

FULTON

FORT GREENE | CLINTON HILL, BROOKLYN

Located at the Southwest Corner of
Fulton Street and Vanderbilt Avenue.

Join Co-Tenants Honey Nails, Hungry
Ghost and Bar Francis NYC.

RIPCO
REAL ESTATE



FLOOR PLANS

GROUND FLOOR

Space B: 18,000 SF
 Space C: 2,074 SF
 Space D: 2,178 SF
 Space E: 2,601 SF
 Space F: 1,801 SF

(All adjacent spaces can be combined)

TAXES

Pro-rata share of increases over a base year

POSSESSION

Immediate

STATUS

Currently new construction

FRONTAGES

Clermont Avenue:

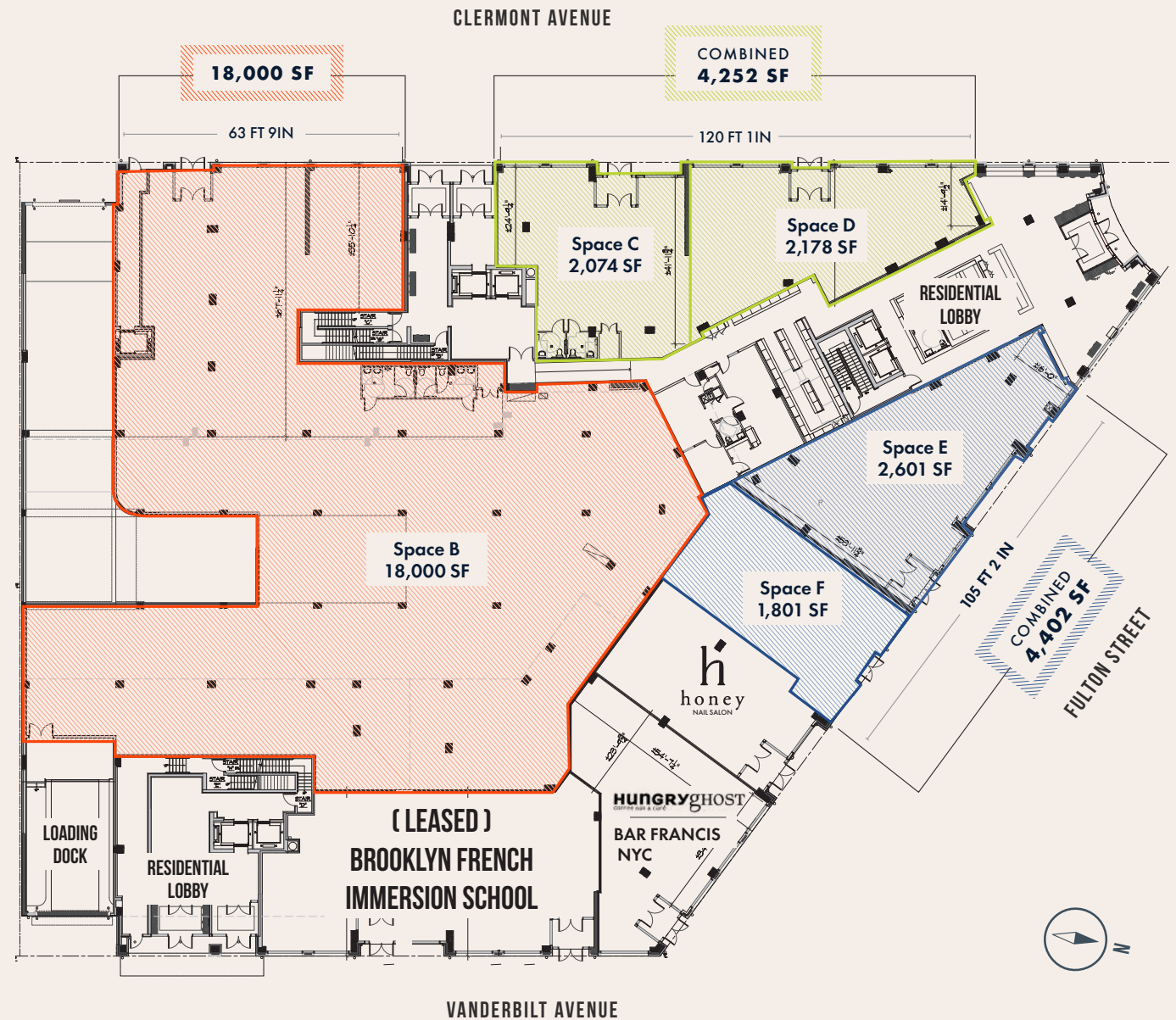
Space B: 63 FT 9 IN
 Spaces C + D: Up to 120 FT 11 IN

Fulton Street:

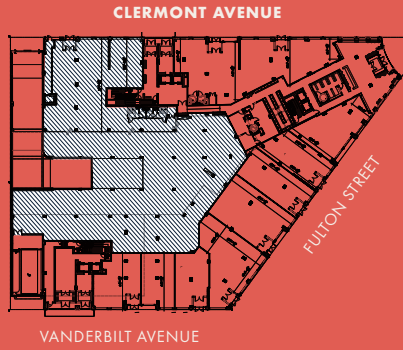
Spaces E + F: Up to 105 FT 2 IN

NEIGHBORS

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

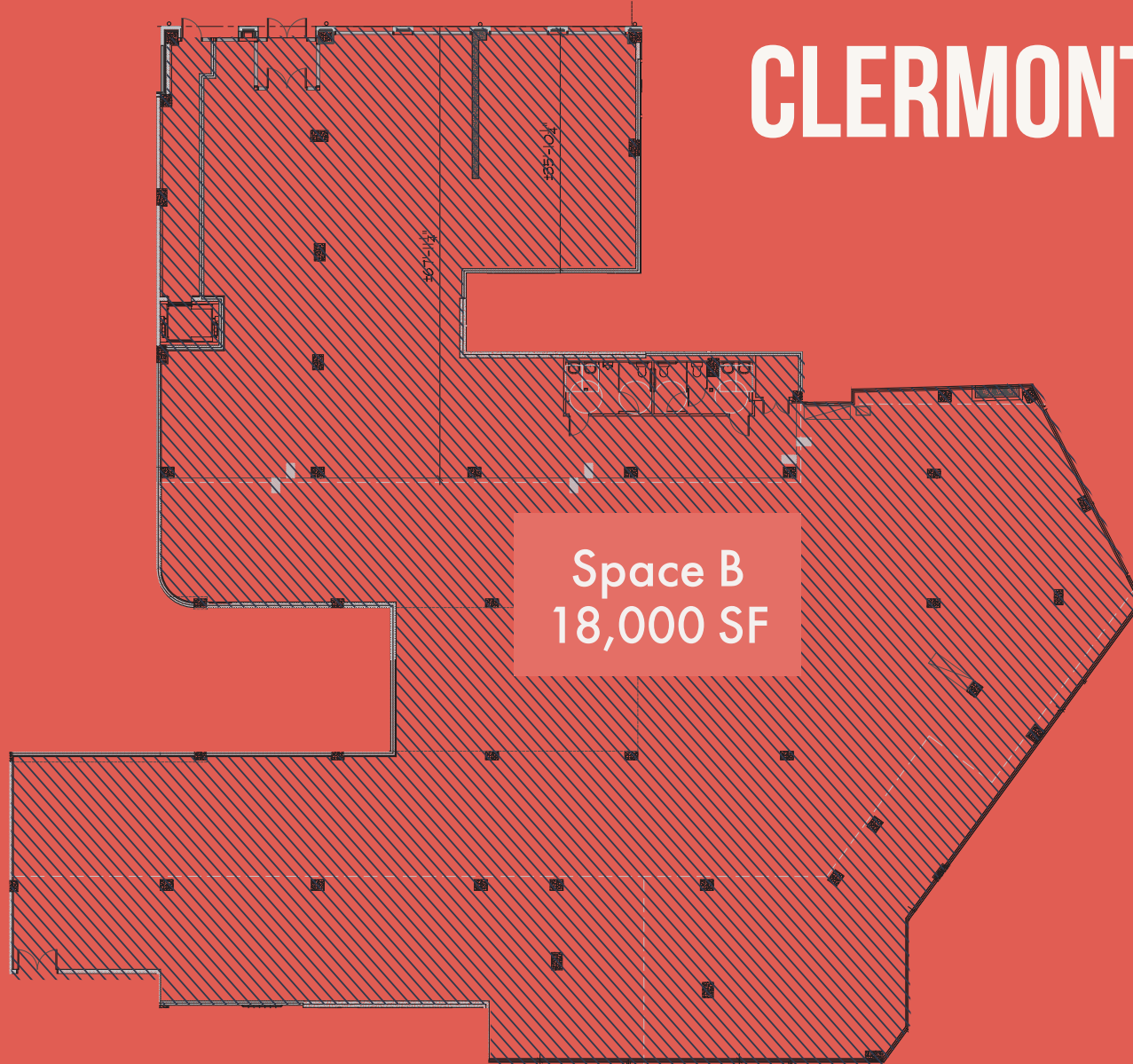


KEY PLAN



CLERMONT AVENUE

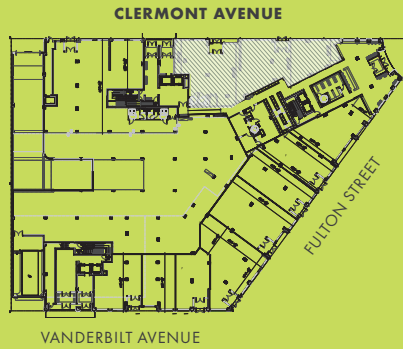
63 FT 9 IN



CLERMONT AVENUE

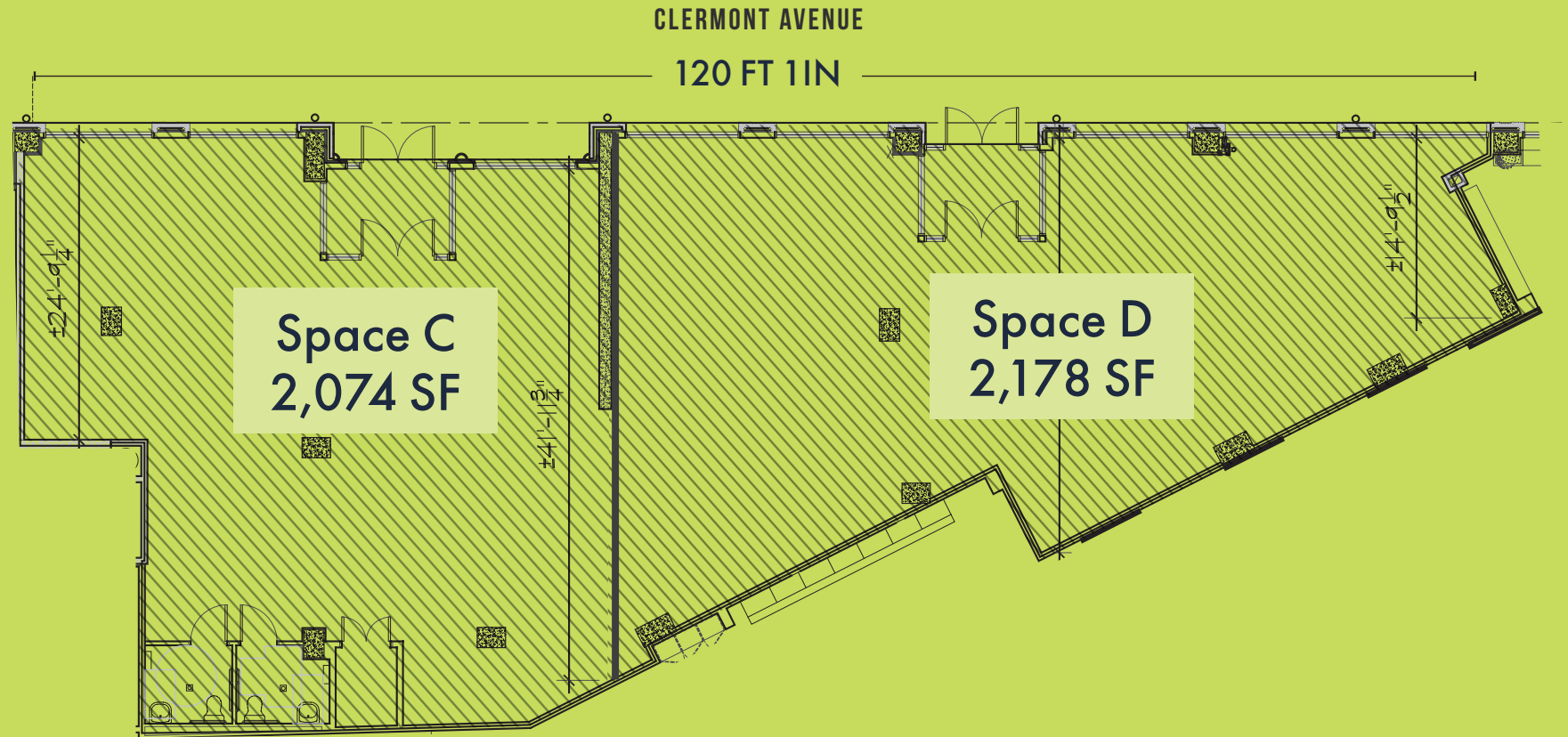
Space B
18,000 SF

KEY PLAN

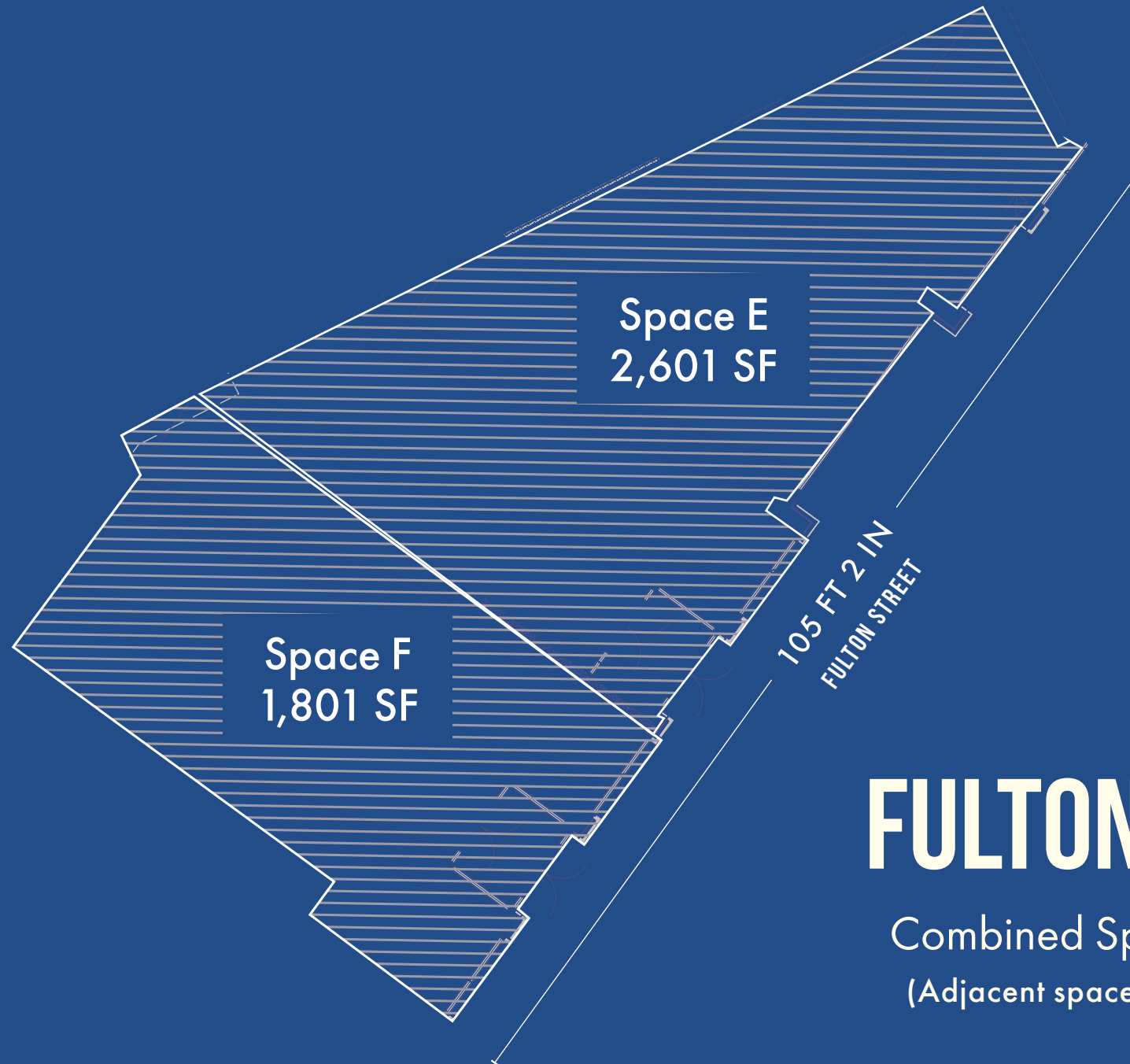
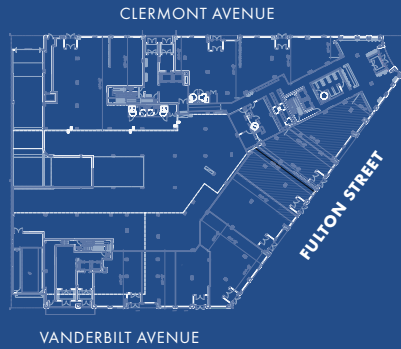


CLERMONT AVENUE

Combined Spaces: 4,252 SF
(Adjacent spaces can be combined)



KEY PLAN



FULTON STREET

Combined Spaces: 4,402 SF
(Adjacent spaces can be combined)

INTERIOR & CO-TENANTS



■ Leased Co-Tenants
 ■ Area Retailers and Tenants
 ■ Residential
 VPD Vehicles Per Day



21K

TOTAL HOUSEHOLDS

42K

TOTAL POPULATION

\$1.8B

TOTAL ANNUAL
CONSUMER EXPENDITURE

30K

DAYTIME POPULATION

\$162K

MEDIAN
HOUSEHOLD INCOME

FULTON

FORT GREENE | CLINTON HILL, BROOKLYN

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



ARTIST'S RENDERING