

ENTERTAINMENT/GROCERY/RESTAURANT/RETAIL SPACE

980 ATLANTIC AVENUE

Located on the Southwest Corner of Atlantic and Grand Avenues

PROSPECT HEIGHTS

BROOKLYN| NY

Up to
48,145 SF
For Lease

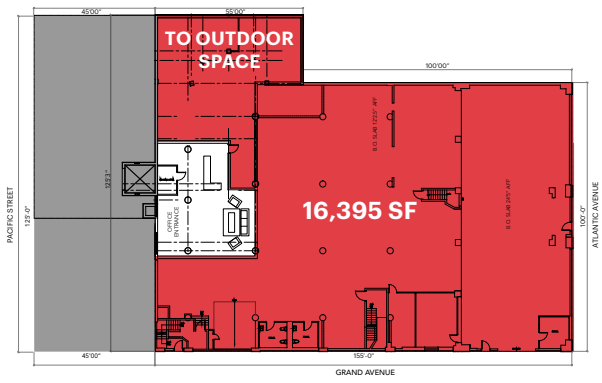


ARTIST'S RENDERING

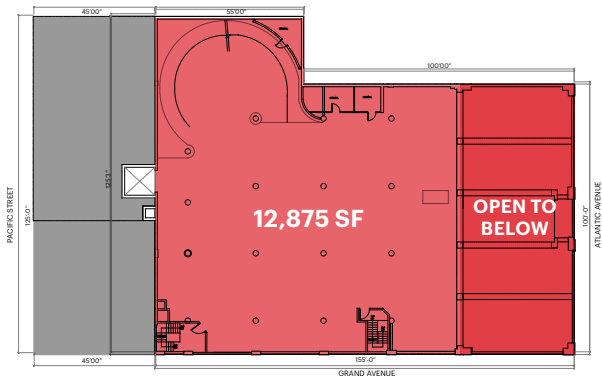
RIPCO
REAL ESTATE

SPACE DETAILS

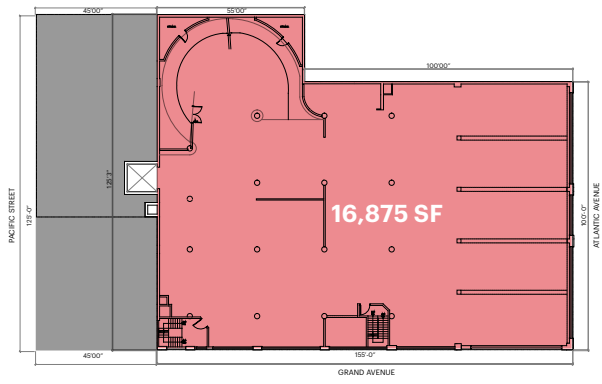
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



LOCATION

Southwest Corner of Atlantic and Grand Avenues

SIZE

Ground Floor	16,395 SF
Second Floor (Mezzanine)	12,875 SF
Third Floor	16,875 SF
Outdoor	Up to 2,000 SF
Total	Up to 48,145 SF

FRONTAGE

Atlantic Avenue (Wraparound)	255 FT
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CEILING HEIGHTS

Ground Floor	Up to 25 FT
Second Floor (Mezzanine)	12 FT 5 IN

STATUS

Formerly Parking Garage

POSSESSION

Immediate

RENT

Upon request

NEIGHBORS



Barclays Center, Atlantic Terminal Mall, Target, McDonalds, Best Buy, Modells, DSW, Guitar Center

COMMENTS

- High ceilings
- Original ornate architectural details
- Up to 2,000 SF of outdoor space
- 2.5 blocks to the subway (C)
- Logical divisions considered
- Creative retail, entertainment, grocery, or restaurant opportunity
- Located in the Prospect Heights neighborhood of Brooklyn on the border of Clinton Hill, and in the middle of the AAMUP up-zoned district, which will allow the development of 4,600 new housing units with new mix-use zoning in place, and public funding for infrastructure and community improvements of 235 million dollars

TRANSPORTATION

2024 Ridership Report

Franklin Avenue		Clinton-Washington Avenue	
Annual	1,288,429	Annual	1,723,708
Weekday	3,853	Weekday	5,323
Weekend	5,565	Weekend	6,752

AREA RETAIL



CONTACT EXCLUSIVE AGENT

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Please visit us at 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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.