



THE RETAIL AT

33 4TH STREET

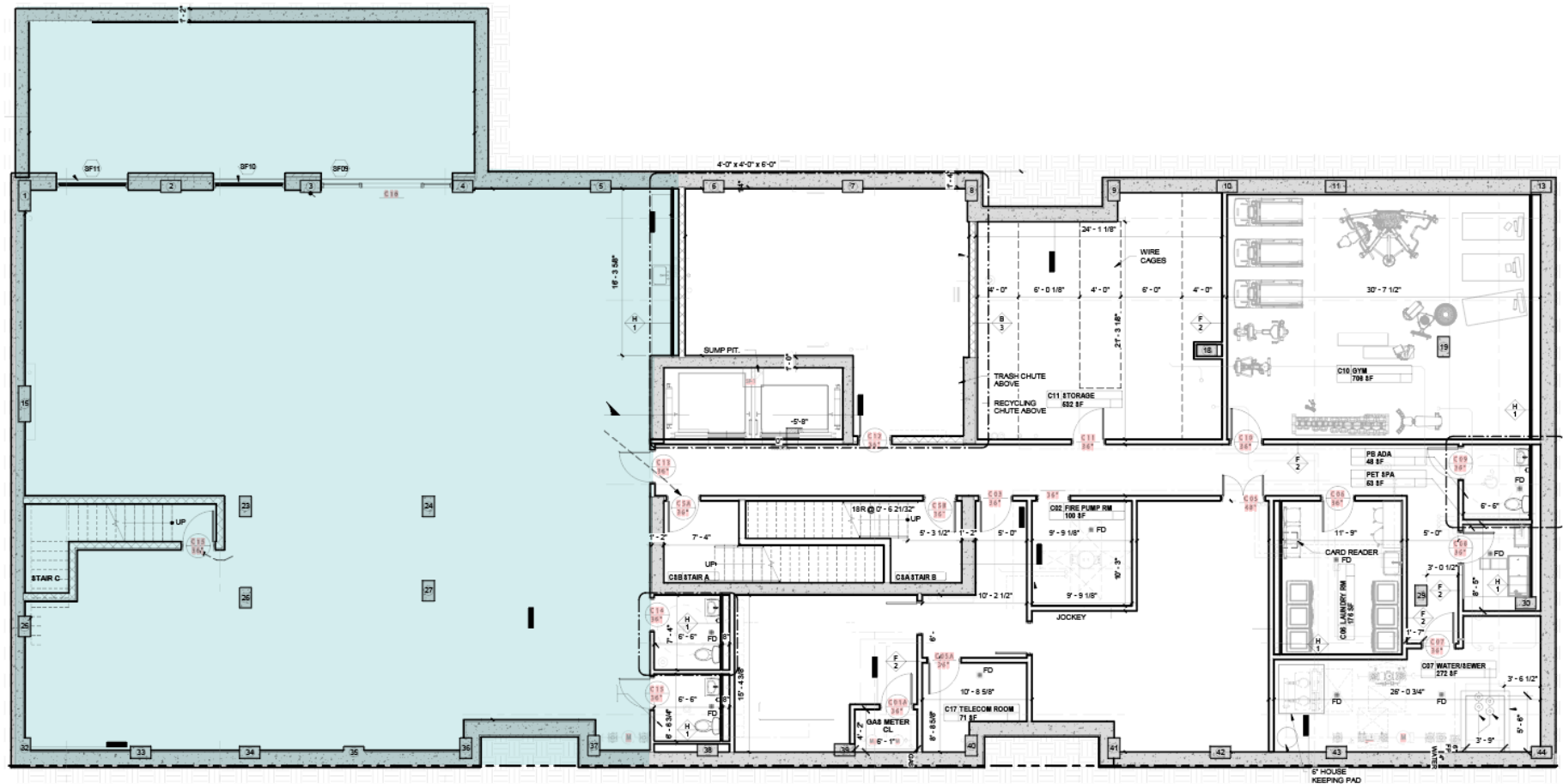
CARROLL GARDENS, BROOKLYN 11231

SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
GROUND FLOOR	3,200 SF	DESCRIPTION 33 4th Street offers a rare opportunity for a large, versatile community facility at the crossroads of Carroll Gardens and Gowanus. Located on the building’s lower level, the space features a private outdoor space, two restrooms, open layout, and modern infrastructure—ideal for medical, educational, cultural, nonprofit, or wellness uses. With proximity to the Smith–9th Street and Carroll Street subways, plus the vibrant retail corridors of Smith and Court Streets, the property provides easy access, strong visibility, and a growing local audience. Flexible and spacious, it’s well-suited for operators seeking prime, transit-accessible space in one of Brooklyn’s most dynamic neighborhoods.
AVAILABLE SPACE	Retail/Office	
PROPERTY STATUS	Shell Space	
LOCATION	33 4th Street, Carroll Gardens	
LOT SQFT	15,578 SF	
CEILING HEIGHT	9 FT	HIGHLIGHTS - Outdoor space - Private Entrance - Two Finished Bathrooms - Open Layout
ZONING	R6A / M1-4	
OCCUPANCY	Immediate	
ASKING RENT	\$12,500/mo	

FLOORPLANS & DETAILS

33 4TH STREET



CARROLL GARDENS BROOKLYN 11231

33 4TH STREET

GALLERY



NEIGHBORHOOD DEMOGRAPHICS



112,083

POPULATION
WITHIN 1-MILE
RADIUS



37.9 Years

AVERAGE
POPULATION
AGE



-1.0%

POPULATION
GROWTH
SINCE 2010



\$159,141

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5,657

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.7bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

CARROLL GARDENS BROOKLYN 11231

33 4TH STREET

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

CVS
Whole Foods
Smith Street Organic Grocery
Lucali
City Life Academy
Little Brooklyn PReschool
International School of Brooklyn
P.S. 032 Samuel Mills Sprole School
The Bell House
Frankies 457 Spuntino
Boran
Malai
Aromi
Cafe Spaghetti
Brooklyn Bread Cafe
Black Mountain Wine House
OCKY WAY
Dunkin'
Barely Disfigured
Cafe Luluc

TRANSPORTATION

4 min walk to Carroll Street F & G station (0.2 mi)



7 min walk to Smith-9 Sts F & G station (0.4 mi)



14 min walk to Bergen F & G station (0.6mi)



16 min walk to Union Street D, M, N, R station (0.8 mi)





CONTACT

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