



THE RETAIL AT

450 GRAND AVENUE

CLINTON HILL, BROOKLYN



VIEW ACTIVE LISTING

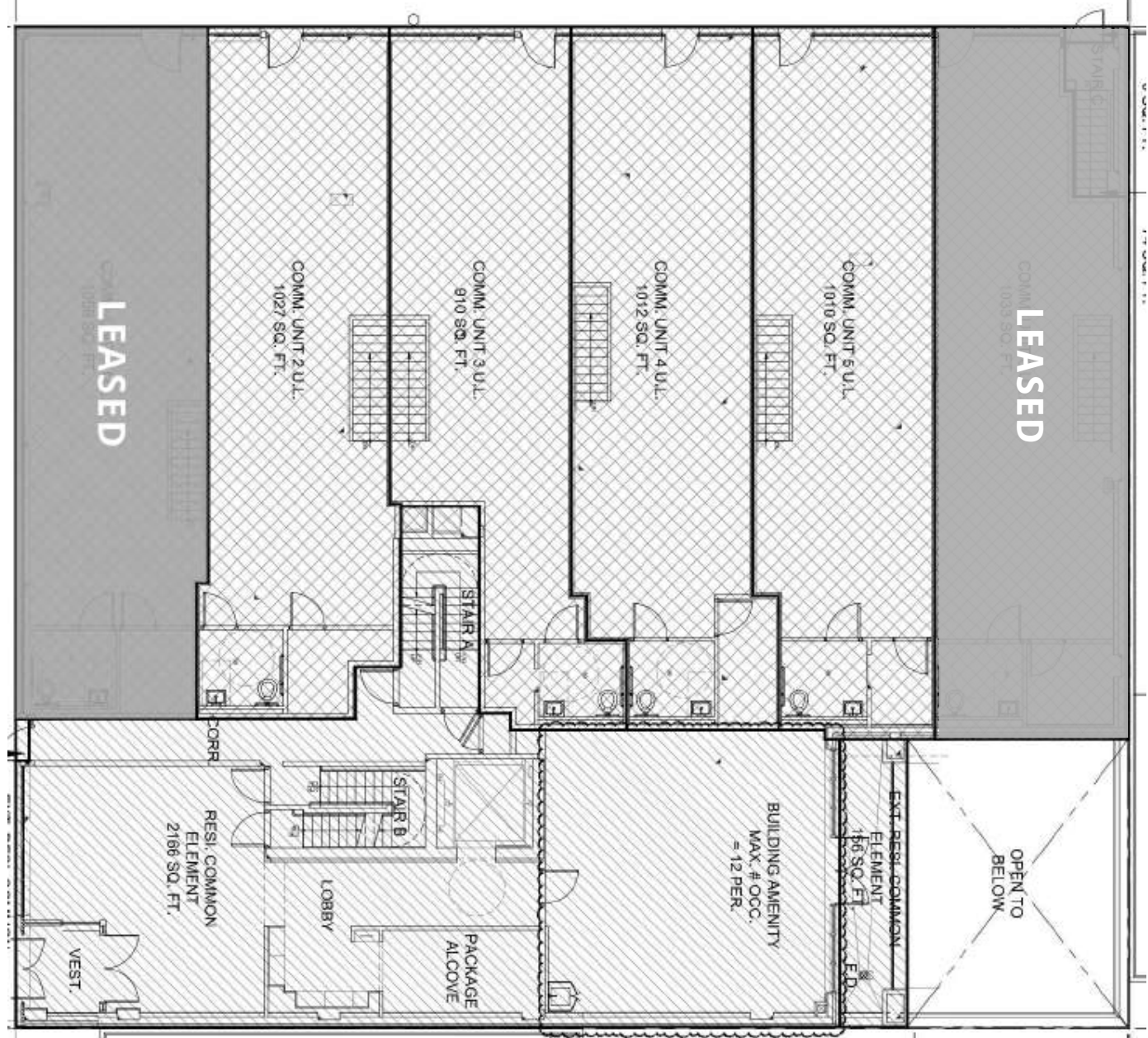
SPACE HIGHLIGHTS

SPACE		GROUND FLOOR SPACE + STORAGE	
AVAILABLE SPACES	4,992 SF	DESCRIPTION Be part of a brand-new mixed-use development in the heart of Clinton Hill, Brooklyn. Four (4) newly built ~1,000 SF retail spaces available, totaling approximately 4,000 SF. Each unit is delivered white-boxed with HVAC, venting, sprinklers, and dedicated basement storage. Positioned just off bustling Fulton Street and overlooking the vibrant Putnam Triangle plaza, 450 Grand Avenue benefits from steady foot traffic and excellent visibility. The location is less than a mile from Barclays Center and surrounded by a rich mix of local businesses, dining, & cultural institutions, with easy access to multiple subway lines.	
Corner	LEASED		
Inline #1	1,027 SF		
Inline #2	910 SF		
Inline #3	1,012 SF		
Inline #4	1,010 SF		
Inline #5	LEASED		
PROPERTY STATUS	Partially Leased		
LOCATION	Fulton St		
CEILING HEIGHT	12.17 FT		
FRONTAGE	106 FT	HIGHLIGHTS <ul style="list-style-type: none">• HVAC Installed• White-boxed Delivery• Sprinkler System• Dedicated Basement Storage• High Foot Traffic from Putnam Triangle• Surrounded by Dense Residential & Retail	
ZONING	R7A, C2-4		
LOT DIMENSIONS	100’ X 60’		
OCCUPANCY	Immediate		
ASKING PRICE	\$63-\$100 PSF		

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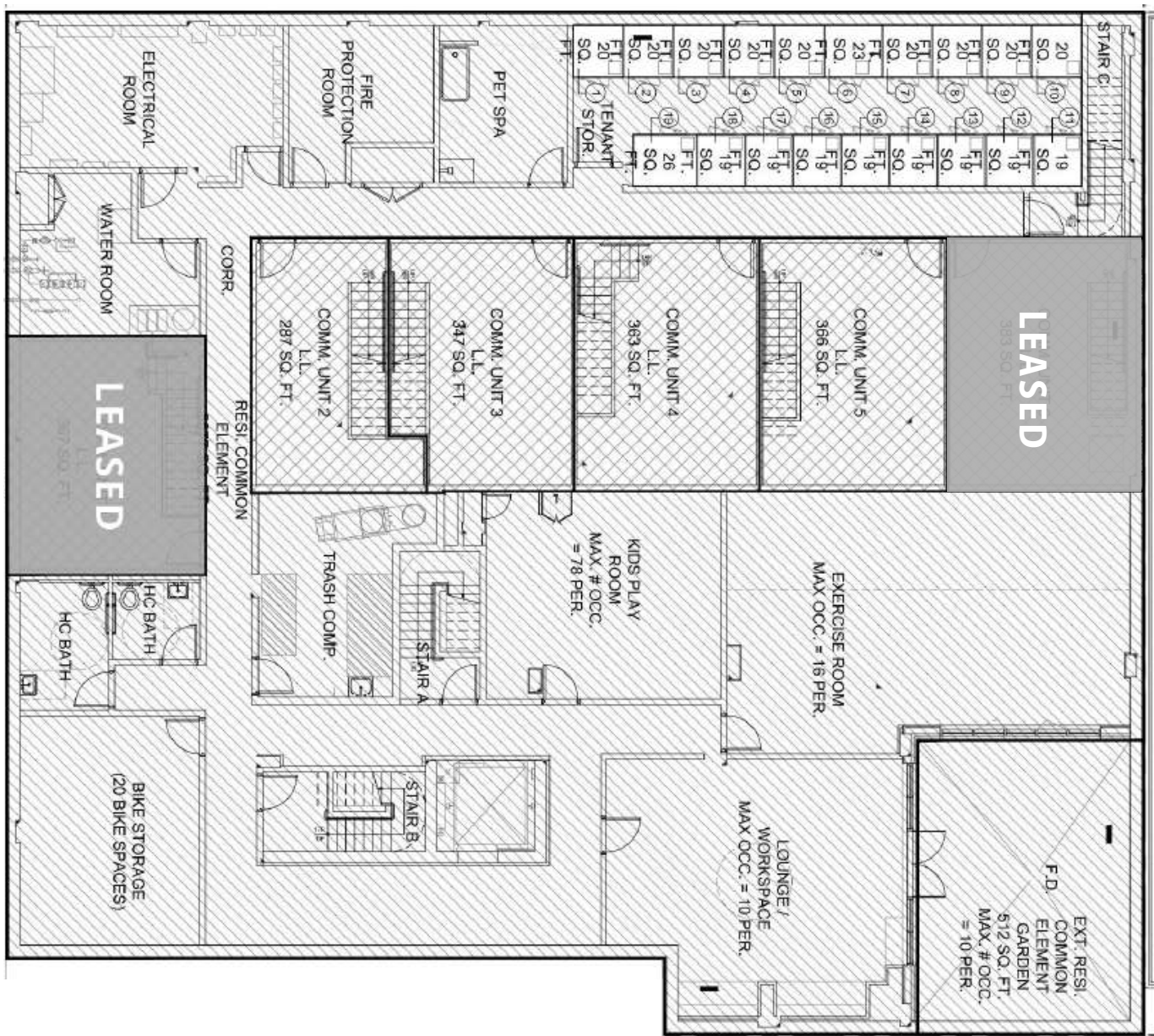
FLOORPLANS - GROUND FLOOR - COMBINED



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FLOORPLANS - STORAGE - COMBINED



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GALLERY



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GALLERY

INLINE #3



INLINE #4



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NEIGHBORHOOD DEMOGRAPHICS



196,070

POPULATION
WITHIN 1-MILE
RADIUS



38 Years

AVERAGE
POPULATION
AGE



4.64%

POPULATION
GROWTH
SINCE 2010



\$101,871

AVERAGE HHI
WITHIN 12-MILE
RADIUS



7,509

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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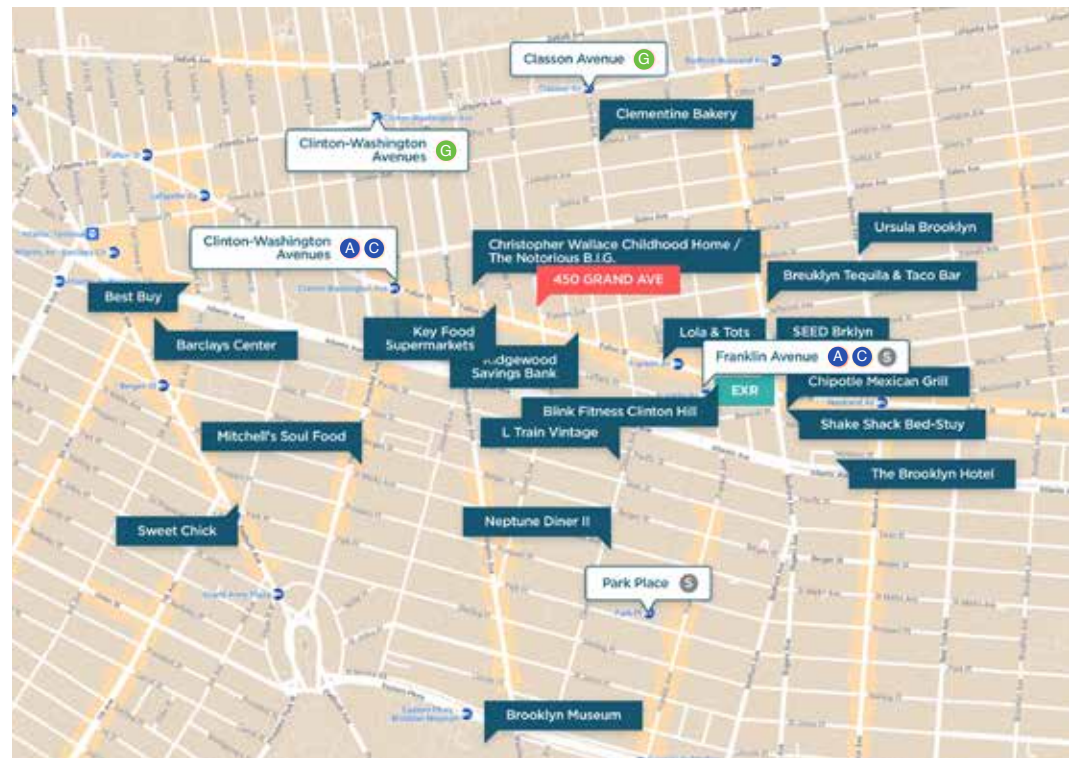
NEIGHBORHOOD & TRANSPORTATION

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)





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