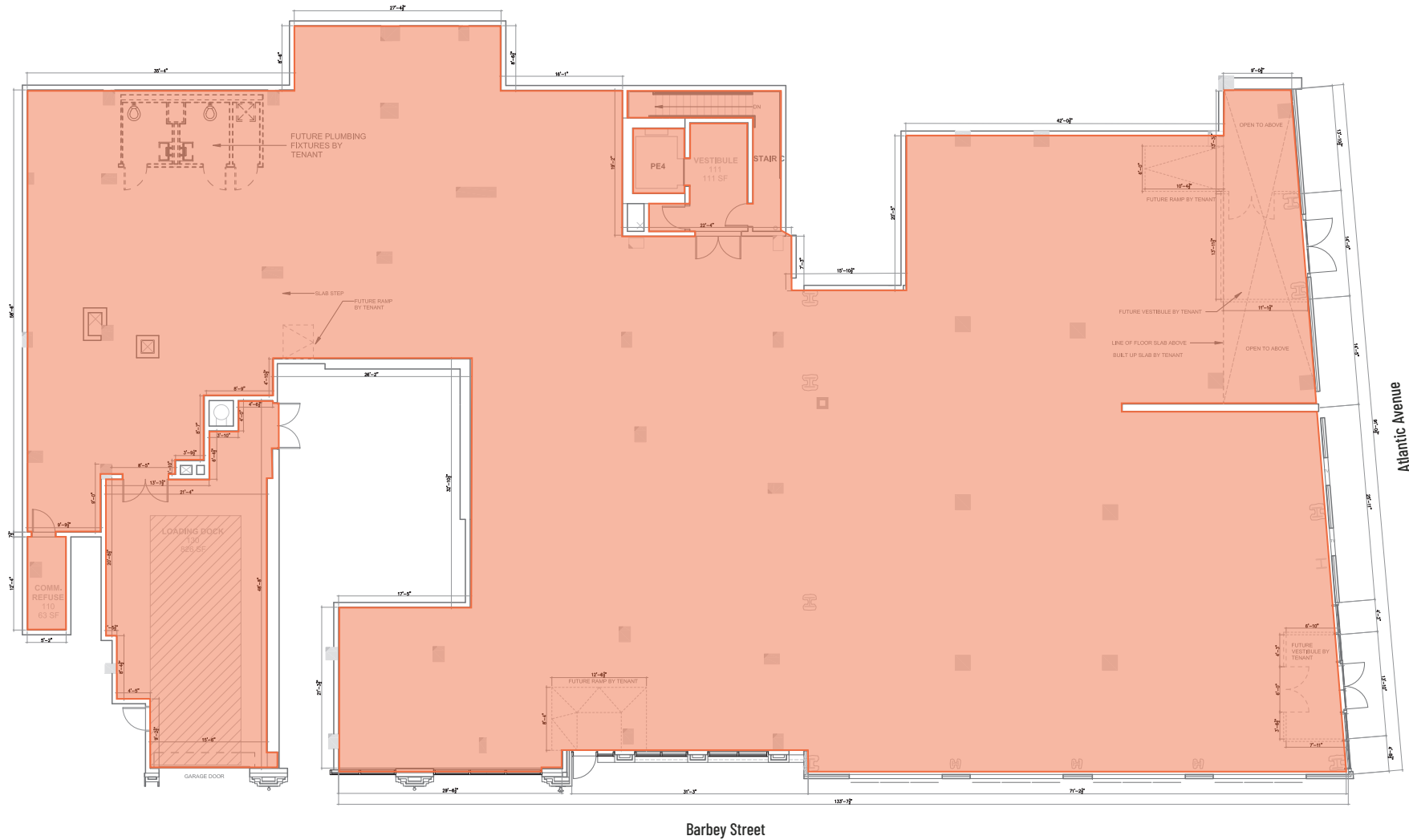
CONCEPTUAL RENDERING



THE HIGHLAND

FLOOR PLAN:

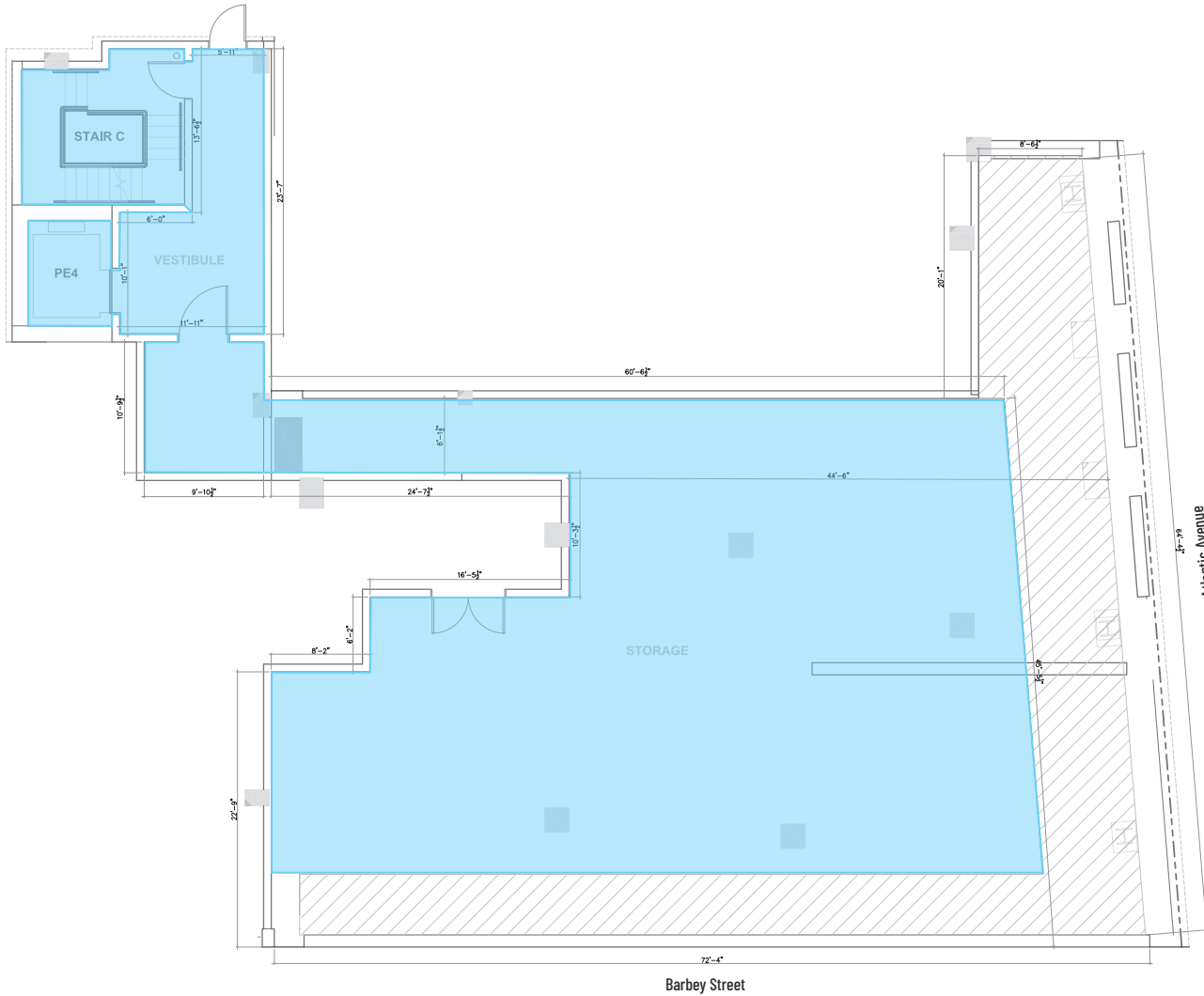
 GROUND FLOOR - 14,092 SF



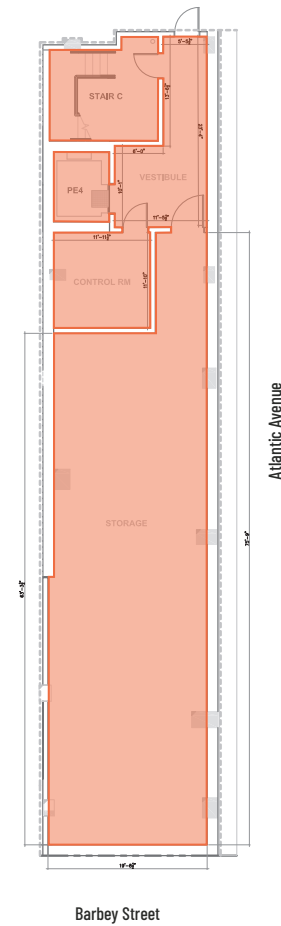
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FLOOR PLAN:

LOWER LEVEL - 3,109 SF



SUB-LOWER LEVEL - 2,143 SF



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THE NEIGHBORHOOD:

Located just south of Highland Park, Cypress Hills is home to passionate individuals who share a strong appreciation for their neighborhood due to its rich and vibrant history, local bars, restaurants, and cafes, and community gardens, parks, and green spaces.

Highland Park, after which **The Highland** is named, is situated on a high plateau and offers stunning views of the Ridgewood Reservoir, Rockaways, and Atlantic Ocean. Charles Memorial Park and the Forest Park Golf Course are also located in close proximity to The Highland and offer a renovated clubhouse and a course that plays at over 6,000 yards with tree-lined fairways, elevated greens, and three water holes.

With vibrant community events and a wide range of culinary options, the neighborhood is known for its Caribbean, Latin American, and soul food cuisine. Local favorites include *Bonao Bar & Grill*, *Room 1 Hundred*, *Salud Bar & Grill*, *Neir's Tavern*, *Lindenwood Diner*, *Halsey Ale House*, *Bushwick Taco Company*, *Rize Brooklyn*, and *Rolo's*.

There is also a wide range of coffee shops to choose from including *The Daily Press*, *Coffee House & Bar*, *BKLYN Blend*, *Beets Cafe*, *Kaiffe Juice & Coffee*, and *Father Knows Best* as well as bars, clubs, and lounges such as *El Faro Sports Bar*, *Party Life Lounge & Bar*, *The Evergreen*, *Purgatory*, and *All Night Skate*.

Additionally, the *Gateway Center Mall* is conveniently located only two miles from **The Highland** and houses a movie theater, restaurants and over 50 retail stores.

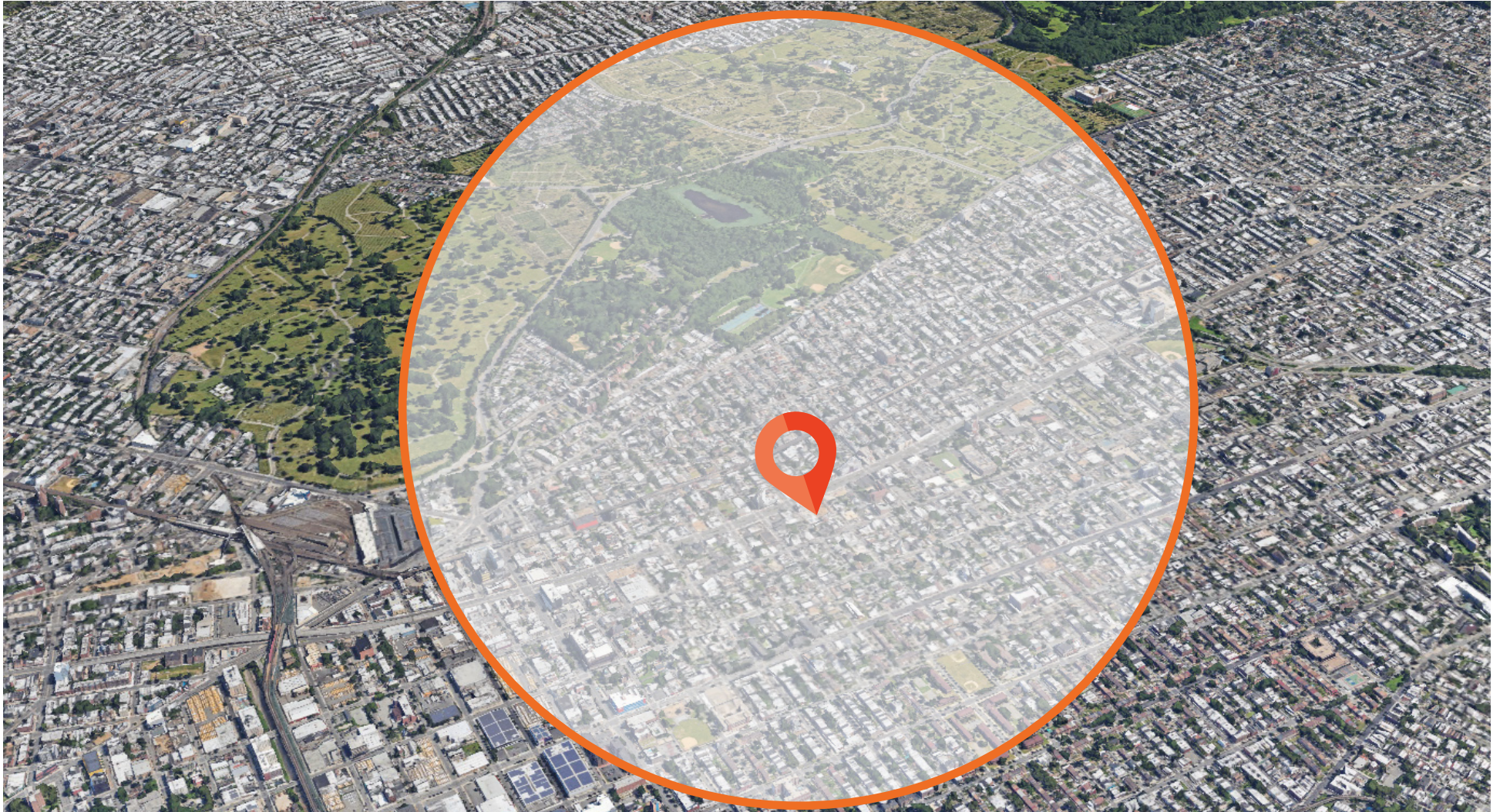
The Highland is located in close proximity to several transportation options including the Long Island Rail Road Station as well as the J and Z at Van Siclen Ave - Fulton Street, the A and C at Van Siclen Ave - Pitkin Ave, and the J, Z, A, C, and L at Broadway Junction.



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AREA DEMOGRAPHICS (1 MILE RADIUS):

POPULATION - 97,715
AVG. HOUSEHOLD INCOME - \$63,334
NUMBER OF HOUSEHOLDS - 30,096
TOTAL CONSUMER SPENDING - \$677,519,488



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FOR MORE INFORMATION,
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