

120 FIFTH AVENUE

PARK SLOPE, BROOKLYN

Join Co-Tenants Lidl, CVS, And Wells Fargo Bank

Grocery and Pharmacy Anchored • Seeking All Retail Users

Flexible Divisions • Dedicated Loading • On-site Parking • Dedicated Storage

RIPCO
REAL ESTATE

THE NEIGHBORHOOD

Home to a diverse population of roughly 150,000 people, Park Slope is one of the most well-established communities in Brownstone Brooklyn. The traditional boundaries are Prospect Park to the east, Fourth Avenue to the west, Flatbush Avenue to the north, and Prospect Expressway to the south.

This vibrant neighborhood is home to a diverse population that includes young professionals and new families who have flocked to the area in recent years.



Park Slope



\$3.6B

TOTAL ANNUAL RETAIL
CONSUMER EXPENDITURE



156K

AREA POPULATION



\$170K

AVERAGE HOUSEHOLD
INCOME

AREA DEMOS

WITHIN 1 MILE RADIUS OF SITE



99K

DAYTIME POPULATION



35 YRS

MEDIAN AGE

ARTIST'S RENDERING



THE SPACE

120 5th Avenue in Park Slope, Brooklyn, is a distinguished 180-unit mixed-use development offering a unique blend of residential comfort and commercial convenience. Nestled at its base, the available retail spaces offer versatile layouts to accommodate a range of uses. This site is surrounded by an array of charming boutiques and shops that contribute to the area's diverse retail landscape.

With an inviting retail pass-through adorned with outdoor seating opportunities, residents and visitors can indulge in a leisurely shopping experience. The property also boasts the added benefit of onsite parking, catering to both residents and the family-friendly atmosphere of the neighborhood.

ARTIST'S RENDERING

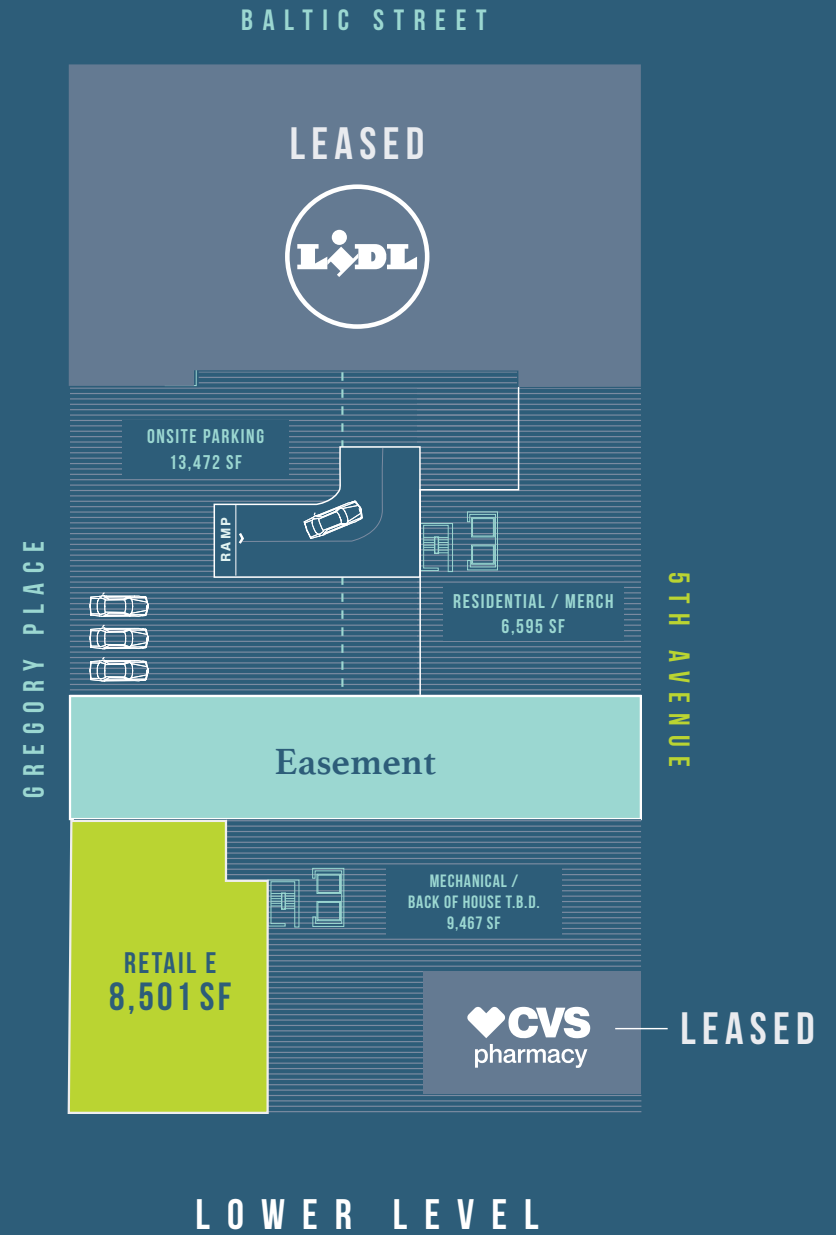
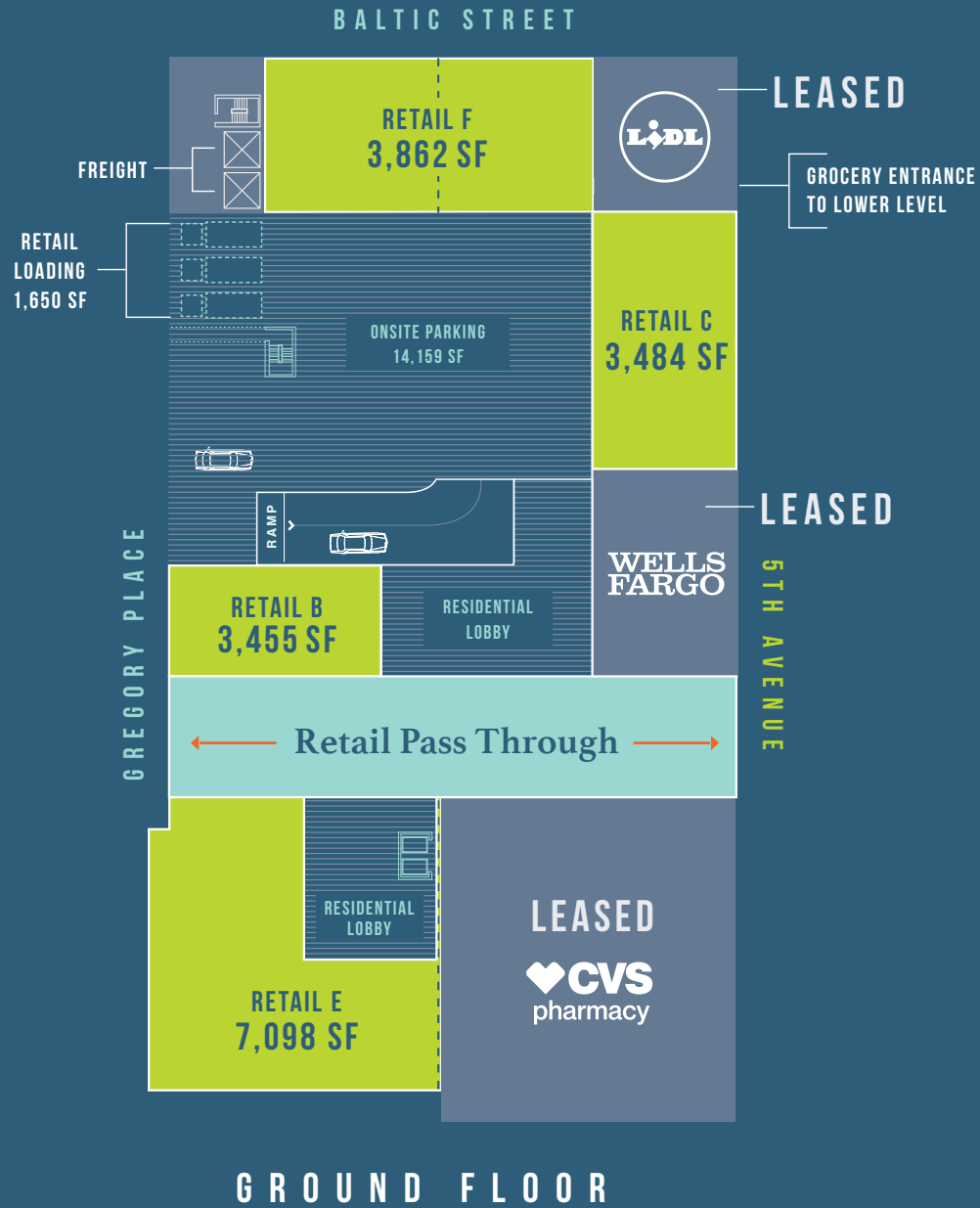


LANDSCAPED RETAIL PASS THROUGH

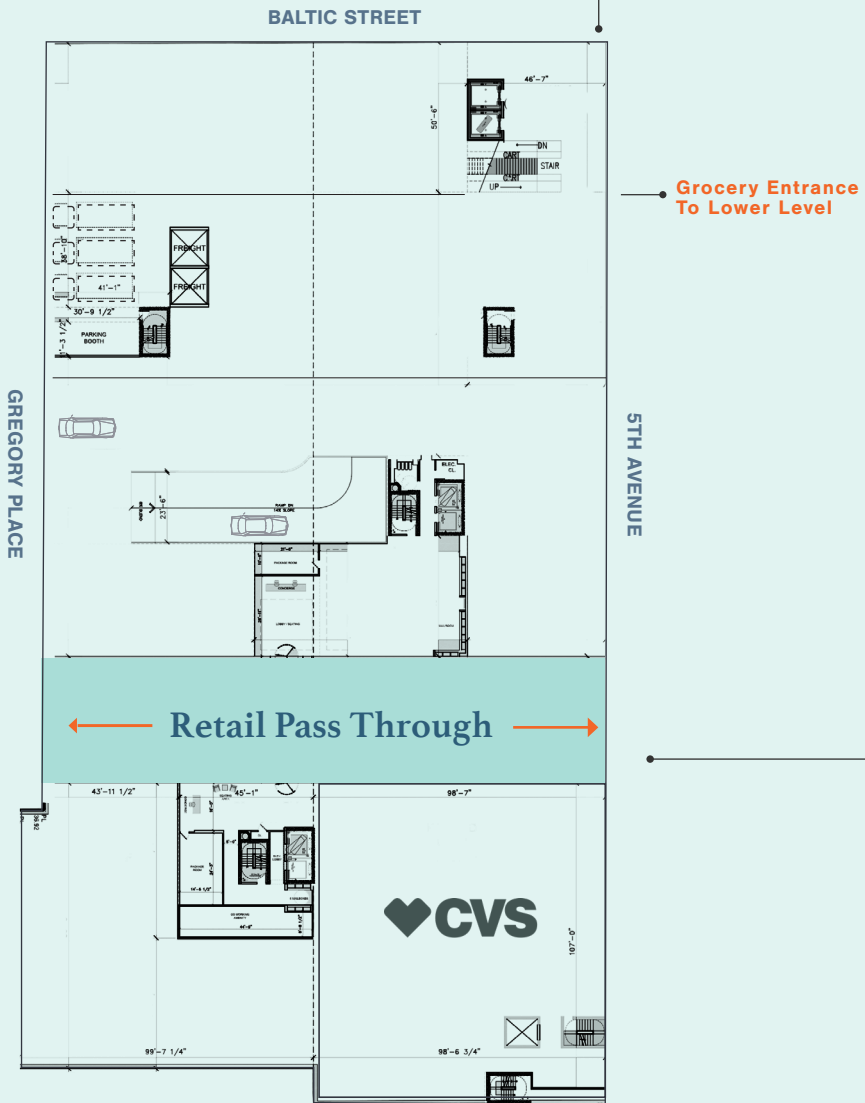
POTENTIAL FOR OUTDOOR SEATING

FLOOR PLAN DETAILS

SPACE & OPPORTUNITY



North East Corner of 5th Avenue Perspective



Retail Pass Through Between 5th Avenue and Gregory Place



PROPERTY & SURROUNDING VIEWS

AREA RETAIL MAP & DRIVERS

WITHIN 1 MILE FROM SITE

COURT STREET TO
WASHINGTON AVENUE

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

PROSPECT
PARK



RETAIL KEY LEGEND

- Electronics
- Department Store
- Fitness
- Food Market
- Home Improvement
- Household Goods
- Apparel Retail (Footwear + Clothing)
- Sporting Goods
- Wholesale

TRANSPORTATION 2021 Ridership Report

ATLANTIC TERMINAL CENTER	2 3 4 5 B D N Q R
Annual	6,420,924
Weekday	19,375
Weekend	27,691
Long Island Rail Road	117,900 Daily Riders
7TH AVENUE	B Q
Annual	1,382,641
Weekday	4,258
Weekend	5,609
GRAND ARMY PLAZA	2 3
Annual	984,813
Weekday	3,053
Weekend	3,850
UNION STREET	R
Annual	1,093,965
Weekday	3,348
Weekend	4,542
B67	B 67
Annual	624,274
Weekday	2,170
Weekend	1,351

120

FIFTH AVENUE

PARK SLOPE • BROOKLYN

CONTACT EXCLUSIVE AGENTS

718.233.6565

JASON PENNINGTON
jpennington@ripcony.com

ALEX BEARD
abeard@ripcony.com

BEN WEINER
bweiner@ripcony.com

RIPCO
REAL ESTATE

32 Court Street
10th Floor
Brooklyn, NY 11201
718.233.6565

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.