

**RETAIL, RESTAURANT & MEDICAL SPACE**

**BROOKLYN, NY**

**BUSHWICK | 299 KNICKERBOCKER AVENUE**  
**IN BETWEEN HART STREET & SUYDAM STREET**

**SIZE**

Approx. 2,460 SF (Ground) + Storage Basement

**ASKING RENT**

Upon Request

**CEILING HEIGHTS**

12 FT

**FRONTAGE**

Approx. 25 FT 3 IN

**STATUS OF PREMISES**

Currently Rent-A-Center

**POSSESSION**

Arranged

**NEIGHBORS**

Oak Street Health, T-Mobile, 99 Cents & Up, Circo's Pastry Shop, Bushwick Dental Group, Sweet Little Gem, Hartbreakers, NYC Pet, Walgreens, AT&T, Gamestop, ModernMD, Bank of America, CityMD, Blink Fitness, Footlocker, McDonald's, Metro PC, Jimmy Jazz and others

**COMMENTS**

- Prime Knickerbocker Avenue location with multitude of national retailers, gyms, and medical tenants east & west of site
- Strong walking and vehicle traffic
- Ideal for a variety of different uses, including retail, medical, restaurant
- Ability to vent for restaurant use
- ADA compliant restroom in place
- Steps from Maria Hernandez Park

**CONTACT EXCLUSIVE AGENTS**

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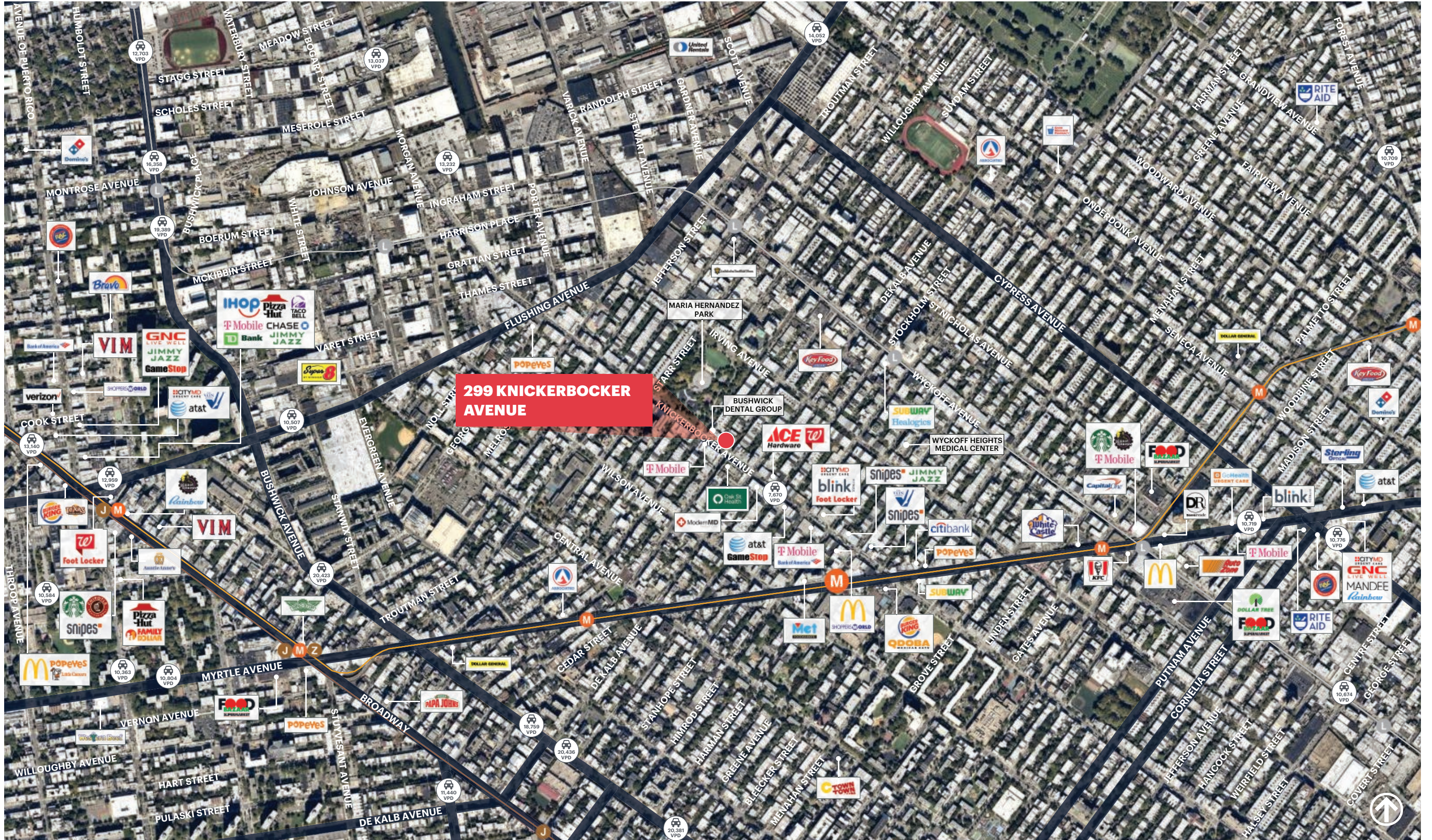


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Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

# MARKET AERIAL



**299 KNICKERBOCKER AVENUE**



**FLOOR PLAN**



**INTERIOR PHOTOS**



**NEWLY OPENED OAK STREET HEALTH ACROSS THE STREET FROM SITE**



# AREA DEMOGRAPHICS



299 KNICKERBOCKER AVENUE BROOKLYN, NEW YORK

## 1 MILE RADIUS

**POPULATION**  
162,146  
**HOUSEHOLDS**  
59,901  
**AVERAGE HOUSEHOLD INCOME**  
\$91,470  
**MEDIAN HOUSEHOLD INCOME**  
\$64,668

**COLLEGE GRADUATES (BACHELOR'S +)**  
36,379 - 34.0%  
**TOTAL BUSINESSES**  
4,342  
**TOTAL EMPLOYEES**  
42,651  
**DAYTIME POPULATION (W/ 16 YR +)**  
137,095

## 2 MILE RADIUS

**POPULATION**  
555,516  
**HOUSEHOLDS**  
209,056  
**AVERAGE HOUSEHOLD INCOME**  
\$101,721  
**MEDIAN HOUSEHOLD INCOME**  
\$68,601

**COLLEGE GRADUATES (BACHELOR'S +)**  
138,625 - 38.0%  
**TOTAL BUSINESSES**  
15,564  
**TOTAL EMPLOYEES**  
163,127  
**DAYTIME POPULATION (W/ 16 YR +)**  
489,737

## 3 MILE RADIUS

**POPULATION**  
1,125,595  
**HOUSEHOLDS**  
430,824  
**AVERAGE HOUSEHOLD INCOME**  
\$106,461  
**MEDIAN HOUSEHOLD INCOME**  
\$70,409

**COLLEGE GRADUATES (BACHELOR'S +)**  
299,803 - 39.0%  
**TOTAL BUSINESSES**  
32,049  
**TOTAL EMPLOYEES**  
348,372  
**DAYTIME POPULATION (W/ 16 YR +)**  
1,006,714

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