



472

ATLANTIC AVENUE

BOERUM HILL, BROOKLYN

Over 4,000 SF Of Prime Corner
Retail In One Of The Most Sought
After Neighborhoods In Brooklyn

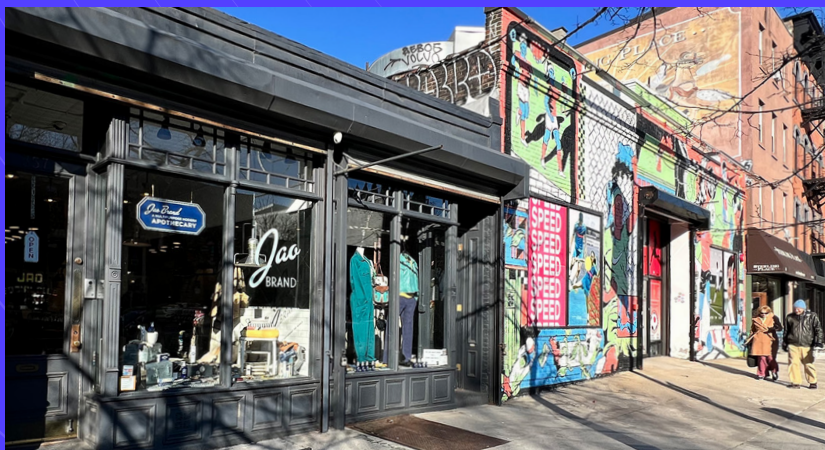
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Prominently located at the corner of Atlantic Avenue and Nevins Streets, within the Boerum Hill neighborhood of Brooklyn. The opportunity benefits from its prime location amidst a bustling retail hub. With its high foot traffic and considerable vehicular count, this site ensures unparalleled visibility and accessibility for businesses looking to thrive.

This location is anchored by The Learning Experience early childhood academy, alongside popular destinations like French Louie and Mia Aesthetics, creating a vibrant mix of commercial vitality and community appeal. Positioned in such a dynamic locale, this retail space offers an enticing opportunity for businesses aiming to establish themselves in one of Brooklyn's most coveted neighborhoods.

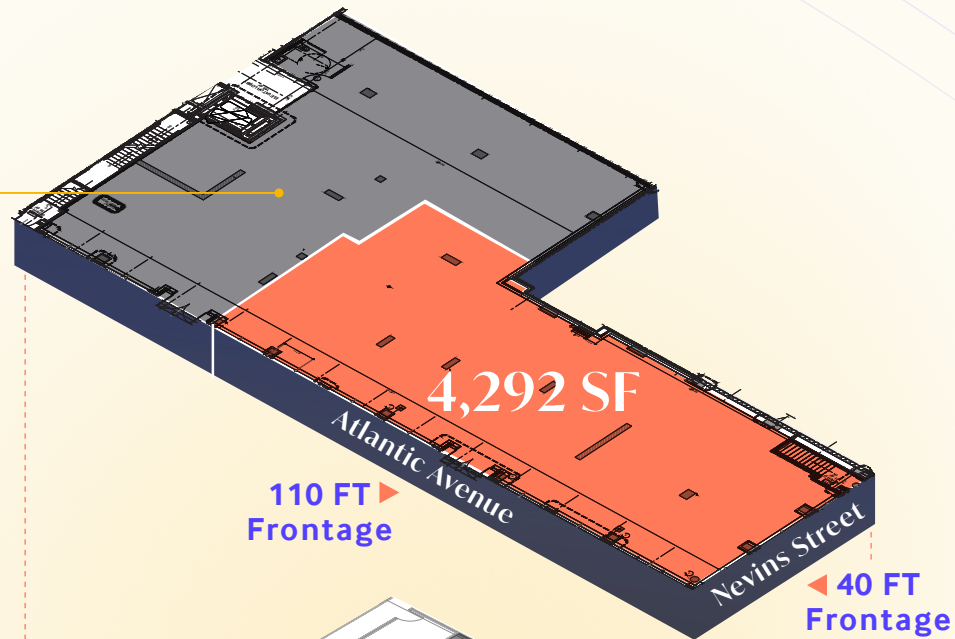
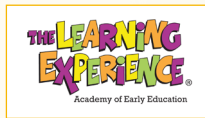


Prime Corner Retail Space

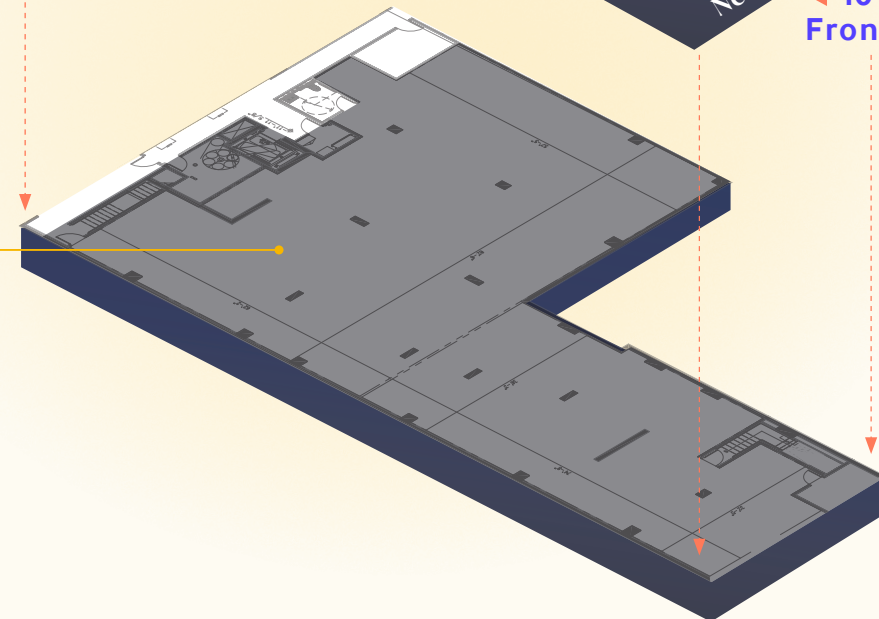
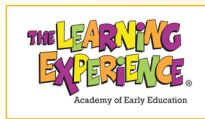


Floor Plans

GROUND FLOOR



LOWER LEVEL



SPACE DETAILS

Location

Southeast corner of Nevins Street and Atlantic Avenue

Size

Ground Floor 4,292 SF

Frontage

Atlantic Avenue 110 FT
Nevins Street 40 FT

Ceiling Height

Ground Floor 15 FT

Asking Rent

Upon request

Possession

Immediate

Neighbors

Building on Bond, Bedouin Tent, Bacchus, Mile End, Grand Army, Ace Hotel, Even Hotel, Tribeca Pediatrics, Barclay's Arena, and Mia Aesthetics

Comments

At base of luxury condo building with 30 units

All uses considered at this premier Atlantic Avenue corner

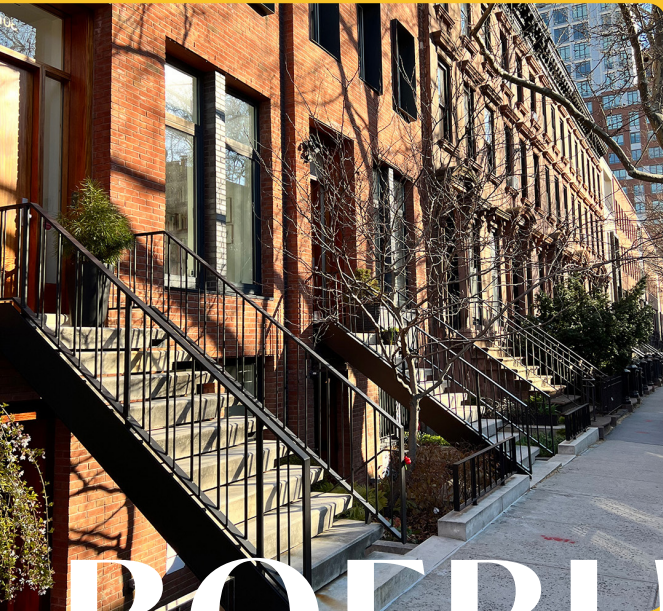
Perfectly situated between Boerum Hill, Downtown Brooklyn, and Barclay's Center

Venting in place

All logical divisions considered



Around Town



The vibrant thoroughfare of Atlantic Avenue seamlessly links prominent hubs of activity, such as Atlantic Terminal Station/ Shopping Center and Barclays Center, to the picturesque and bustling retail scene of Boerum Hill.



BOERUM HILL



POPULATION

47K



DAYTIME POPULATION

61K



CONSUMER RETAIL SPENDING

\$1.1B

AREA DEMOS

WITHIN 1/2 MILE FROM SITE



AVG HH INCOME

\$191K



FOOD AWAY FROM HOME

\$290M



NUMBER OF HOUSEHOLDS

24K

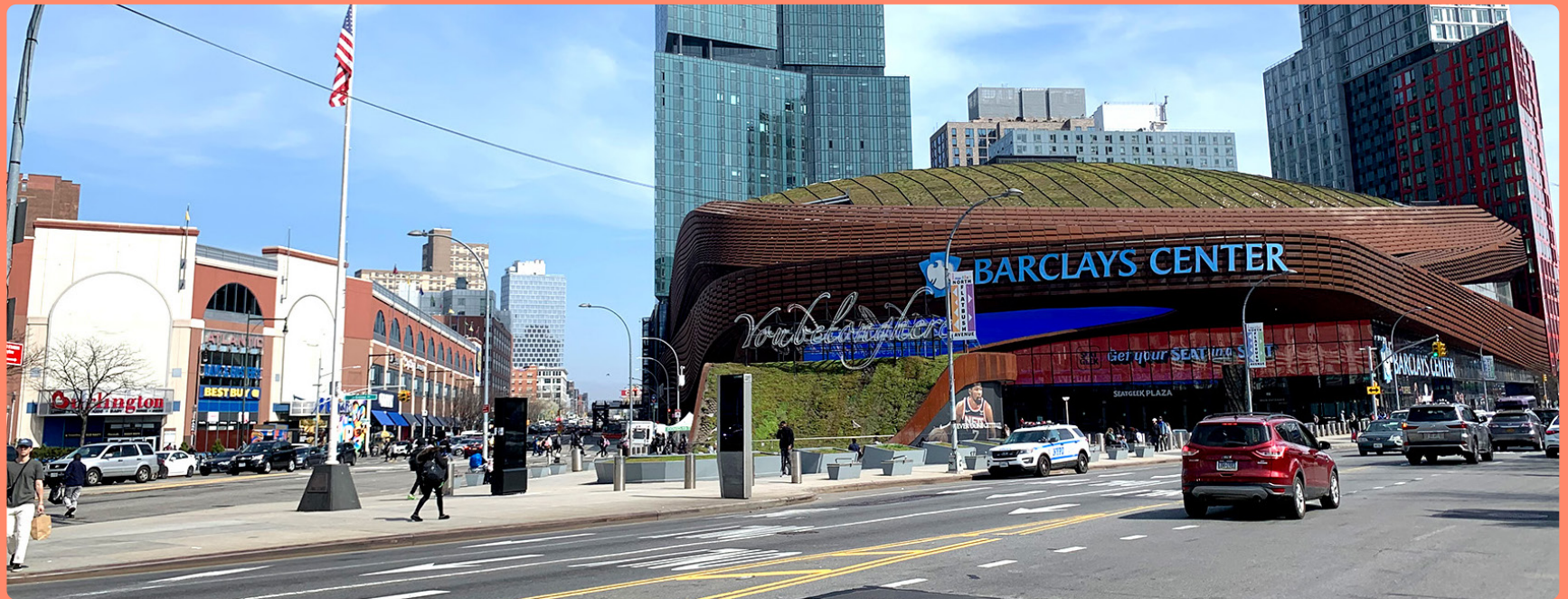


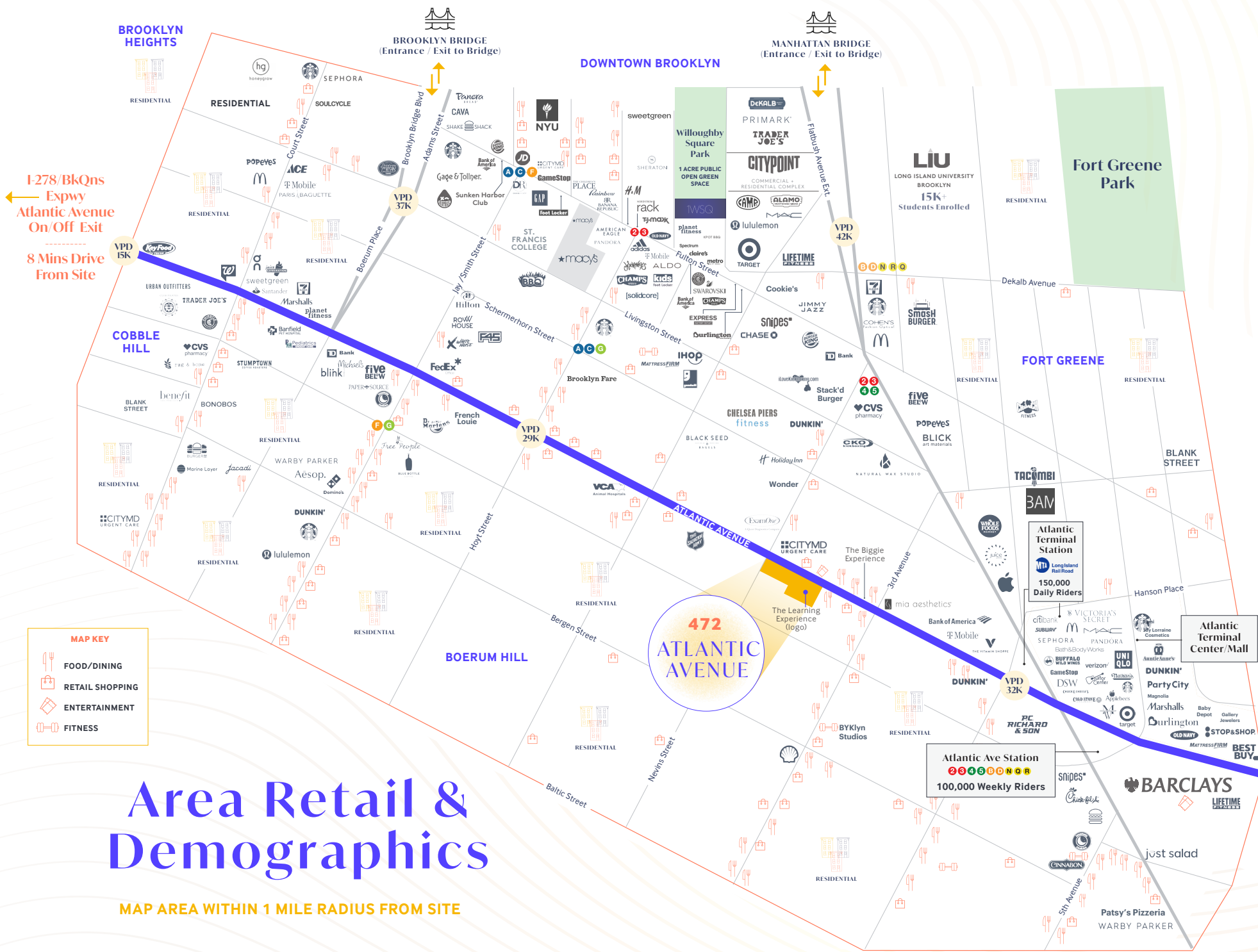
FAMILY HOUSEHOLDS

9K / 38%



AREA RETAIL





I-278/BkQns
 Expy Atlantic Avenue
 On/Off Exit
 8 Mins Drive
 From Site

MAP KEY

- FOOD/DINING
- RETAIL SHOPPING
- ENTERTAINMENT
- FITNESS

Area Retail & Demographics

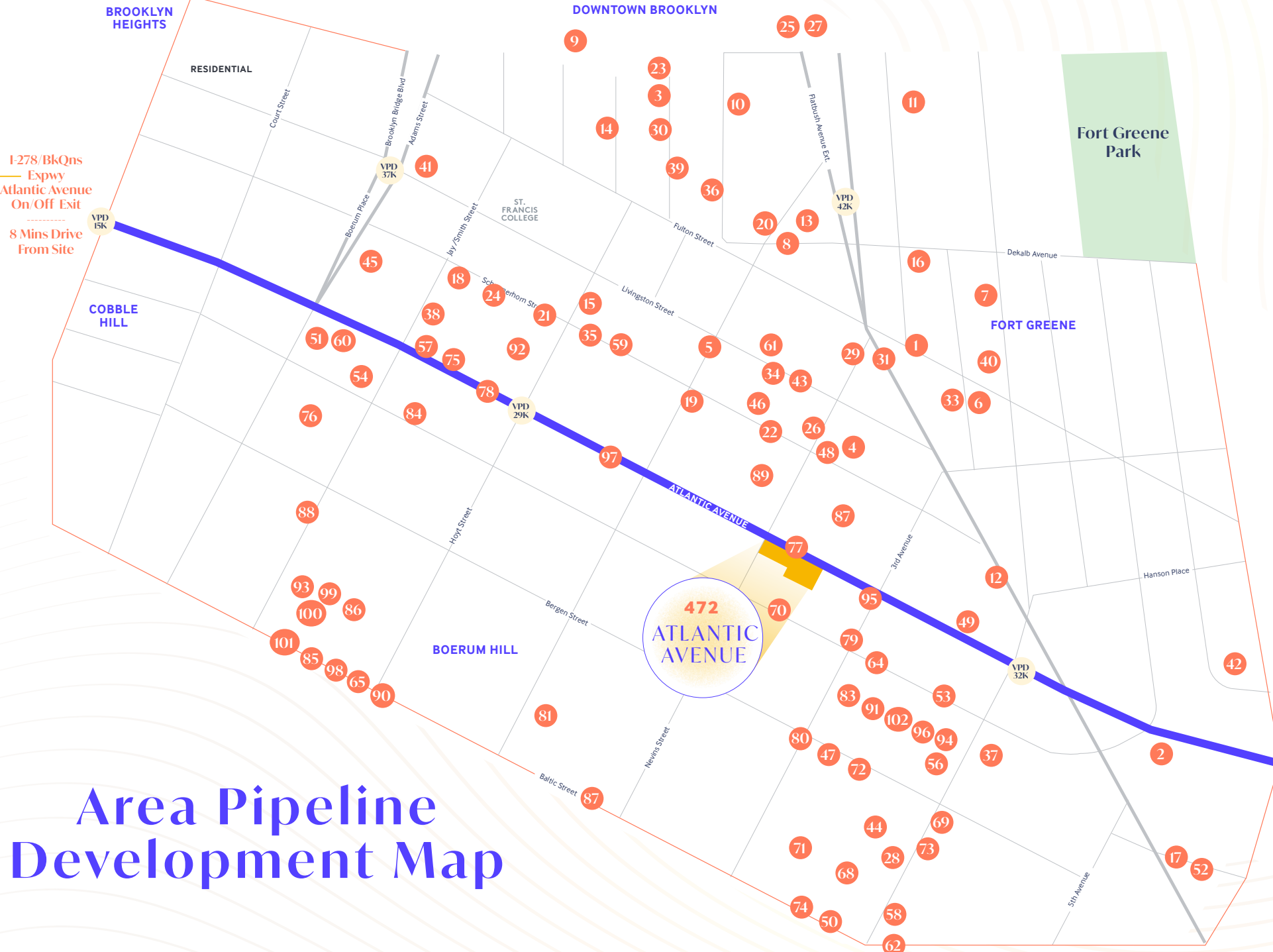
MAP AREA WITHIN 1 MILE RADIUS FROM SITE

1 Mile Radius From Site Demographics

168K
 Total Population
\$202K
 Avg HH Income
\$3.9B
 Total Consumer Spending
201K
 Total Daytime Population

Surrounding Neighborhoods Demographics At-A-Glance

BROOKLYN HEIGHTS \$213K Avg HH Income 69K Total Population	COBBLE HILL \$204K Avg HH Income 8K Total Population
DOWNTOWN BROOKLYN \$213K Avg HH Income 68K Total Population	FORT GREENE \$155K Avg HH Income 30K Total Population




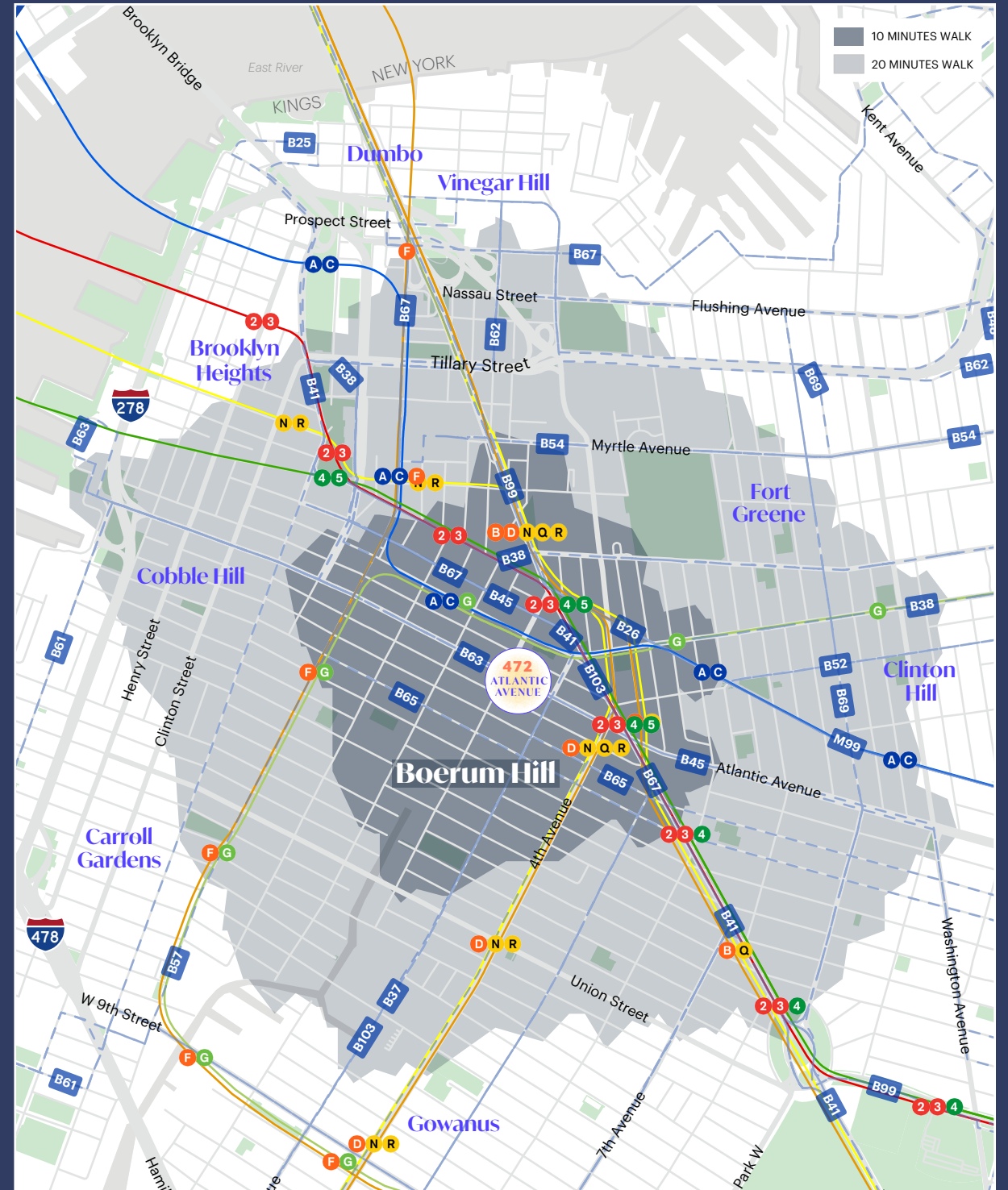
I-278/BkQns
 Expwy
 Atlantic Avenue
 On/Off Exit
 8 Mins Drive
 From Site

New Developments 1/2 Mile Radius From Site

ADDRESS	UNITS	ADDRESS	UNITS
1 625 Fulton Street	1,046	52 470 Dean Street	64
2 620 Atlantic Avenue	915	53 561 Pacific Street	62
3 100 Willoughby Street	826	54 267 Pacific Street	60
4 333 Schermerhorn Street	750	55 126 4 Avenue	56
5 33 Bond Street	714	56 52 4th Ave	53
6 590 Fulton Street	586	57 295 Atlantic Avenue	50
7 180 Ashland Place	569	58 110 4 Avenue	49
8 9 Dekalb Avenue	541	59 211 Schermerhorn Street	48
9 111 Lawrence Street	491	60 262-274 Atlantic Avenue	46
10 138 Willoughby Street	483	61 23 Hanover Place	43
11 196 Willoughby Street	476	62 613 Baltic Street	43
12 100 Flatbush Avenue	441	63 126 5th Avenue	40
13 The Brooklyn Tower	398	64 505 Pacific Street	38
14 388 Bridge Street	370	65 382 Baltic Street	36
15 45 Hoyt Street	368	66 350 Butler Street	34
16 74 Dekalb Avenue	365	67 489 Baltic Street	33
17 461 Dean Street	363	68 610 Warren Street	31
18 140 Schermerhorn Street	324	69 65 4th Avenue	30
19 57 Bond Street	287	70 465 Pacific Street	30
20 7 Dekalb Avenue	251	71 567 Warren Street	29
21 189 Schermerhorn Street	246	72 330 Bergen Street	29
22 300 Schermerhorn Street	245	73 82 4 Avenue	28
23 111 Willoughby Street	227	74 579 Baltic Street	27
24 160 Schermerhorn Street	217	75 307 Atlantic Avenue	26
25 81 Fleet Place	205	76 52 Dean Street	23
26 46 Nevins Street	202	77 457 Atlantic Avenue	22
27 86 Fleet Place	191	78 333 Atlantic Avenue	22
28 85 4th Avenue	188	79 52 3 Ave	21
29 8 Nevins Street	184	80 98 Third Avenue	19
30 216 Duffield Street	184	81 431 Warren Street	13
31 1 Flatbush Avenue	183	82 280 Bond Street	13
32 337 Butler Street	176	83 328 Dean Street	10
33 66 Rockwell Place	172	84 287 Pacific Street	10
34 308 Livingston Street	160	85 360 Baltic Street	9
35 200 Schermerhorn Street	158	86 335 Warren Street	8
36 436 Albee Square	150	87 480 State Street	8
37 375 Dean Street	143	88 165 Smith Street	8
38 75 Smith Street	143	89 444 State Street	8
39 237 Duffield Street	110	90 379 Baltic Street	8
40 230 Ashland Place	108	91 340 Dean Street	7
41 415 Red Hook Lane	108	92 326 State Street	7
42 142 South Portland Avenue	104	93 325 Warren Street	6
43 291 Livingston Street	103	94 363 Dean Street	6
44 58 Saint Marks Place	100	95 46 3 Avenue	6
45 53 Boerum Place	99	96 357 Dean Street	6
46 285 Schermerhorn Street	84	97 392 Atlantic Avenue	6
47 312 Bergen Street	84	98 375 Baltic Street	6
48 319 Schermerhorn Street	71	99 327 Warren Street	6
49 557 Atlantic Avenue	71	100 329 Warren Street	6
50 595 Baltic Street	70	101 356 Baltic Street	5
51 89 Boerum Place	66	102 346 Dean St	5

Walktime & Transportation Map

	WEEKDAY	WEEKEND	ANNUAL	WALK DISTANCE TO SITE
2 3 Hoyt Street	4,327	5,472	1,397,715	0.4 miles
2 3 4 5 B D N Q R Atlantic Avenue / Barclays Ctr	26,179	33,606	8,482,075	0.3 miles
2 3 4 5 Nevins Street	5,526	6,565	1,760,370	0.3 miles
A C F R Jay Street/ MetroTech	21,319	18,755	6,436,276	0.6 miles
A C G Hoyt-Schemerhorn Street	7,018	9,651	2,308,619	0.4 miles
F G Bergen Street	7,145	8,701	2,285,452	0.6 miles
 Long Island Rail Road Atlantic Terminal	150,000 Daily Riders			0.3 miles





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AVENUE

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