

CHILDCARE/ DAYCARE/ COMMUNITY FACILITY/ EDUCATION/ MEDICAL

395 EVERGREEN AVENUE

Northeast corner of Grove Street and Evergreen Avenue

BUSHWICK

BROOKLYN | NY

11,450 SF

For Lease

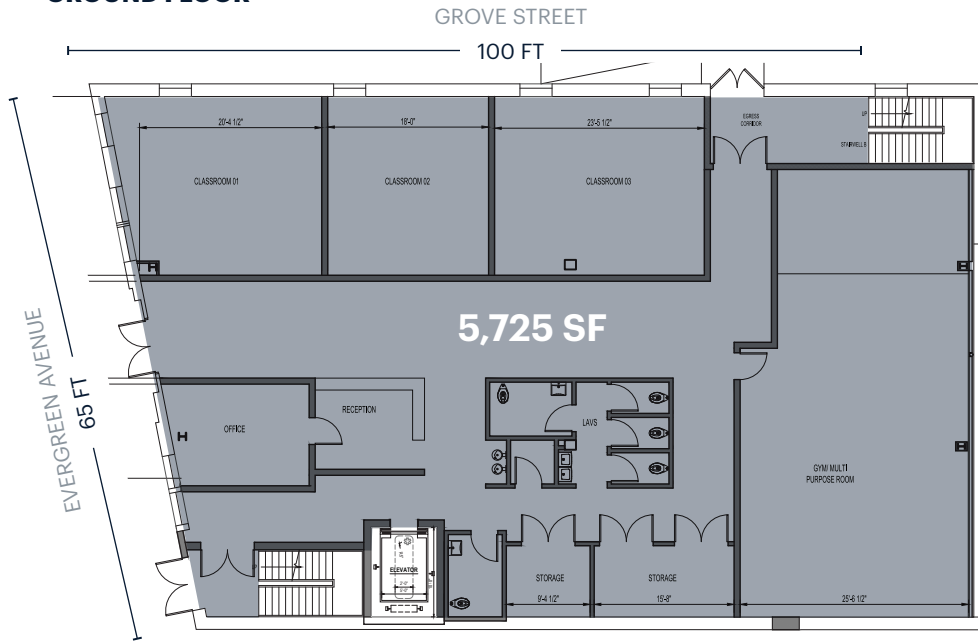


ARTIST'S RENDERING

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

Northeast corner of Grove Street and Evergreen Avenue

STATUS

Under renovation

SIZE

Ground Floor	5,725 SF
Second Floor	5,725 SF
Total	11,450 SF

POSSESSION

Q3 2023

RENT

Upon request

FRONTAGE

Evergreen Avenue	65 FT
Grove Street	100 FT

COMMENTS

Fully renovated building targeting childcare users

Roof with private elevator access for exclusive rooftop play area

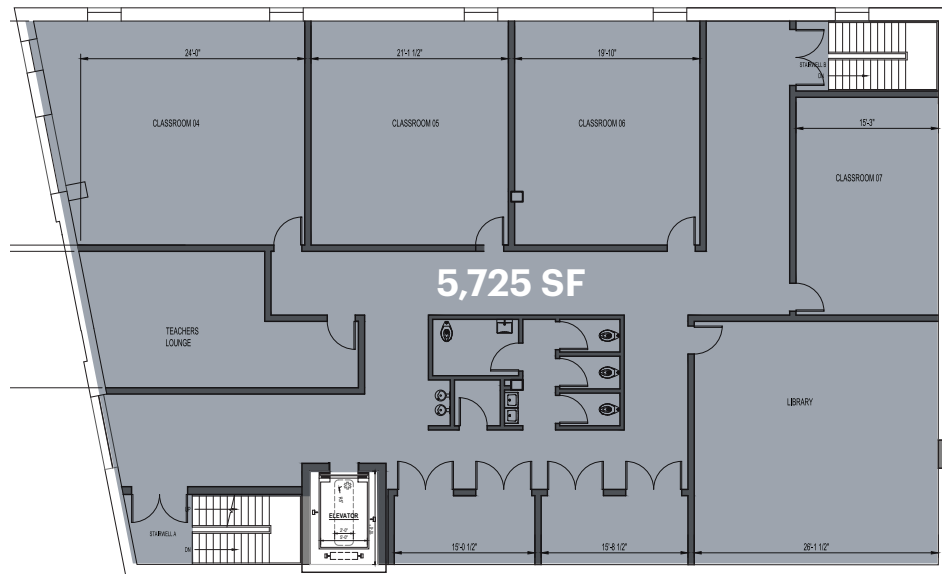
As of 2022, there are approximately 4,000 children under the age of 4 years old within .5 miles

Multiple layouts possible

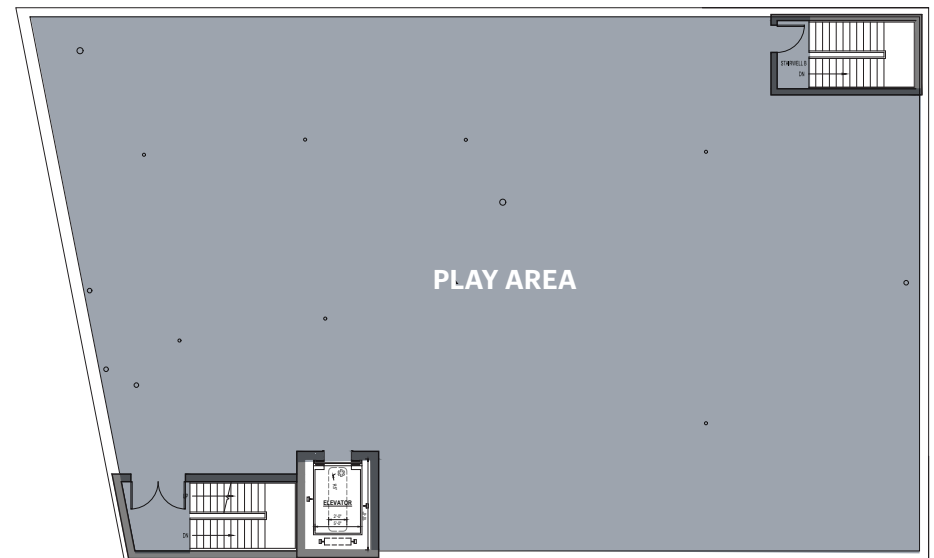
CEILING HEIGHTS

Ground Floor	15 FT
Second Floor	13 FT

SECOND FLOOR



ROOFTOP



ADDITIONAL RENDERINGS

EXTERIOR



INTERIOR



AREA RETAIL



ESTIMATED DAYTIME POPULATION

.5 miles 43,706

AVERAGE HOUSEHOLD INCOME

.5 miles \$85,607

TOTAL HOUSEHOLDS

.5 miles 19,400

TRANSPORTATION

2021 Ridership Report

Gates Avenue J Z
 Annual 1,125,621
 Weekday 5,640
 Weekend 6,940

Broadway/ Ralph Ave 47
 Annual 1,734,959
 Weekday 5,455
 Weekend 6,370

Broadway/ Green Ave 24
 Annual 1,382,482
 Weekday 4,311
 Weekend 5,280

Gates Avenue B 52
 Annual 1,811,945
 Weekday 5,640
 Weekend 6,940

CONTACT EXCLUSIVE AGENT

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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.