



4 PREMIUM
STOREFRONTS

CAN BE LEASED TOGETHER
OR SEPARATE!

RETAIL SPACE FOR LEASE

1079 Fulton St

CLINTON HILL, BROOKLYN



3d Video Tour

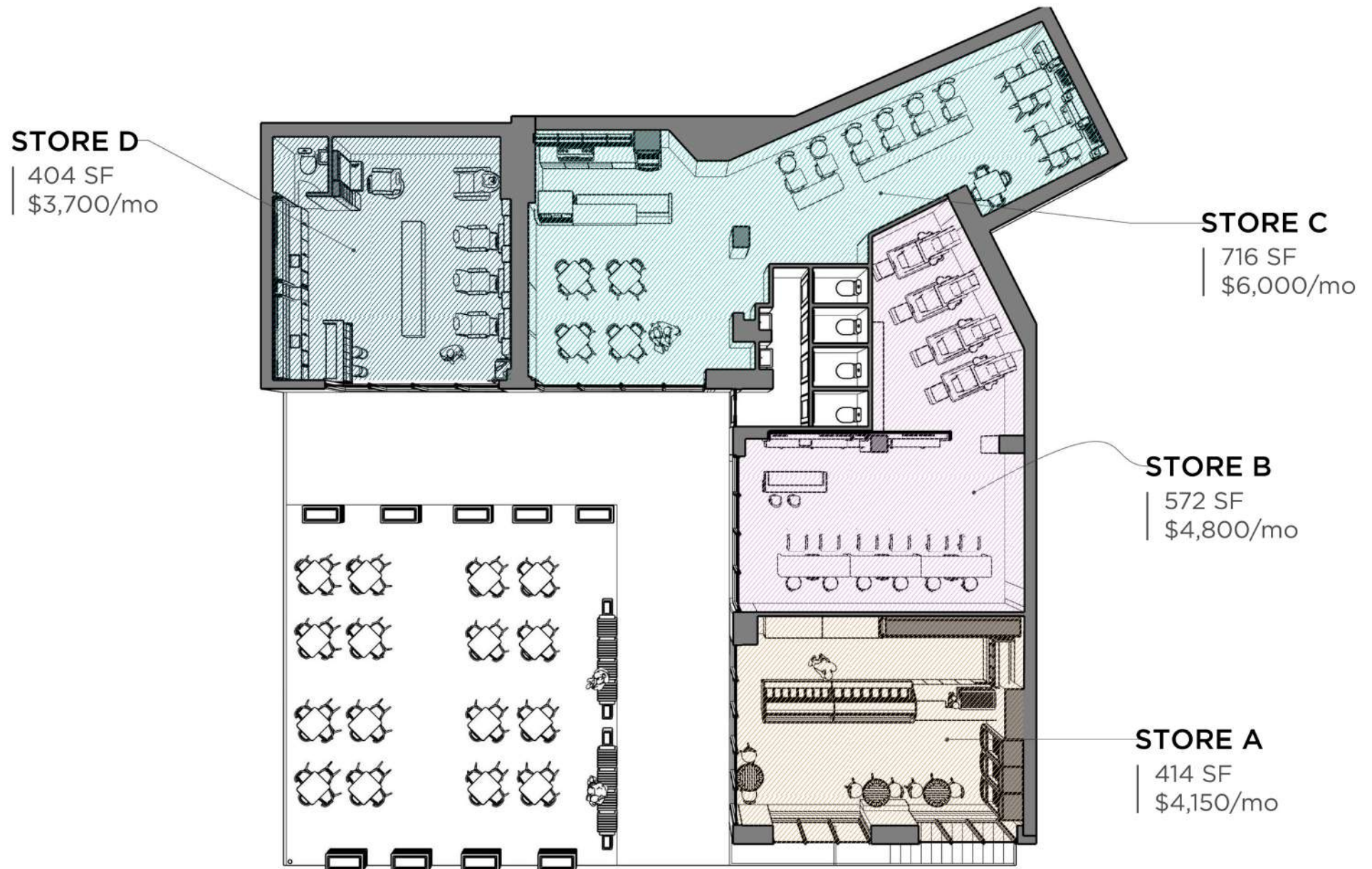


Video Tour

SPACE HIGHLIGHTS

FOUR GROUND FLOOR RETAIL SPACES		DESCRIPTION Welcome to The Shops & Promenade at 1079 Fulton Street--located just 1 mile East of Barclays Center--where there is 2,106 SF of Retail space available for lease, can be divided into four (4) separate spaces, which range from 404 to 716 SF, with the key feature being a shared outdoor area (not very common in central Brooklyn) where the possibilities are limitless! Ideal for an ice cream shop, nail salon, coffee shop, and hair salon, but other uses will be considered.
TOTAL AVAILABLE	2,106 SF + OUTDOOR	
STORE A	414 SF \$4,150/mo	
STORE B	572 SF \$4,800/mo	
STORE C	716 SF \$6,000/mo	
STORE D	404 SF \$3,700/mo	
LOCATION	Fulton Ave & Classon Ave	
CEILING HEIGHT	8'	
FRONTAGE	100'	HIGHLIGHTS - Outdoor Promenade - Shared Restrooms - Can be leased together or separate - HVAC
ZONING	R7A, C2-4	
LOT DIMENSIONS	60' x 40'	
OCCUPANCY STATUS	New Construction	
Asking Price	\$4,140 - \$6,000	

FLOORPLAN



GALLERY



GALLERY



NEIGHBORHOOD DEMOGRAPHICS



704,321

POPULATION (2024)
WITHIN 2-MILE
RADIUS



671,303

POPULATION (2029)
WITHIN 2-MILE
RADIUS



35.4 Yrs

AVERAGE
POPULATION
AGE



(-0.9%)%

PROJECTED
POPULATION
GROWTH '20-'24



\$113,627

AVERAGE HHI
WITHIN 2-MILE
RADIUS



27,942

TOTAL BUSINESSES
WITHIN 2-MILE
RADIUS



\$ 2.4 bn

F&B ANNUAL SPENDING
WITHIN 2-MILE
RADIUS



\$ 8.1 bn

ANNUAL SPENDING
WITHIN 2-MILE
RADIUS

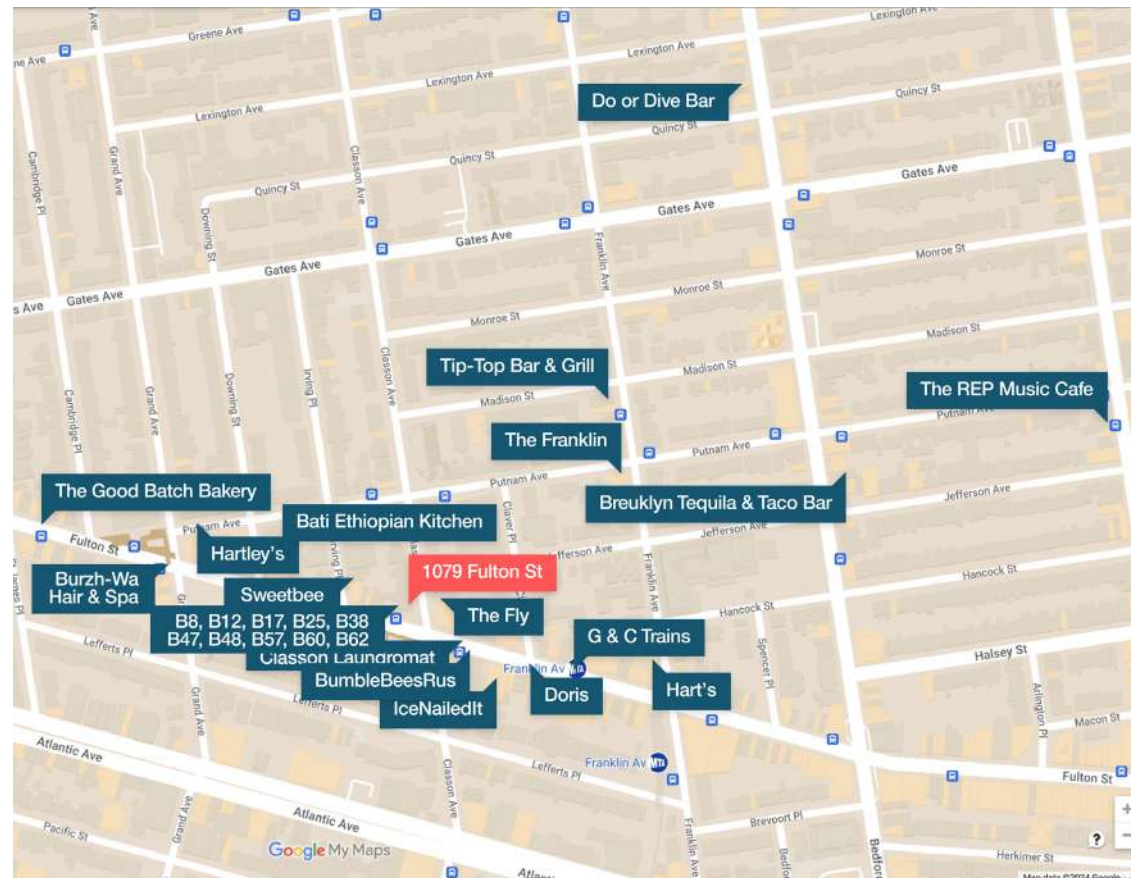
NEIGHBORHOOD & TRANSPORTATION

Neighborhood Tenants

- Do or Dive Bar
- Bati Ethiopian Kitchen
- Sweetbee
- Hartley's
- The Good Batch Bakery
- Tip-Top Bar & Grill
- The Franklin
- Breuklyn Tequila & Taco Bar
- Hart's
- The Fly
- The REP Music Cafe
- Doris
- Art Cafe + Bar
- G & C Trains
- B8, B12, B17, B25, B38, B47, B48, B57, B60, B62
- Classon Laundromat
- BumbleBeesRus
- IceNailedit
- Burzh-Wa Hair & Spa

Transportation

- 4 Min Walk at Franklin Av Station (0.19 mi)
- 9 Min Walk at Nostrand Av Station (0.46 mi)
- 9 Min Walk at Classon Av Station (0.48 mi)
- 10 Min Walk at Park Pl Station (0.5 mi)
- 11 Min Walk at Clinton - Washington Aves Station (0.59 mi)



CONTACT



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