



THE RETAIL AT

1109 FULTON STREET

CLINTON HILL, BROOKLYN 11238

SPACE HIGHLIGHTS

GROUND FLOOR / LOWER LEVEL		2,500 SF
GROUND FLOOR	1,250 SF	DESCRIPTION 1109 Fulton St is 3000 SF of corner retail space split over the first floor and lower level equally. It is currently fully built out as office space, but could easily be converted back into retail space.
LOWER LEVEL	1,250 SF	
LOCATION	Claver Pl & Franklin Ave	
FRONTAGE	29 FT	HIGHLIGHTS <ul style="list-style-type: none">• Corner• Electricity• High Ceilings• Gas• HVAC• New Development• Sprinkler System• Whiteboxed• Space Can Be Vented
ZONING	R6	
OCCUPANCY	Immediate	
ASKING PRICE (GF)	\$8,000/mo	
ASKING PRICE (LL)	\$4,000/mo	
ASKING PRICE (Entire Space)	\$12,000/mo	

CLINTON HILL BROOKLYN

1109 FULTON STREET

GALLERY



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NEIGHBORHOOD DEMOGRAPHICS



705,602

POPULATION
WITHIN 2-MILE
RADIUS



36.10 Yrs

AVERAGE
POPULATION
AGE



1.4%

POPULATION
GROWTH
SINCE 2010



\$106,285

AVERAGE HHI
WITHIN 2-MILE
RADIUS



5,003

TOTAL BUSINESSES
WITHIN 2-MILE
RADIUS



\$2.4 bn

ANNUAL SPENDING
WITHIN 2-MILE
RADIUS

CLINTON HILL BROOKLYN

1109 FULTON STREET

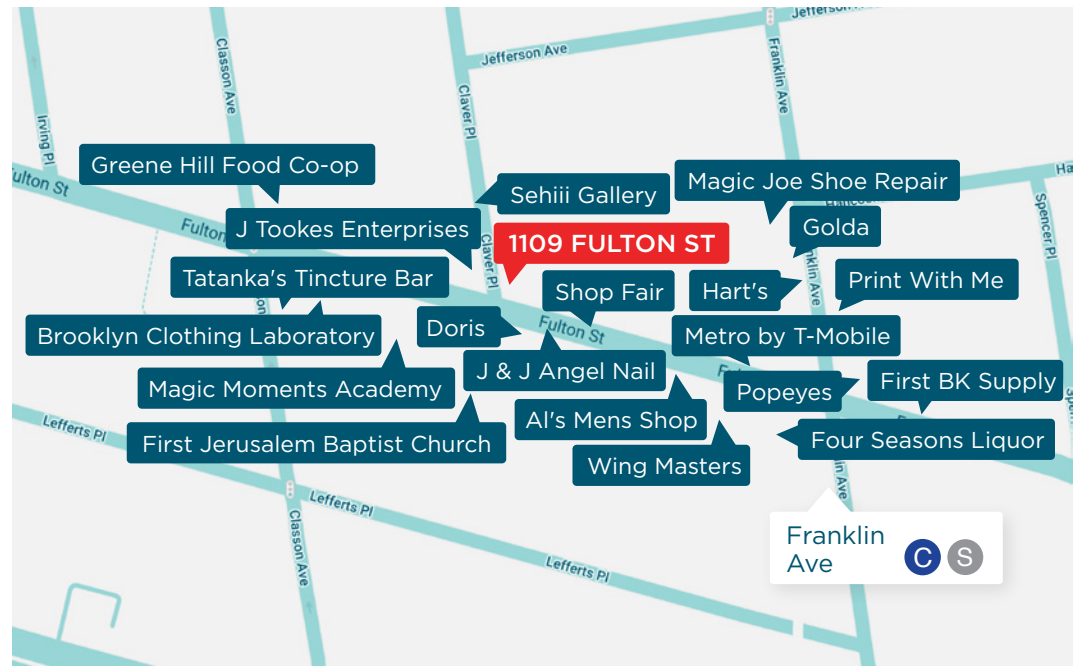
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

J Tookes Enterprises
J & J Angel Nail Inc
Al's Mens Shop Inc.
Doris
Greene Hill Food Co-op
Shop Fair Supermarkets
Four Seasons Liquor Store
Metro by T-Mobile
Hart's
First Brooklyn Supply
Golda
Popeyes Louisiana Kitchen
PrintWithMe Print Kiosk at Daily Press
Magic Moments Academy
Tatanka's Tincture Bar
Magic Joe Shoe Repair
First Jerusalem Baptist Church
Sehiii Gallery
Brooklyn Clothing Laboratory
Wing Masters NYC

TRANSPORTATION

- 2 Min Walk at Franklin Avenue (0.1 mi)
- 9 Min Walk at Nostrand Avenue (0.4 mi)
- 10 Min Walk at Clinton-Washington Avenues (0.5 mi)
- 12 Min Walk at Classon Avenue (0.6 mi)
- 13 Min Walk at Park Place (0.7 mi)





CONTACT

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