



THE RETAIL AT

450 GRAND AVENUE

Clinton Hill, Brooklyn



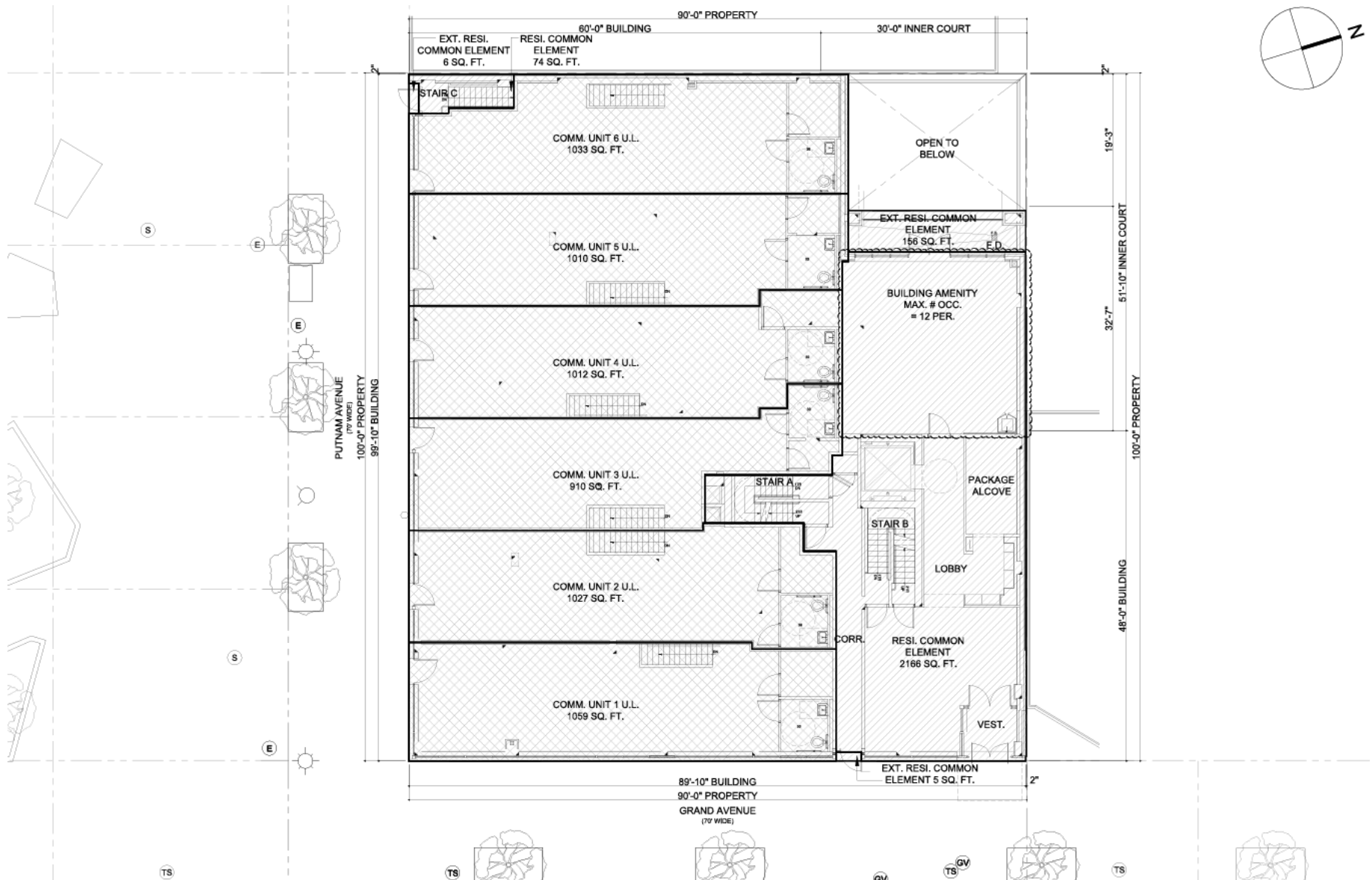
[VIEW ACTIVE LISTING](#)

SPACE HIGHLIGHTS

SPACE		GROUND FLOOR SPACE + STORAGE	
AVAILABLE SPACE		6,087 SF	DESCRIPTION Brand-new mixed-use development with six 1,000 SF Retail spaces--totaling 6,000 SF--each equipped with black-iron venting & HVAC, is white-boxed, and has storage. Located in Brooklyn's Clinton Hill neighborhood, just off Fulton Street on Grand Avenue overlooking Putnam Triangle, less than a mile from Barclay's Center, and conveniently located to a myriad of public transportation options and cultural attractions. HIGHLIGHTS - Vented - HVAC - Basement Storage - Sprinklers - High Foot Traffic (Putnam Triangle) - Whiteboxed
Corner		1,095 SF	
Inline #1		1,027 SF	
Inline #2		910 SF	
Inline #3		1,012 SF	
Inline #4		1,010 SF	
Inline #5		1,033 SF	
PROPERTY TYPE		Retail	
LOCATION		Fulton St	
CEILING HEIGHT		12.17 FT	
FRONTAGE		106 FT	
ZONING		R7A, C2-4	
LOT DIMENSIONS		100' X 60'	
OCCUPANCY		Vacant	
ASKING PRICE		Upon Request	

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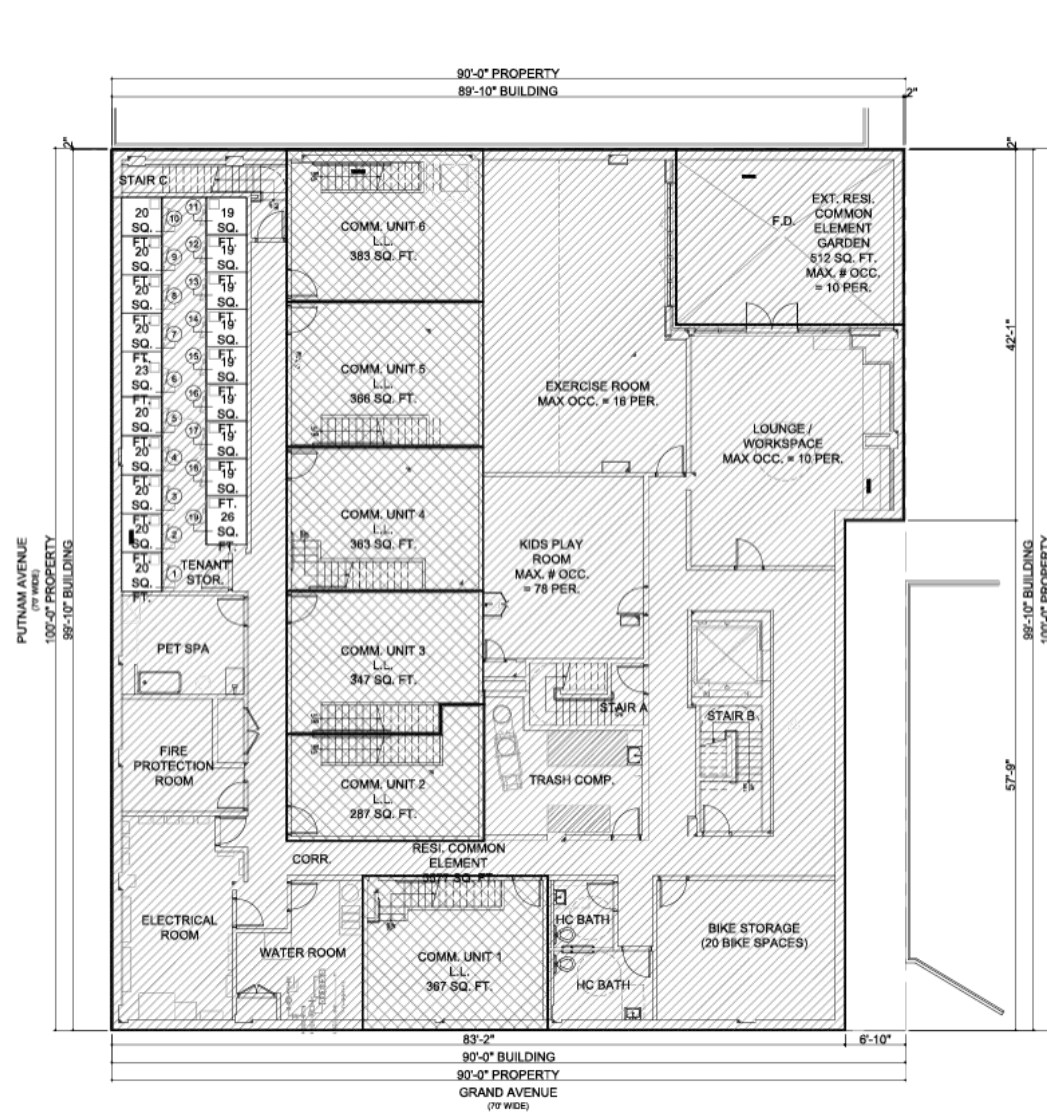
FLOORPLANS - GROUND FLOOR



CLINTON HILL, BROOKLYN

450 GRAND AVENUE

FLOORPLANS - STORAGE



CLINTON HILL, BROOKLYN

GALLERY

450 GRAND AVENUE



CLINTON HILL, BROOKLYN

450 GRAND AVENUE

NEIGHBORHOOD DEMOGRAPHICS



196,070

POPULATION
WITHIN 1-MILE
RADIUS



38 Yrs

AVERAGE
POPULATION
AGE



4.64%

PROJECTED
POPULATION
GROWTH '23-'28



\$101,871

AVERAGE HHI
WITHIN 1-MILE
RADIUS



7509

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

CLINTON HILL, BROOKLYN

450 GRAND AVENUE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Barclays Center
Key Food Supermarkets
Ridgewood Savings Bank
Brooklyn Museum
Sweet Chick
Breuklyn Tequila & Taco bar
Lola & Tots
The Brooklyn Hotel
Shake Shack
L Train Vintage
Chipotle
Neptune Diner II
Best Buy
Blink Fitness
SEED Brklyn
Christopher Wallace Childhood Home /
The Notorious B.I.G.
Clementine Bakery
Mitchell's Soul Food
Ursula Brooklyn
EXR

TRANSPORTATION

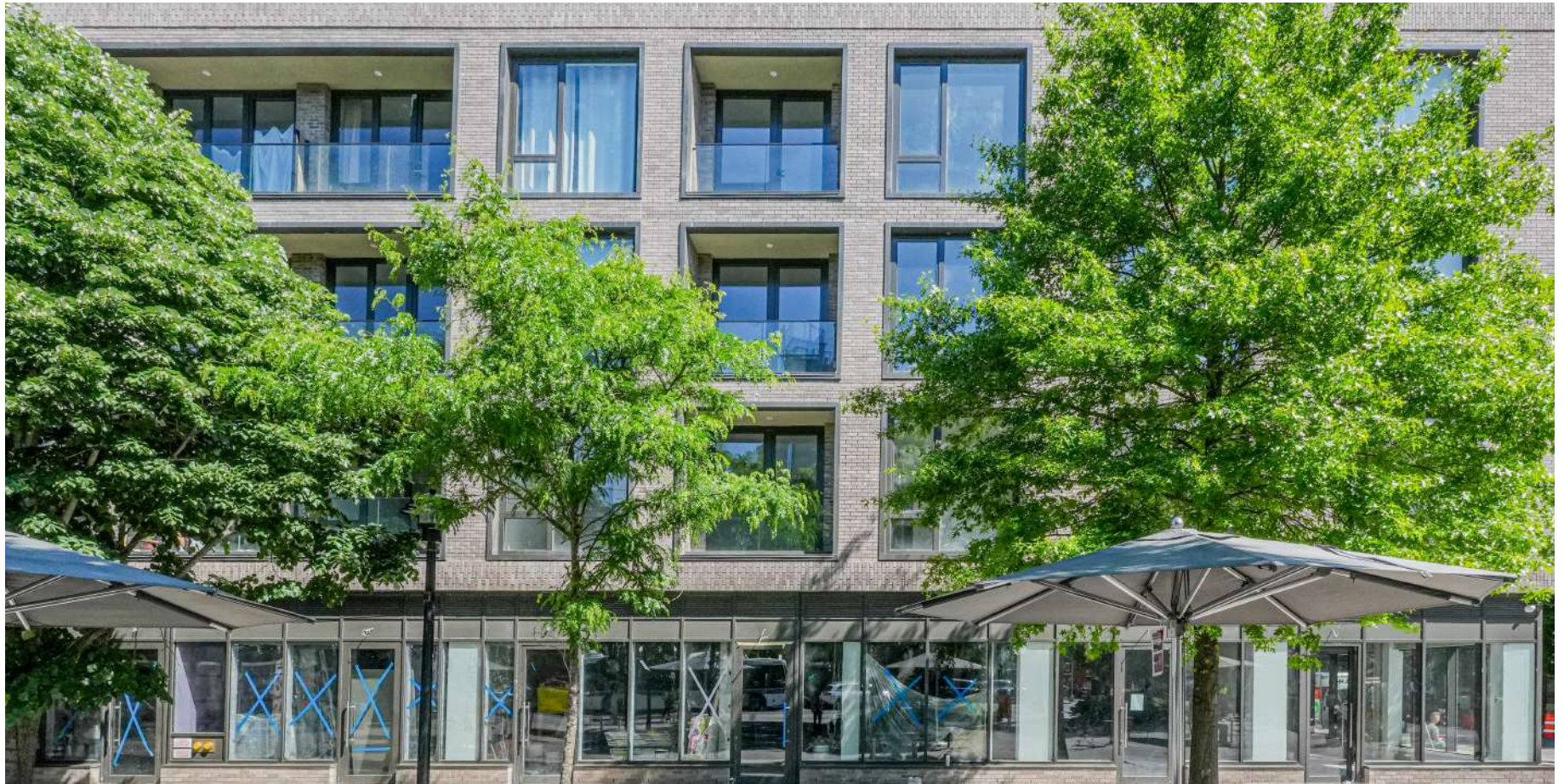
4 Min Walk at Clinton-Washington Avenues (0.2 mi)
7 Min Walk at Franklin Avenue (0.2mi)
10 Min Walk at Clinton-Washington Avenues (0.5 mi)
11 Min Walk at Classon Avenue Transit Stop (0.6 mi)
15 Min Walk at Park Place (0.8 mi)



CLINTON HILL, BROOKLYN

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