

**RETAIL/RESTAURANT SPACE**

# 535 CARLTON AVENUE

Northeast Corner of Carlton Avenue and Dean Street

**PROSPECT HEIGHTS**

BROOKLYN | NY

**689 SF**

Available for Lease



**RIPCO**  
REAL ESTATE

## SPACE DETAILS

### LOCATION

Northeast Corner of  
Carlton Avenue and Dean Street

### SIZE

Ground Floor 689 SF

### FRONTAGE

Carlton Ave 29 FT 9 IN

### CEILING HEIGHTS

Ground Floor 19 FT 8 IN

### CURRENTLY

New construction

### ASKING RENT

Upon request

### TAXES

TBD

### POSSESSION

Immediate

### ASKING RENT

Negotiable

### NEIGHBORS

BKLYN Clay, James Restaurant, Barclays Center, Industrious, Four & Twenty Blackbirds Pie Counter Bar, Dean Organic Market, A.Mano, and Studio Pilates (coming soon)

### COMMENTS

At the base of 298 residential unit building

Outdoor patio seating available

Two blocks from Atlantic Terminal subway stop with over 11 subway lines and the LIRR

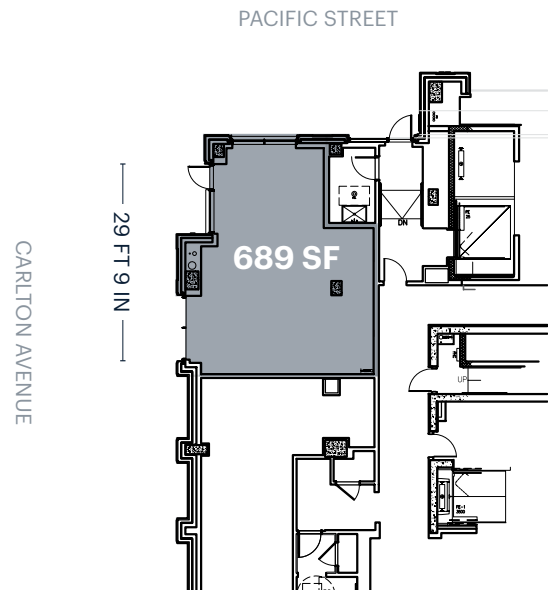
6,000 new residential units coming to immediate area

### TRANSPORTATION

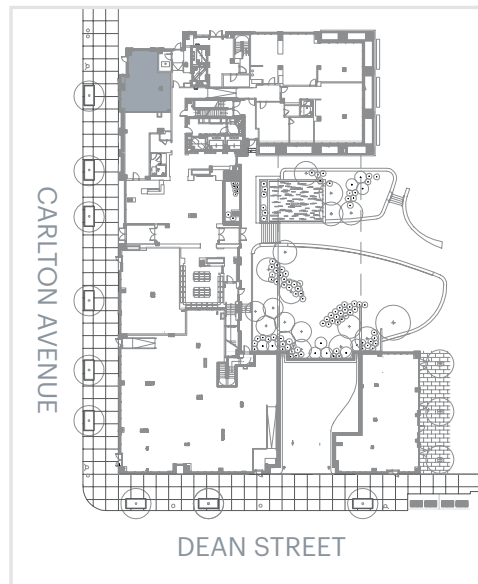
2019 Ridership Report

|   |  |
|---|--|
| <b>Atlantic Avenue/<br/>Barclays Center</b> | <b>B</b> <b>D</b> <b>N</b> <b>Q</b> <b>R</b> |
|   | <b>2</b> <b>3</b> <b>4</b> <b>5</b>          |
|   | Annual 13,939,794                            |
|   | Weekday 43,498                               |
| Weekend 53,013                              |  |

## SPACE A



## KEY PLAN



# AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

**JASON PENNINGTON**  
 jpennington@ripcony.com  
 718.233.6565

**JESSICA HEDRINGTON**  
 jhedrington@ripcony.com  
 718.233.6565

**RIPCO**  
 REAL ESTATE  
 32 Court Street  
 10th Floor  
 Brooklyn, NY 11201  
 718.233.6565

Please visit us at [ripcony.com](http://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.