

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

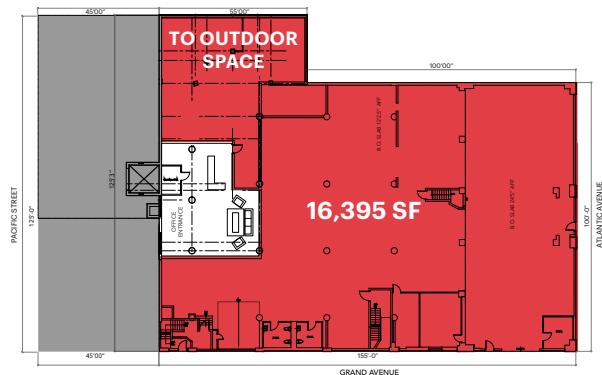


ARTIST'S RENDERING

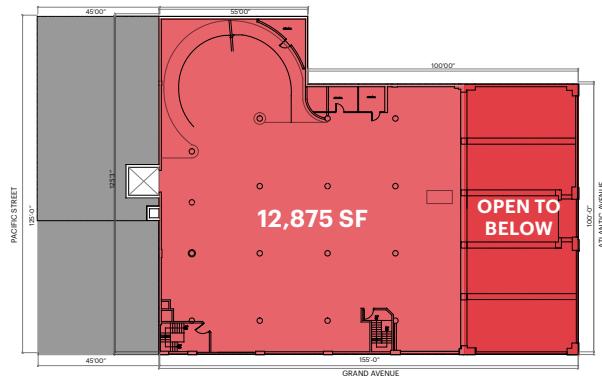
**RIPCO**  
REAL ESTATE

## SPACE DETAILS

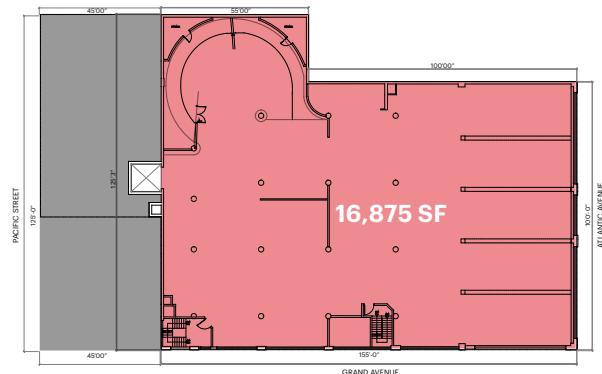
### GROUND FLOOR



### 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	C	S
Annual	1,288,429	
Weekday	3,853	
Weekend	5,565	

Clinton-Washington Avenue	C	S
Annual	1,723,708	
Weekday	5,323	
Weekend	6,752	

## AREA RETAIL



## **CONTACT EXCLUSIVE AGENT**

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# RIPCO

REAL ESTATE

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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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.