

RETAIL/MEDICAL/FITNESS

522 ATLANTIC AVENUE

Located on the corner of 3rd Avenue

BOERUM HILL

BROOKLYN | NY

4,201 SF

Available for Lease



ARTIST'S RENDERING

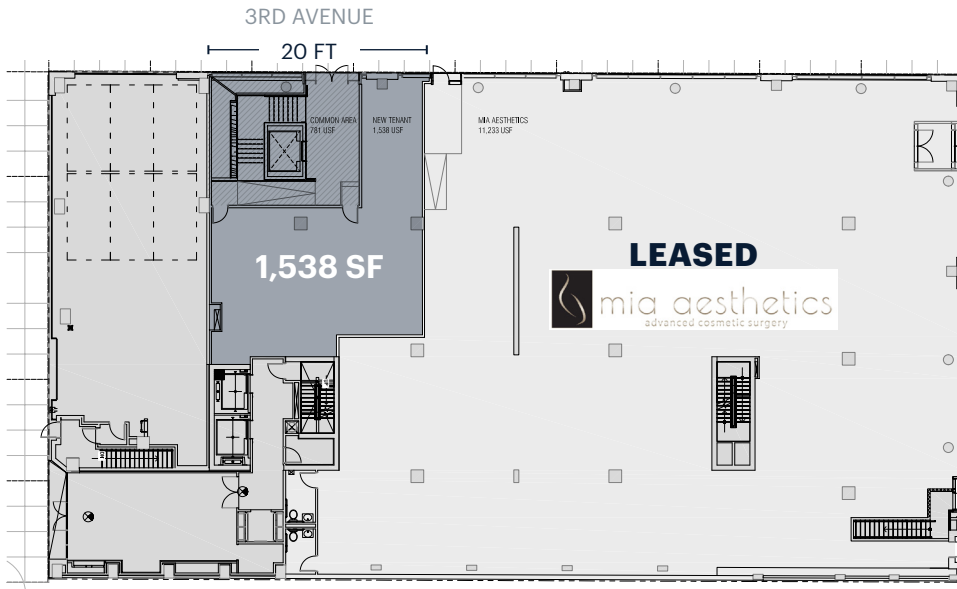
RIPCO
REAL ESTATE

ADDITIONAL RENDERINGS

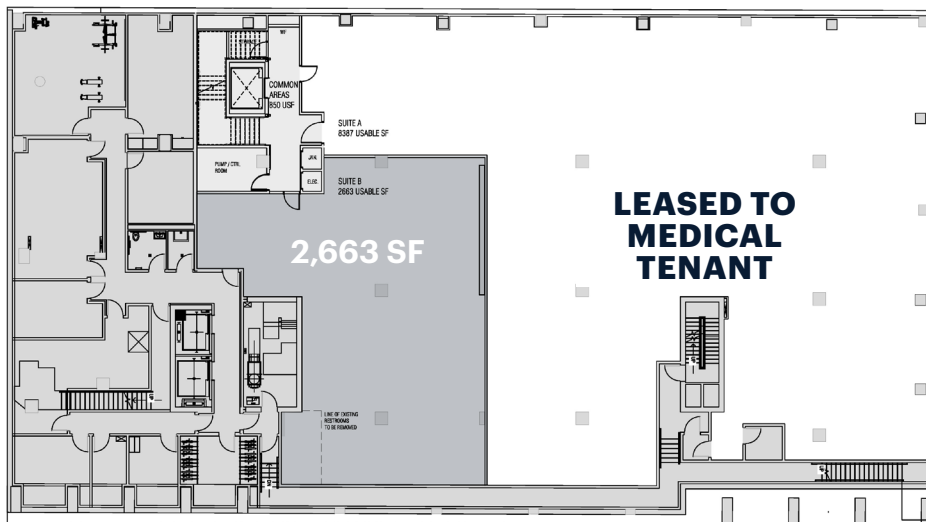


SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

South side of Atlantic Avenue on the corner of 3rd Avenue

SIZE

Ground Floor	1,538 SF
Lower Level	2,663 SF
Total	4,201 SF

FRONTAGE

3rd Avenue	20 FT
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CEILING HEIGHTS

Ground Floor	18 FT
Lower Level	11.5 FT

ASKING RENT

Upon Request

TAXES/CAM

Over Base

CURRENTLY

New Construction

POSSESSION

Immediate

NEIGHBORS

Barclays Center, Shake Shack, Chick fil A, TKO Boxing, All Ears Vet, The Learning Experience, Mia Aesthetics, Whole Foods, Target, Atlantic Terminal Mall, Apple, Even Hotel, BAM

COMMENTS

All uses considered at this premier Atlantic Avenue corner
 Perfectly situated between Boerum Hill, Barclay's area, and Park Slope
 At base of new luxury residential condo building

1 block from Atlantic Avenue
 Barclays Center Station

TRANSPORTATION

2022 Ridership Report

Atlantic Avenue	B D N Q R
Barclays Center	2 3 4 5
Annual	8,482,075
Weekday	26,179
Weekend	33,606

AREA RETAIL



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Please visit us at ripcony.com for more information

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