

RETAIL SPACE

32 5TH AVENUE

Southwest corner of Dean Street and 5th Avenue

PARK SLOPE

BROOKLYN | NY

Retail #2

1,105 SF

Ground Floor

576 SF

Storage

Lower Level



RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Southwest corner of Dean Street and 5th Avenue

SIZE

Ground Floor	1,105 SF
Storage Lower Level	576 SF
Total	1,681 SF

FRONTAGE

5th Avenue	21 FT
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CEILING HEIGHTS

Ground Floor	10 FT 6 IN±
Lower Level	7 FT 6 IN±

STATUS

Currently DRNK Coffee + Tea & Qwench Juice Bar

POSSESSION

Immediate

TERM

Long term

NEIGHBORS

Insomnia Cookies, Barclays Center, Chick Fil A, and Shake Shack

COMMENTS

32 Fifth Avenue is a fully gut renovated property with new structural components and utilities, steps away from the Barclay's center

Built-out space

400A/3PH Electric (Direct Meter)

1.5" domestic cold water line and submeter

4-ton Mitsubishi split-system HVAC

Great signage opportunity

Venting is possible

TRANSPORTATION

2022 Ridership Report

Atlantic Ave/ Barclays Center

Annual	8,482,075
Weekday	26,179
Weekend	33,606

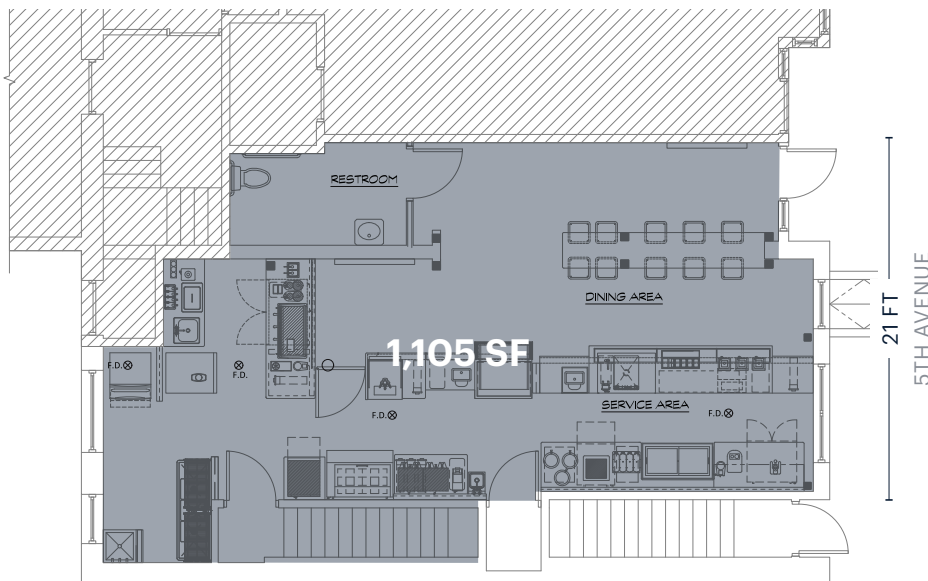


Bergen Street

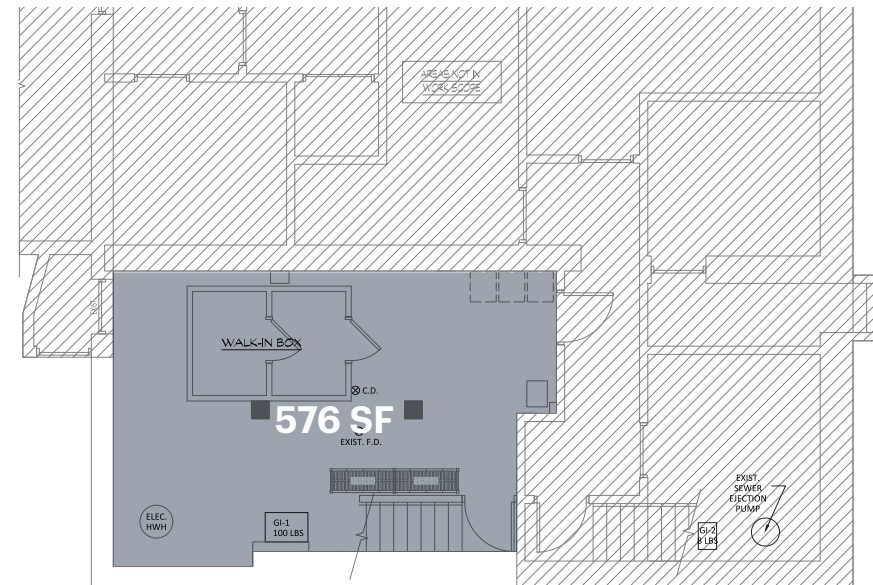
Annual	775,145
Weekday	2,416
Weekend	2,965



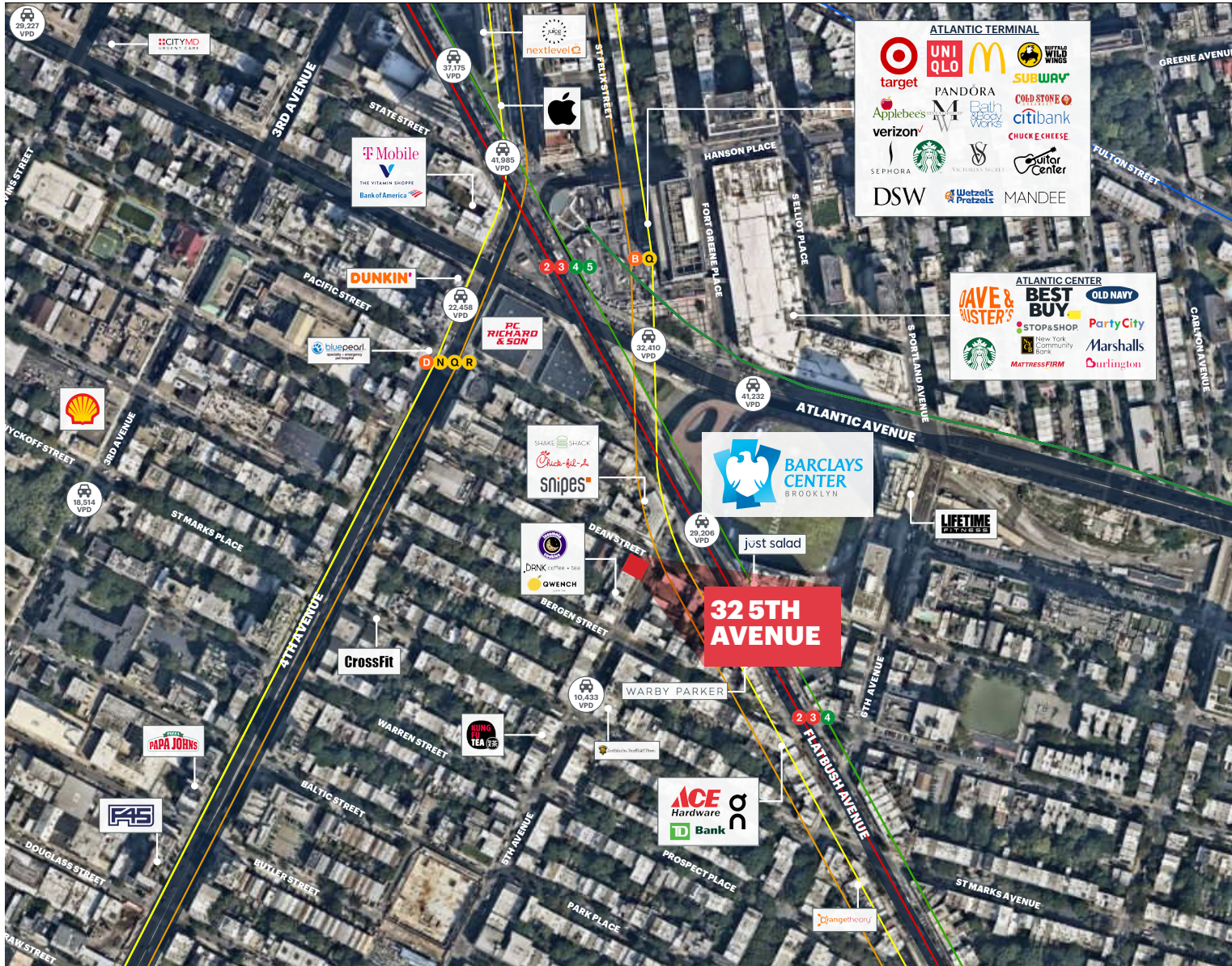
GROUND FLOOR



LOWER LEVEL



AREA RETAIL



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