



**NEWLY CONSTRUCTED FOR SUPERMARKET/GROCERY STORES
FRESH PROGRAM SITE**

BROOKLYN, NY

1428 FULTON STREET | BED-STUY NEIGHBORHOOD

SIZE

Ground - 11,777 SF

FRONTAGE

140 FT on Fulton Street

STATUS OF PREMISES

Newly Constructed

ASKING RENT

Upon Request

CEILING HEIGHTS

15 FT

NEIGHBORS

Popeye's, Super Foodtown, Blink Fitness, Applebee's, KFC, Footlocker, Planet Fitness, Walgreens, TD Bank, Dunkin', McDonald's, Taco Bell, 7-Eleven, Burger King, Modern MD, Interfaith Medical Center, US Social Security Administration, The College of New Rochelle Brooklyn Campus

COMMENTS

- Ground floor supermarket space in a newly built mixed-use building with 132 apartments above
- Seeking supermarket, groceries and gourmet markets for the retail space which is under the FRESH Program which provides many benefits for those users
- Two means of egress with typical supermarket sliding doors installed
- Surrounded by a strong mix of both local and national tenants and half a block away from The College of New Rochelle, Brooklyn Campus
- One block from the Kingston-Throop **C** subway station, which sees over 2 million riders annually
- Two blocks from the Nostrand Avenue **A** and **C** subway station, with over 5.8 million annual riders

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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.

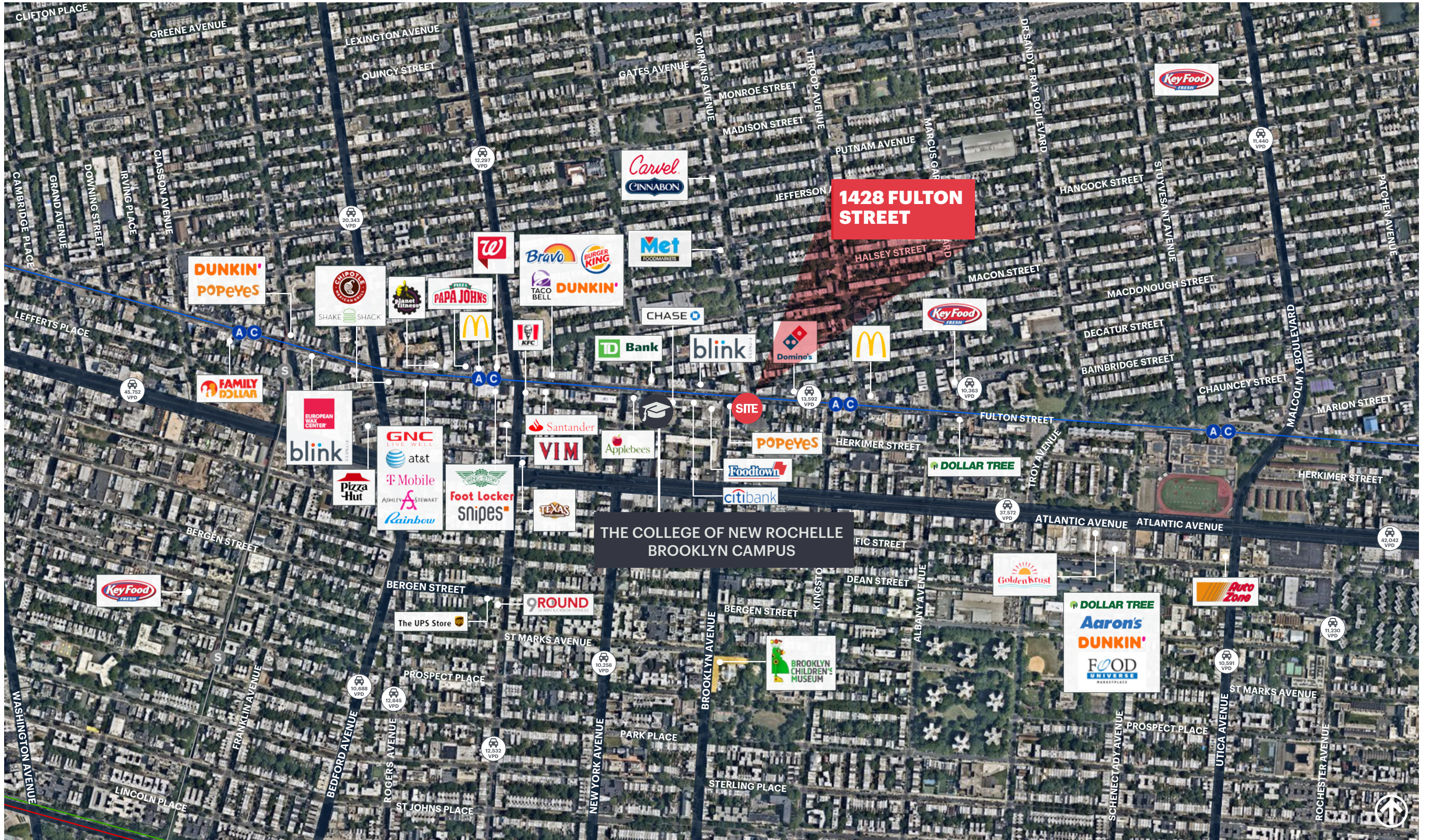
DEMOGRAPHICS WITHIN ½ MILE

- Population over 48k
- Avg Household Income of \$107,919
- Daytime Employees over 16k
- Daytime Population over 43k

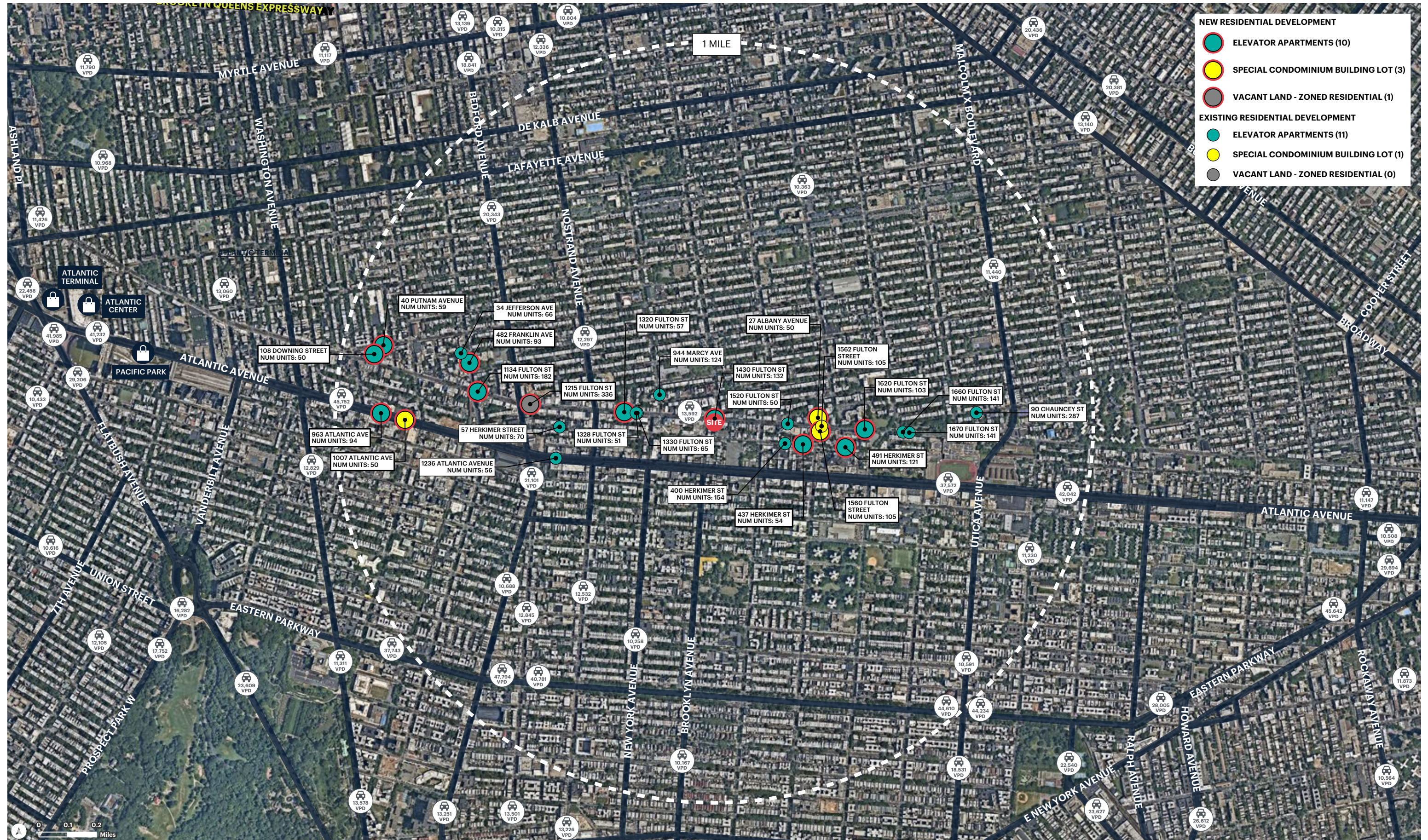
AERIAL



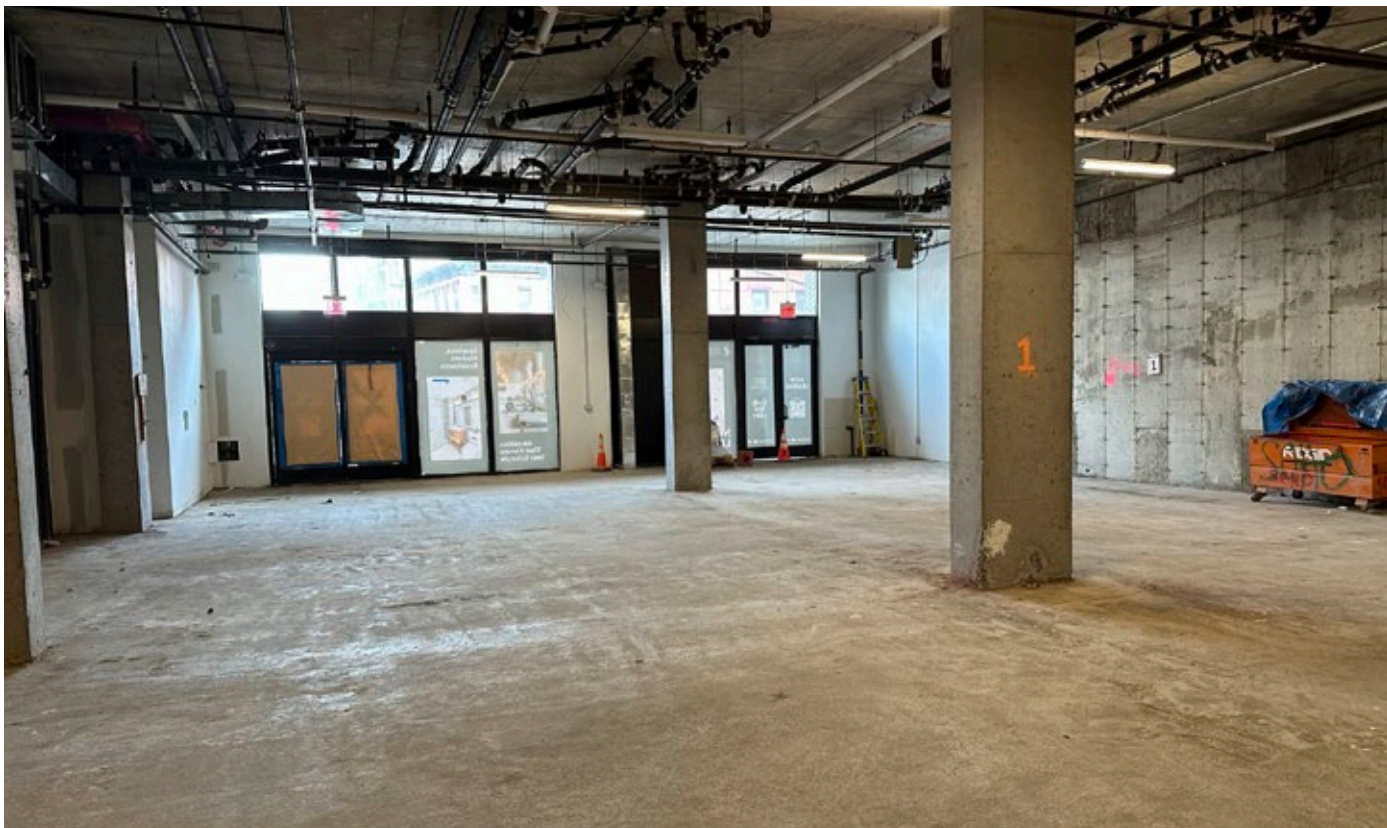
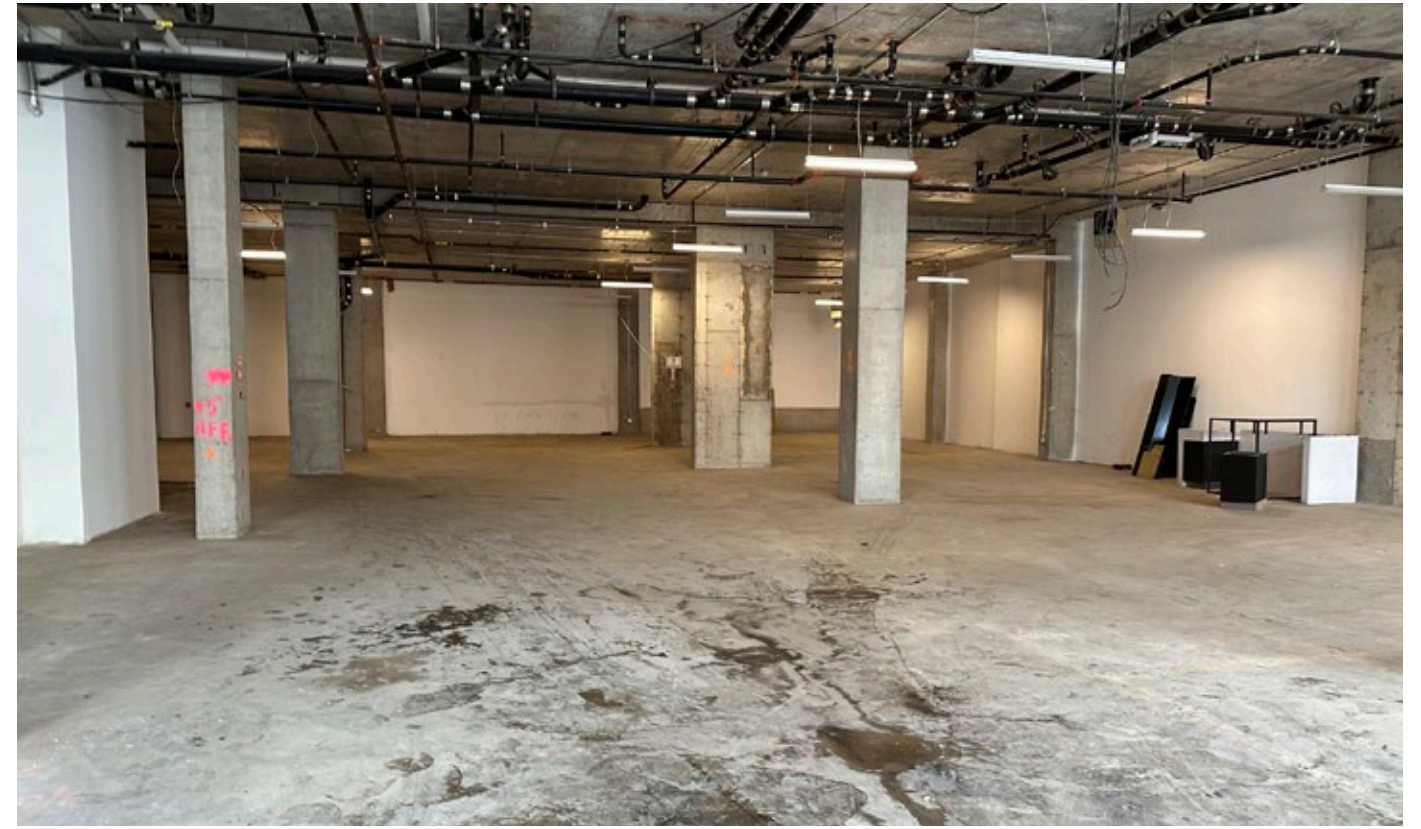
MARKET RETAIL AERIAL



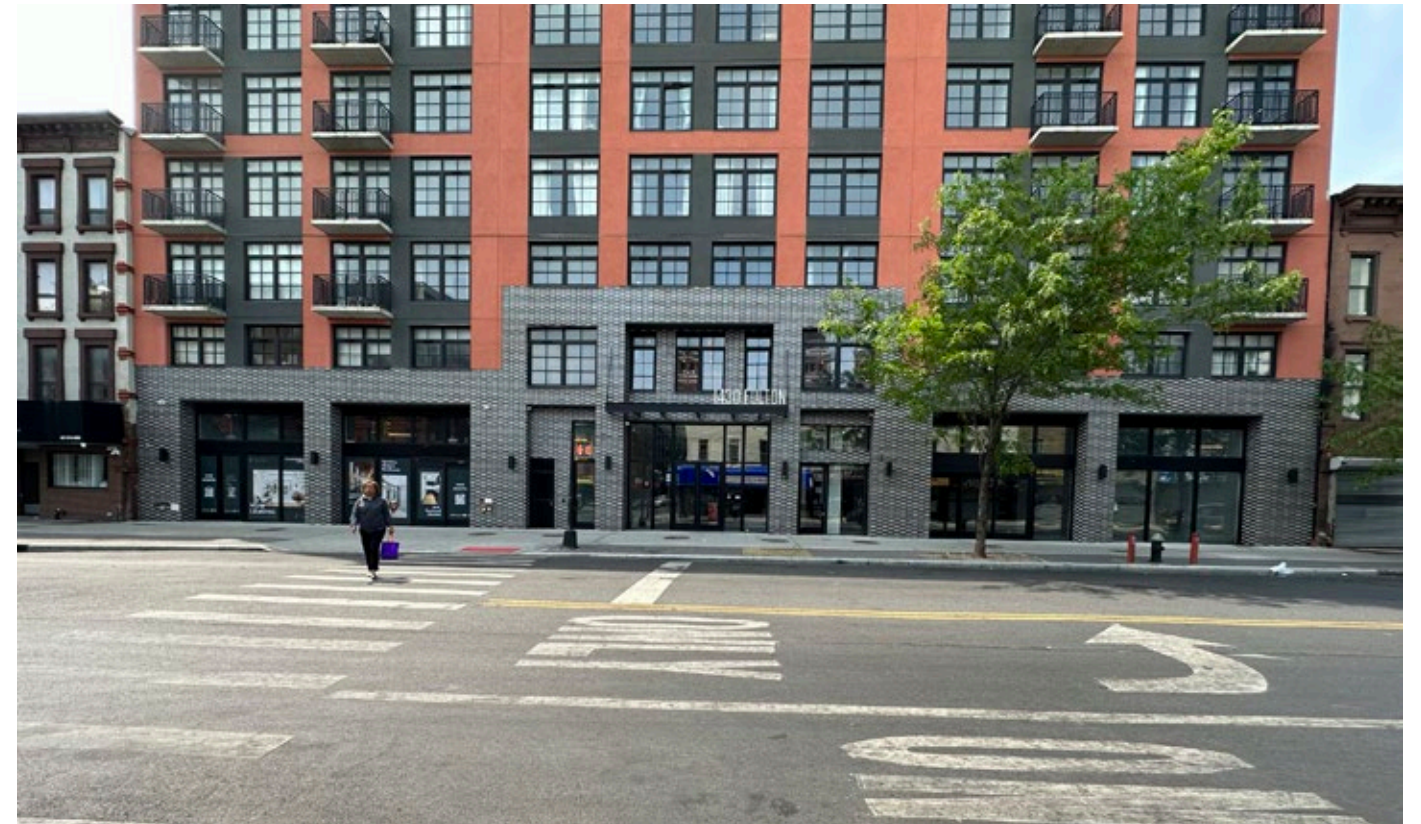
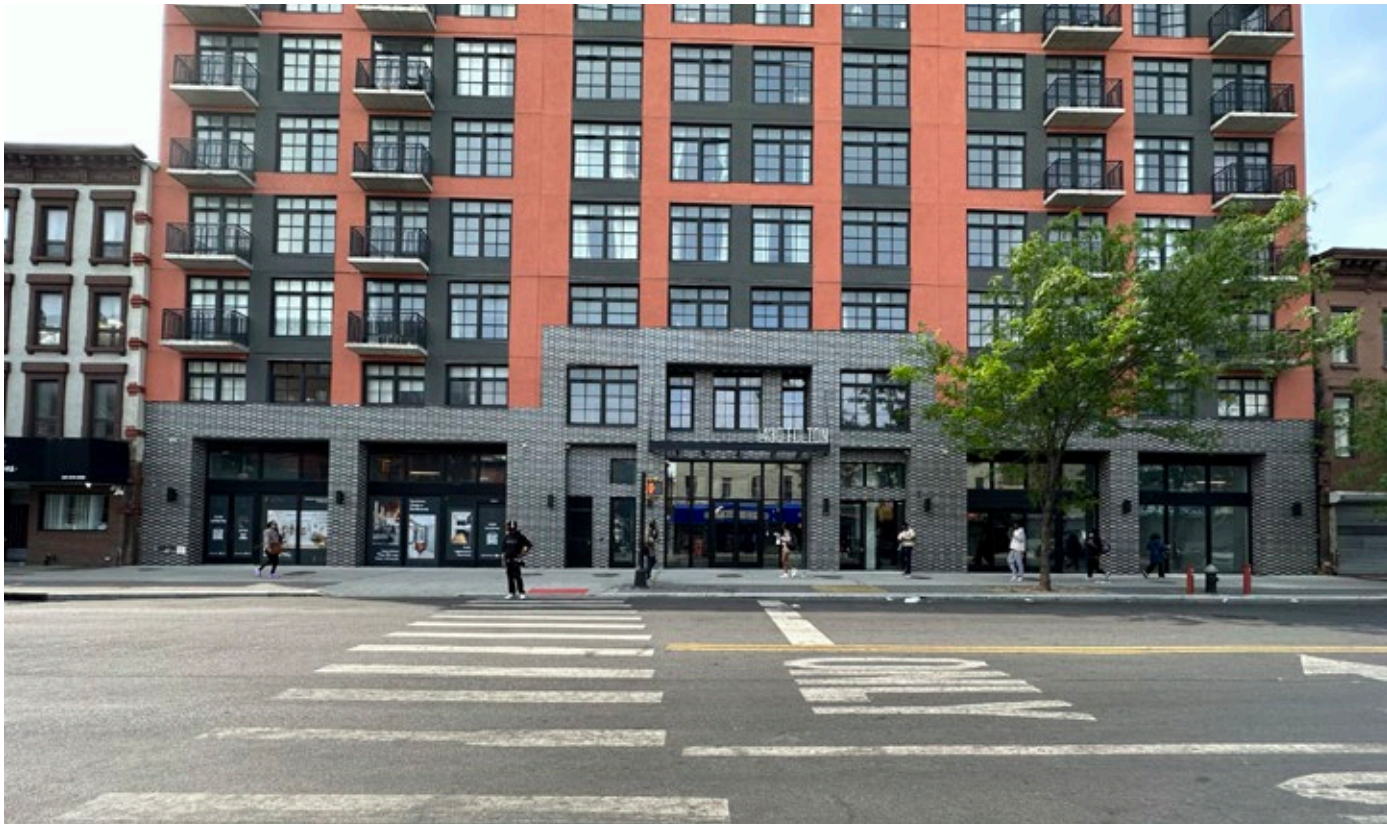
NEW DEVELOPMENTS AND EXISTING RESIDENTIAL MAP WITH OVER 192,000 PEOPLE LIVING WITHIN 1-MILE



INTERIOR PHOTOS

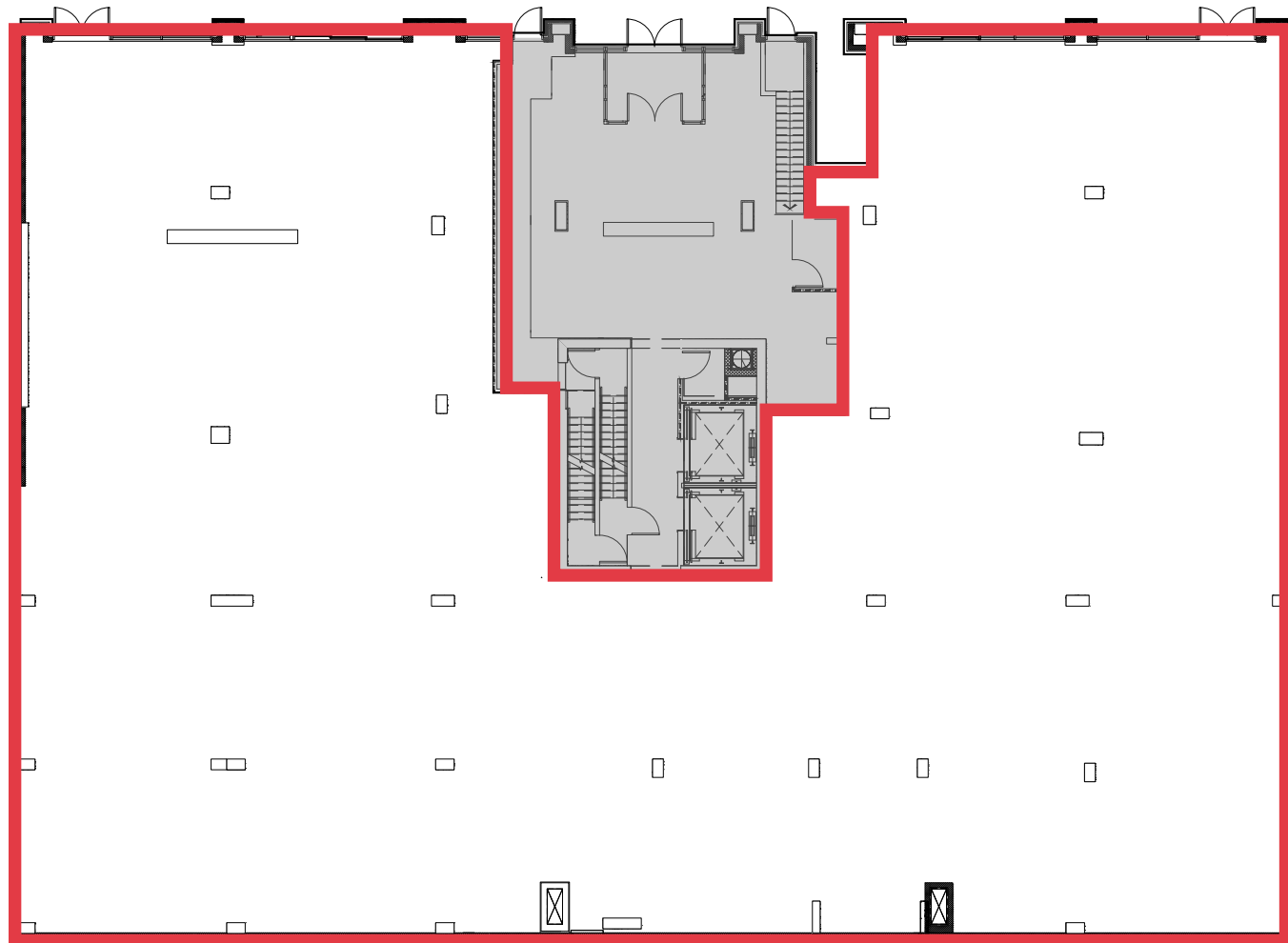


EXTERIOR PHOTOS

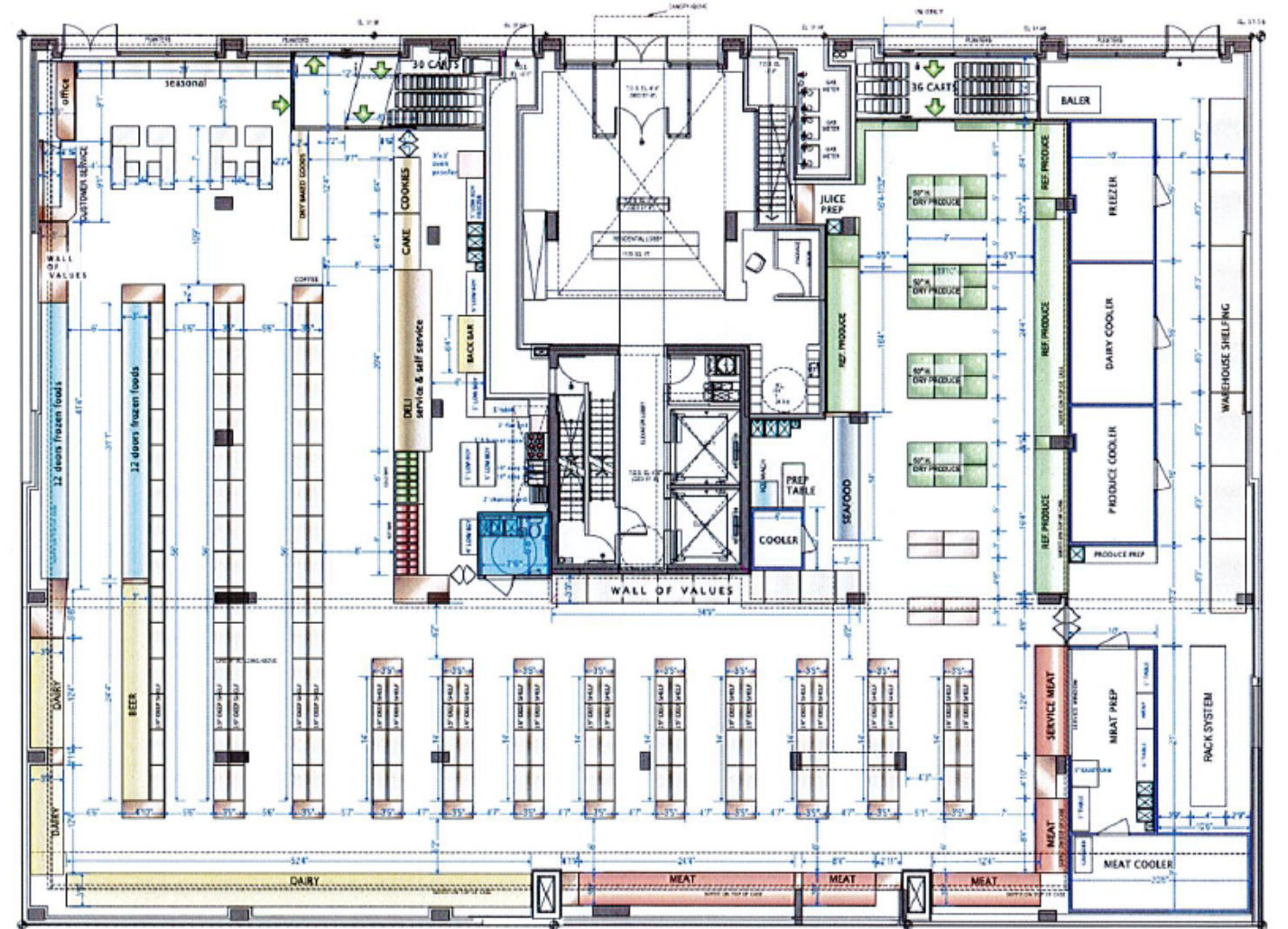


FLOOR PLANS

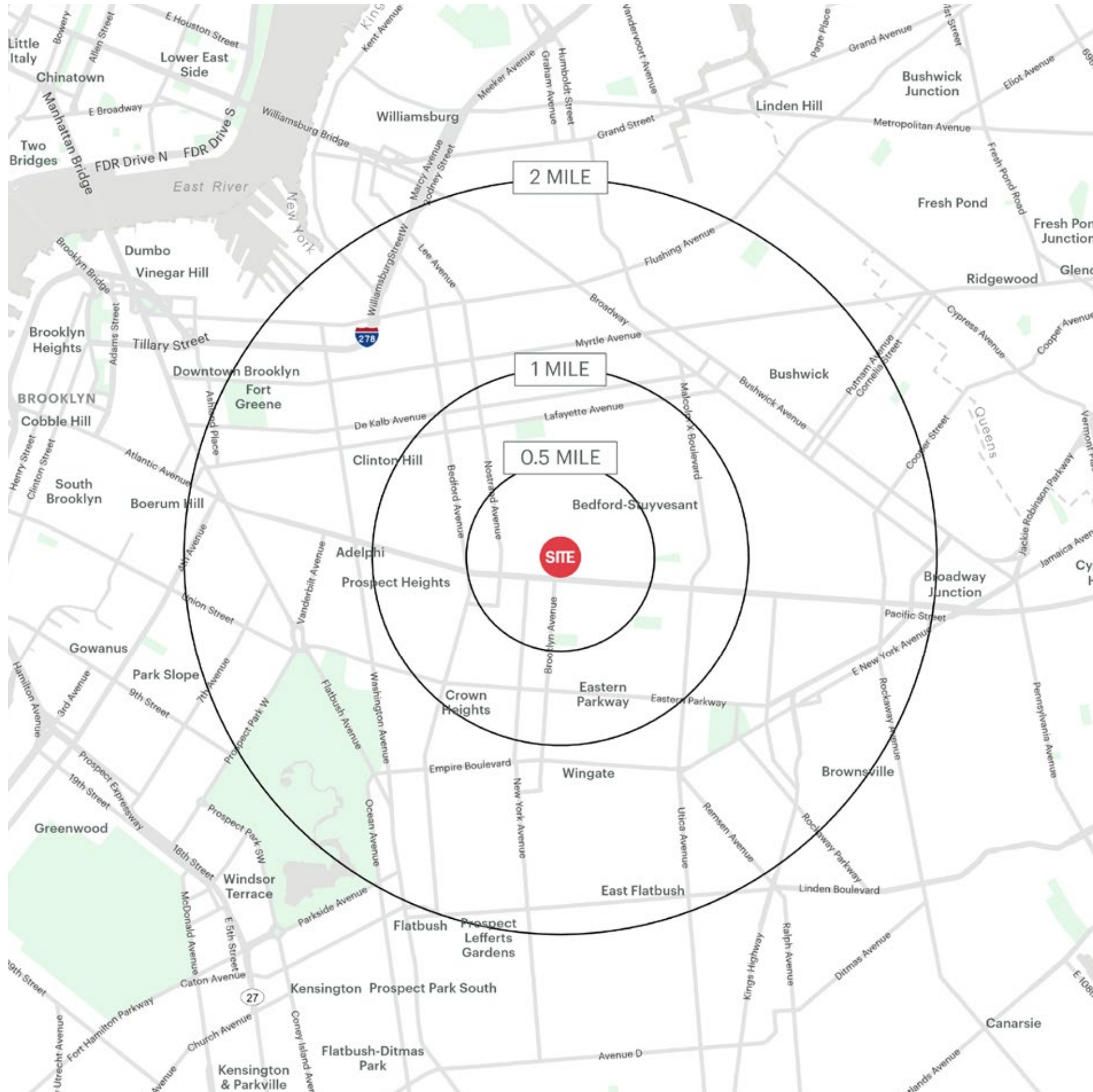
GROUND FLOOR



SAMPLE GROCERY STORE LAYOUT



AREA DEMOGRAPHICS



1428 FULTON STREET BROOKLYN, NEW YORK

0.5 MILE RADIUS

POPULATION
48,406
HOUSEHOLDS
20,542
AVERAGE HOUSEHOLD INCOME
\$107,919
MEDIAN HOUSEHOLD INCOME
\$74,972

COLLEGE GRADUATES (BACHELOR'S +)
16,226 - 47.0%
TOTAL BUSINESSES
1,361
TOTAL EMPLOYEES
15,785
DAYTIME POPULATION (W/ 16 YR +)
43,610

1 MILE RADIUS

POPULATION
192,211
HOUSEHOLDS
78,768
AVERAGE HOUSEHOLD INCOME
\$107,492
MEDIAN HOUSEHOLD INCOME
\$72,806

COLLEGE GRADUATES (BACHELOR'S +)
63,446 - 47.0%
TOTAL BUSINESSES
4,933
TOTAL EMPLOYEES
52,575
DAYTIME POPULATION (W/ 16 YR +)
163,126

2 MILE RADIUS

POPULATION
746,343
HOUSEHOLDS
290,746
AVERAGE HOUSEHOLD INCOME
\$108,969
MEDIAN HOUSEHOLD INCOME
\$68,043

COLLEGE GRADUATES (BACHELOR'S +)
211,517 - 43.0%
TOTAL BUSINESSES
19,821
TOTAL EMPLOYEES
214,394
DAYTIME POPULATION (W/ 16 YR +)
655,823

AREA DEMOGRAPHICS

