

Prime Development on the Corner of 5th Ave & 9th St
5,871 SF of Ground Floor Retail Space Remaining
91' of Frontage on Fifth Ave
Join Chipotle and Panda Express

453

FIFTH AVENUE

PARK SLOPE • BROOKLYN

CHIPOTLE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

RIPCO
REAL ESTATE

JOIN  CHIPOTLE & 

MARKET OVERVIEW

Park Slope a neighborhood nestled in Brownstone Brooklyn, boasts a diverse population of approximately 150,000 individuals. Bounded by Prospect Park to the east, Fourth Avenue to the west, Flatbush Avenue to the north, and Prospect Expressway to the south, this lively district has attracted a varied demographic, including young professionals, growing families, and enduring appeal among residents and visitors alike.

Park Slope offers a rich tapestry of culture, history, and amenities, making it a coveted neighborhood in New York City. Its historic buildings lend charm and character to the streets, while the plethora of top-rated restaurants, bars, and shops cater to diverse tastes and preferences. The neighborhood's proximity to iconic landmarks such as Prospect Park, the Brooklyn Academy of Music, the Brooklyn Botanic Garden, and the Brooklyn Museum adds to its appeal, providing residents with ample opportunities for leisure, cultural enrichment, and outdoor recreation.

With its vibrant cultural scene, green spaces, and convenient access to amenities, it's no wonder that Park Slope consistently ranks among the most desirable neighborhoods in New York City.



AREA DEMOGRAPHICS

WITHIN 1.5 MILE RADIUS OF SITE



224K

TOTAL DAYTIME POPULATION

\$124K

MEDIAN HOUSEHOLD INCOME



\$3.8B

TOTAL RETAIL GOODS EXPENDITURE

96K

TOTAL HOUSEHOLDS

215K

TOTAL POPULATION



65%

POPULATION UNDER THE AGE OF 44

90%

WHITE COLLAR WORKERS





PRIME PARK SLOPE

THE RETAIL OPPORTUNITY

COMMENTS

- Prime Park Slope intersection Fifth Avenue & 9th Street
- Delivery is Q4 2025
- 25 Year ICAP Abatement
- Rare Park Slope new development with abundance of retail frontage
- Very strong affluent local demographics
- Roughly 24,000 vehicles pass per day

DAYTIME POPULATION

- 224,000 daytime population

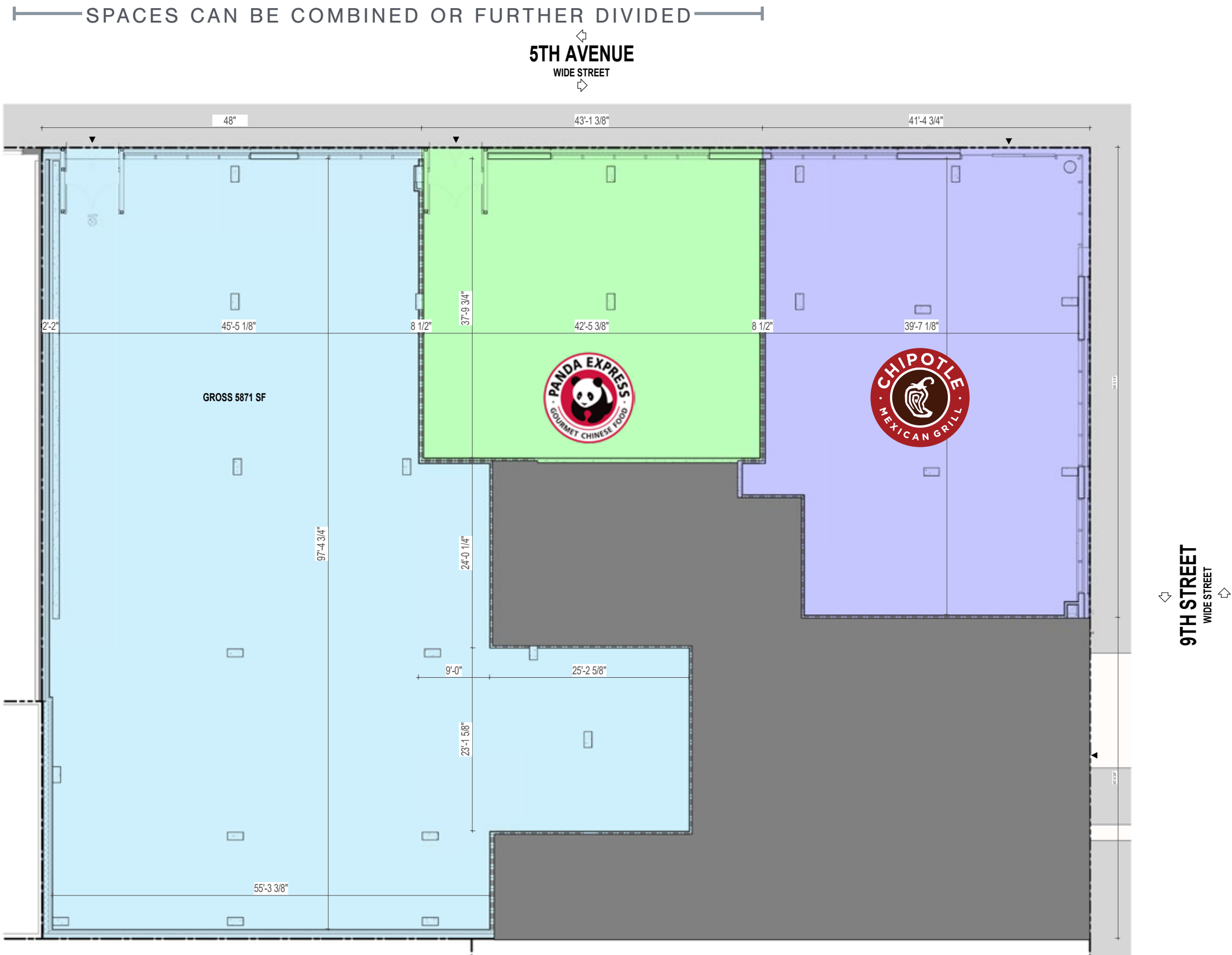
SIZE

- Ground Floor - 5,871 SF (Ceiling Heights of 16 FT)
- Space is divisible
- Join Chipotle and Panda Express at the base of this new construction

TRANSPORTATION

- Near major transportation hubs and thru-ways
 - One block away from the 4th Avenue - 9th Street/7th Avenue Subway Lines of the **F**, **G**, **N**, **W** & **D** (Combined Annual Ridership of 7,600,100)
- Minutes away from the Prospect Expressway and the Gowanus Expressway

FLOOR PLAN



PARK SLOPE RETAIL MAP



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