FULTON STREET

FORT GREENE | CLINTON HILL, BROOKLYN

Join Fitness Factory – 18,000 SF full service gym.

Also, Honey Nails and Hungry Ghost/Sweet Polly (currently under construction).

AT THE CENTER OF IT ALL

Opportunity Highlights

- All uses considered; divisions as small as 1,562 SF
- Opportunities for larger anchors and smaller locals to gain great exposure on main retail corridor of Fort Greene, Clinton Hill, Prospect Heights, Bedford-Stuyvesant and Prospect Park
- Over 6,000 residential units coming to market between now and 2024*: 810 Fulton Street, 840 Fulton Street, 976 Fulton Street, 500 Waverly Place, 555 Waverly Place, Pacific Park Development, 925 Atlantic Avenue, 82 Fulton Street
- Adjacent to 470 Vanderbilt Avenue, home to a 650,000-SF office complex

RETAIL SPACE

810 Fulton Street, located at the base of a 363-unit, luxury residential building, is conveniently situated at the intersection of Fort Greene, Clinton Hill, Prospect Heights, and Bedford-Stuyvesant, along the bustling retail corridor on Fulton Street.

FLOOR PLANS.

LOCATION
Southwest corner of Fulton Street and Vanderbilt Avenue

SIZE
Ground Floor: 1,000 SF – Up to 4,553 SF*
**Divisible*

FRONTAGE
Fulton Street: 105 FT 2 IN
Vanderbilt Avenue: 86 FT 10 IN
Clermont Avenue: 120 FT 1IN

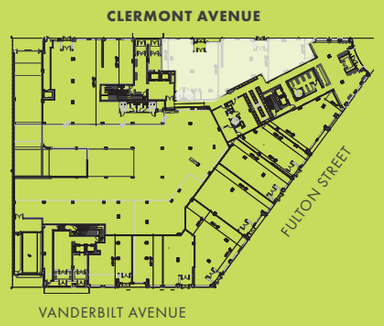
TAXES
Pro-rata share of increases over a base year

POSSESSION
Immediate

STATUS
Currently new construction

NEIGHBORS
Emily, Sisters, Baby Jane, Belli Osteria, Hanson Dry, Olmsted, Otway, Bergen Bagels, White Tiger, Hops Hill, Aita, Olea, Meckelburg's, Locanda Vini e Olii, Smoking Monkey, Chuko Ramen, Alta Calidad, The Vanderbilt, Ample Hills Creamery

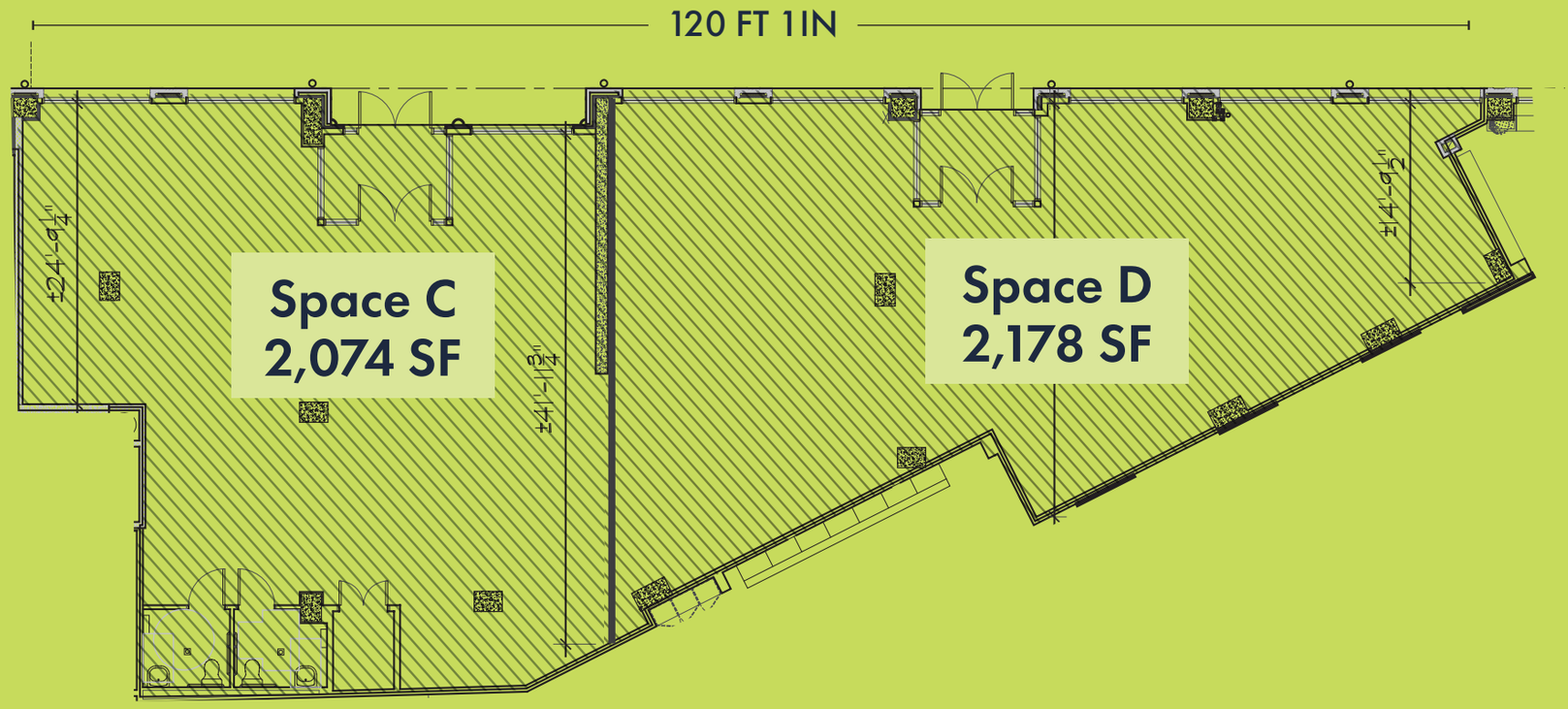
KEY PLAN



CLERMONT AVENUE

Total Space: 4,252 SF*

(*Divisible)



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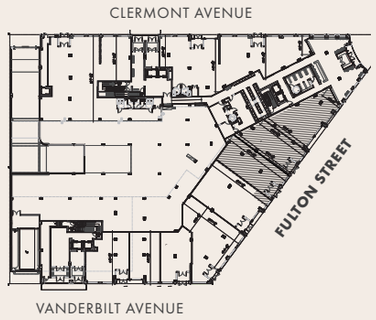
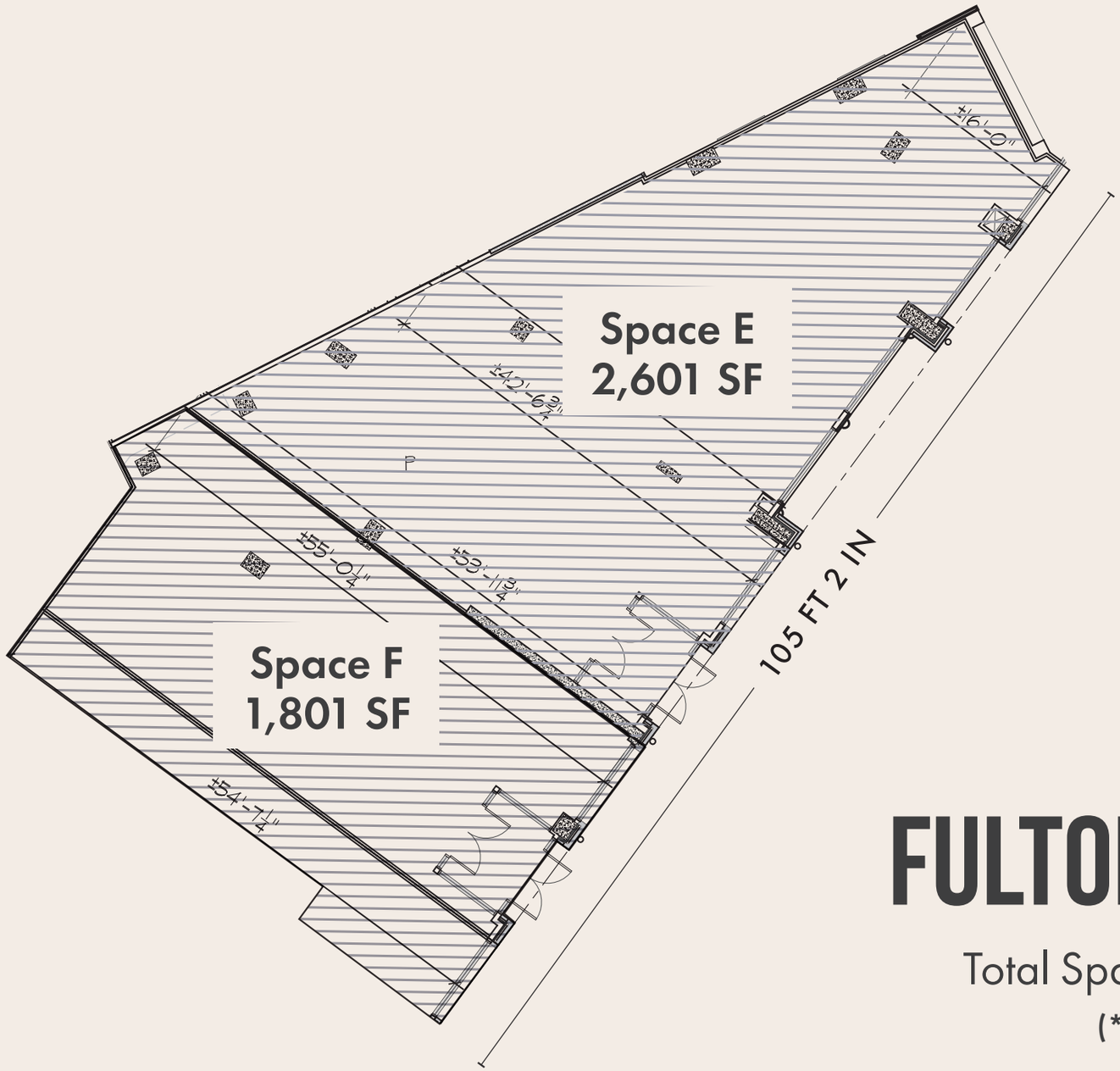


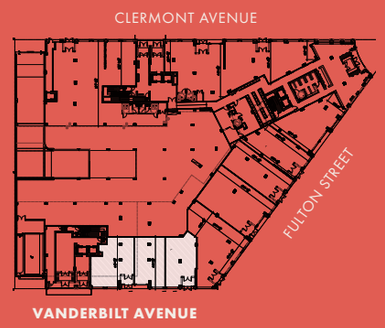


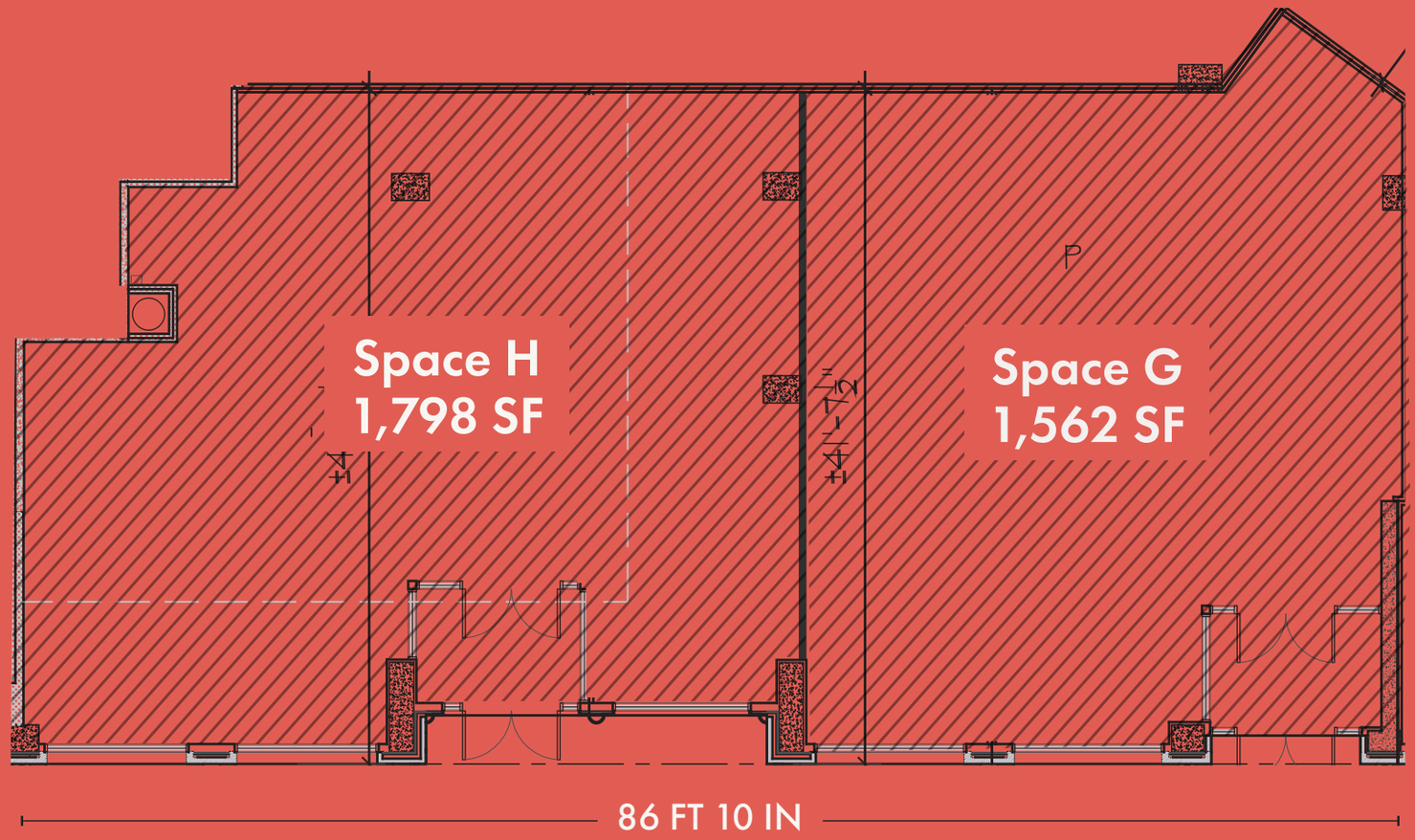
FULTON STREET

Total Space: 4,402 SF*

(*Divisible)

KEY PLAN





VANDERBILT AVENUE

Total Space: 3,360 SF

A Closer Look

EXIT

Live

Art + Culture

Play

Shop

Dine

LOCATION

The Fort Greene and Clinton Hill bustling retail corridor on Fulton Street is the ideal location for retailers and shoppers. Area drivers in this family-friendly neighborhood like Hungry Ghost Coffee, Barclays Center, Apple Store, BAM and Whole Foods add to the daytime high foot traffic around this site.

Leased Co-Tenants | Area Retailers and Tenants | Residential | (VPD) Vehicles Per Day

2021 AREA DRIVERS MAP AND DEMOGRAPHICS

Within 1/2 Mile From Site

21K
TOTAL HOUSEHOLDS

42K
TOTAL POPULATION

$1.8B
TOTAL ANNUAL CONSUMER EXPENDITURE

30K
DAYTIME POPULATION

$162K
MEDIAN HOUSEHOLD INCOME

FULTON STREET

FORT GREENE | CLINTON HILL, BROOKLYN

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