



**NEW CONSTRUCTION**  
**PERFECT FOR ALL RETAIL, MEDICAL &**  
**RESTAURANT USES**

# BROOKLYN, NY

**829-847 ATLANTIC AVENUE**  
**CLINTON HILL NEIGHBORHOOD**

SIZE		FRONTAGE	
Ground Floor		Ground Floor	
Unit 2	938 SF	Unit 2	31'-9"
Unit 3	991 SF	Unit 3	34'-10"
Unit 4	3,349 SF	Unit 4	72'
Total	5,278 SF	Total Frontage	138'-7"

**ASKING RENT**

Upon Request

**STATUS OF PREMISES**

New Construction for Immediate Possession

**CO-TENANTS**

Burly Coffee

**NEIGHBORS**

McDonald's, AutoZone, CubeSmart, Van Leeuwen, Coco Salon, Pet Super Nanny

**COMMENTS**

- Prime new construction spaces at the base of a 135-unit residential building
- On-site parking garage for customers
- Property is a few blocks away from Downtown Brooklyn and is at junction with Prospect Heights and Fort Greene
- Located one block from the Clinton-Washington **C** & **A** train subway station, which sees over 2 million annual riders
- Vastly growing neighborhood with thousands of units either in pipeline or under development with the need of more retail growth to service the neighborhood

## CONTACT EXCLUSIVE AGENTS

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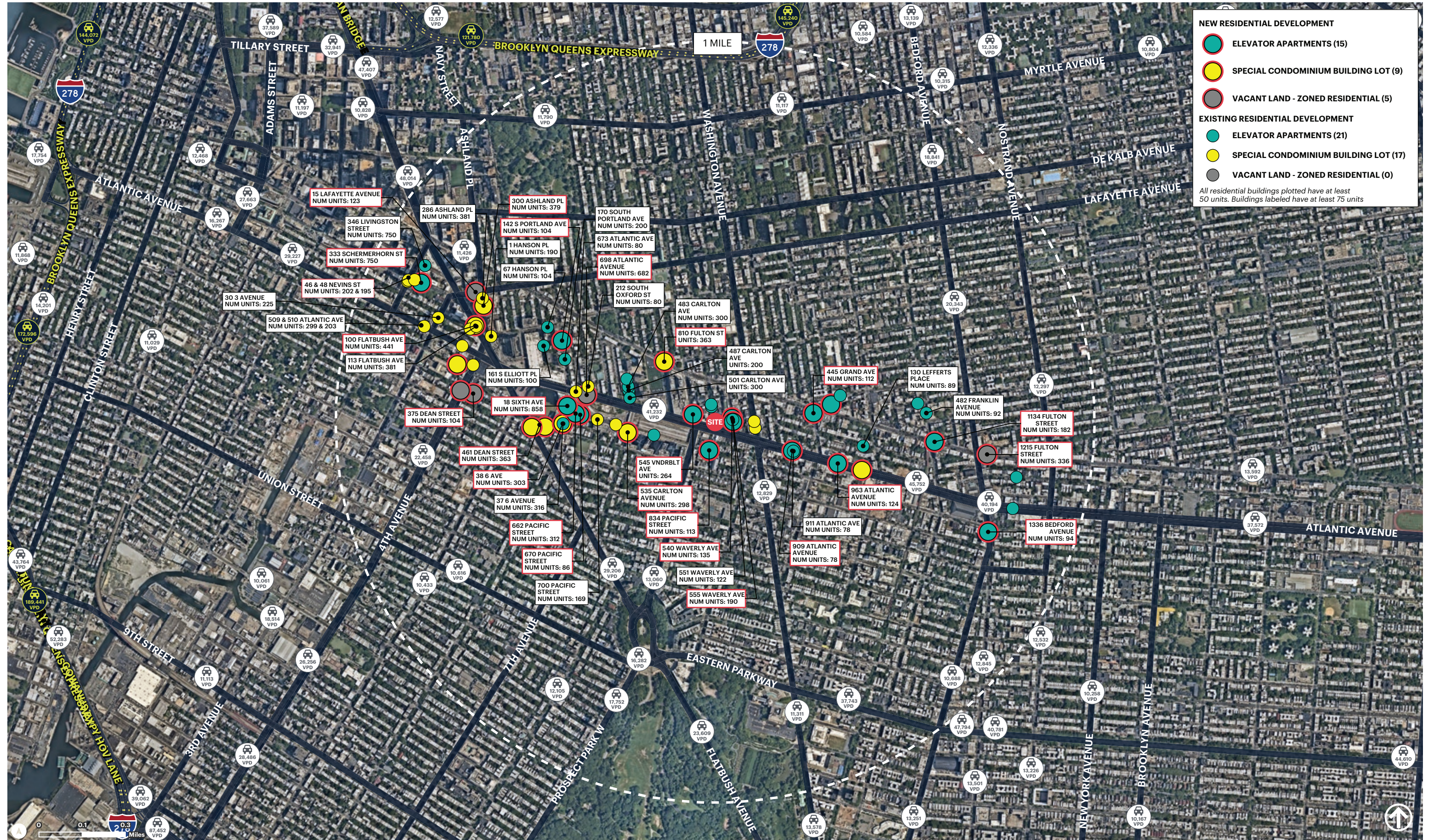


80-02 Kew Gardens Rd  
 3rd Floor  
 Queens, NY 11415  
 718.663.2650

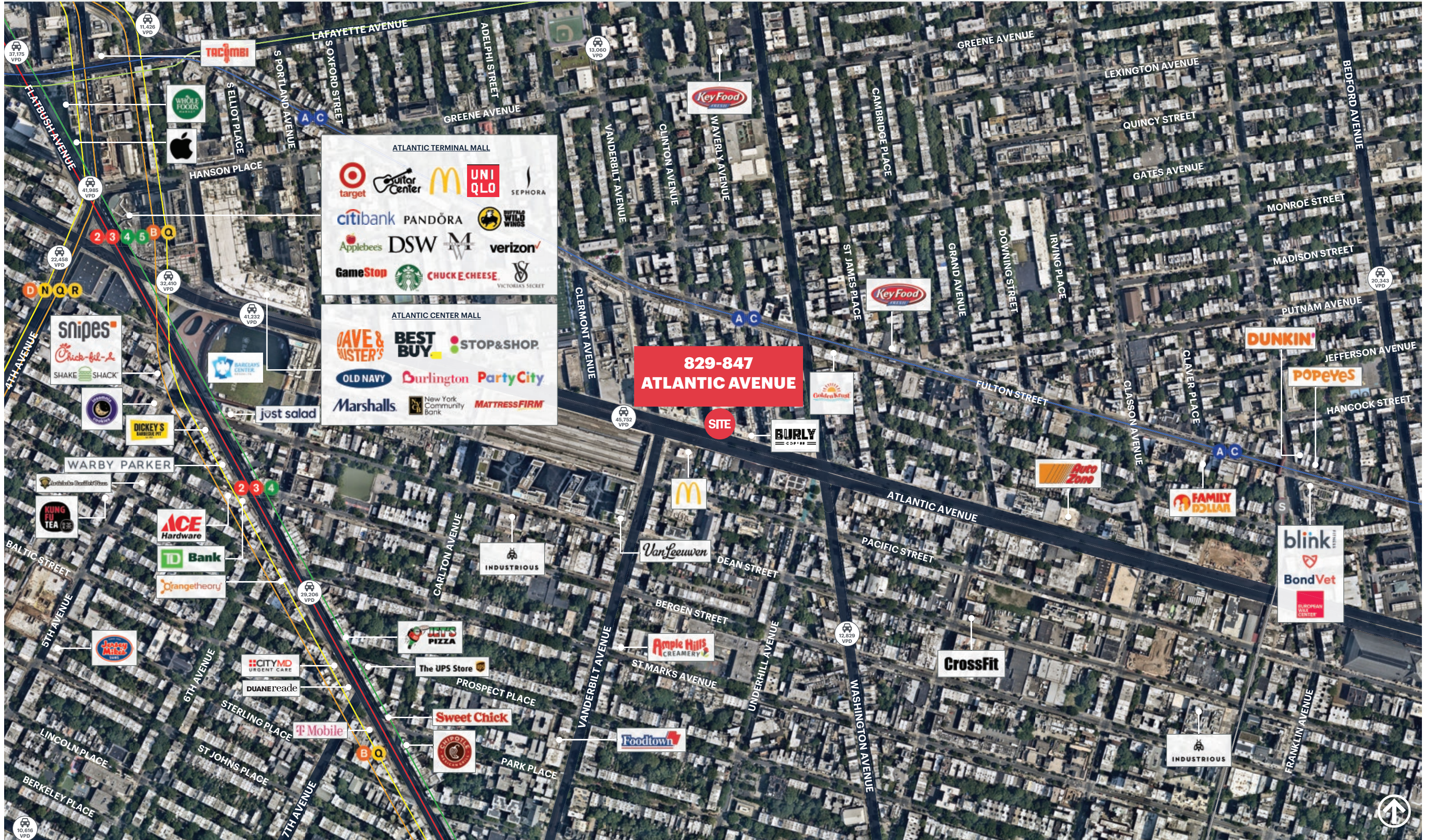
Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

# NEW DEVELOPMENTS AND EXISTING RESIDENTIAL MAP



# MARKET RETAIL AERIAL



**AERIAL**



**THE AXEL**  
248 Unit Residential Building

**829-847  
ATLANTIC AVENUE**

**SITE**

**BURLY**  
COFFEE



**CUBESMART**  
self storage

*Van Leeuwen*

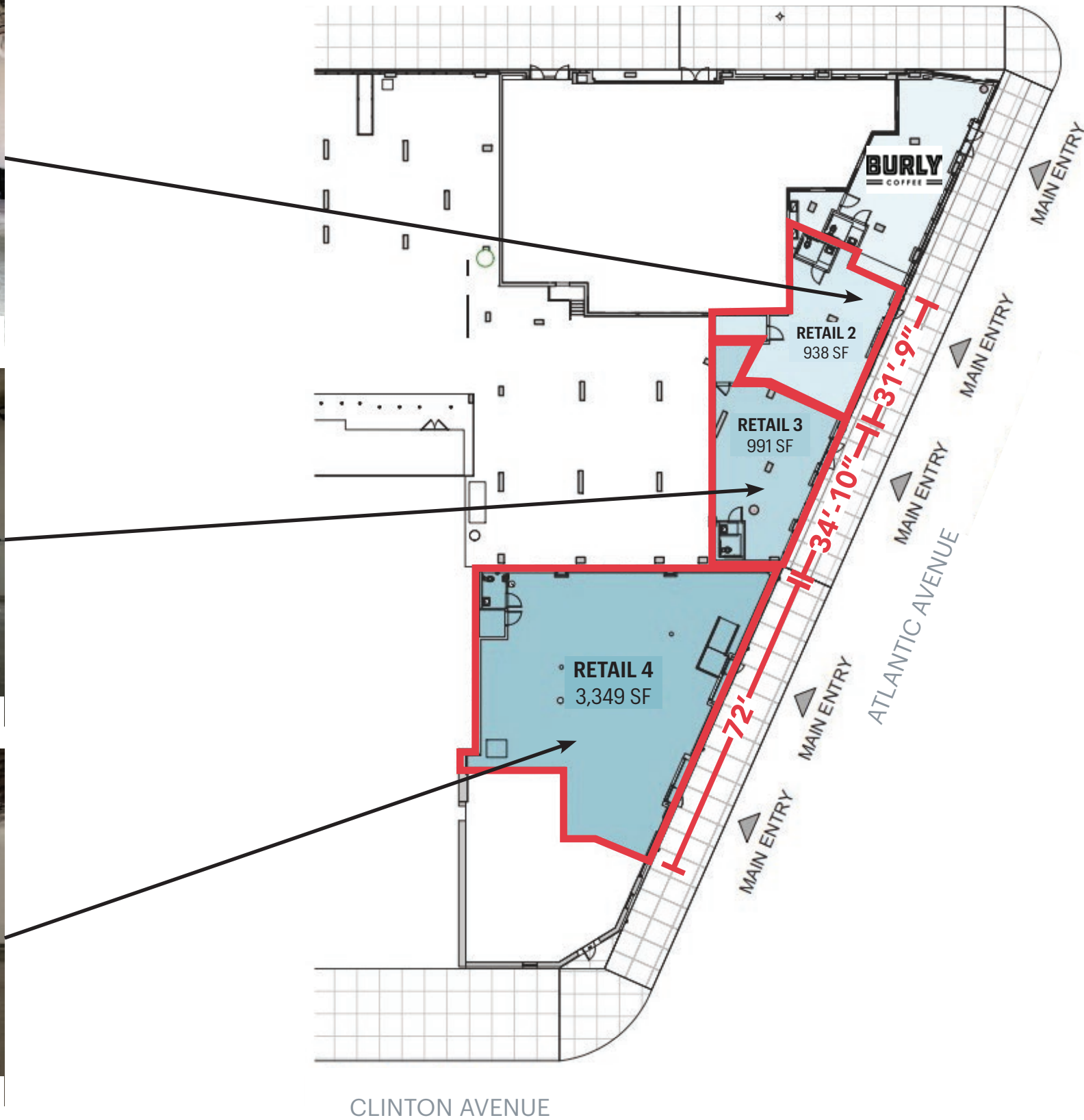
*PEEP  
STREET  
SOUTH*

**550 VANDERBILT AVENUE**  
278 Residential Condo Units



# FLOOR PLAN

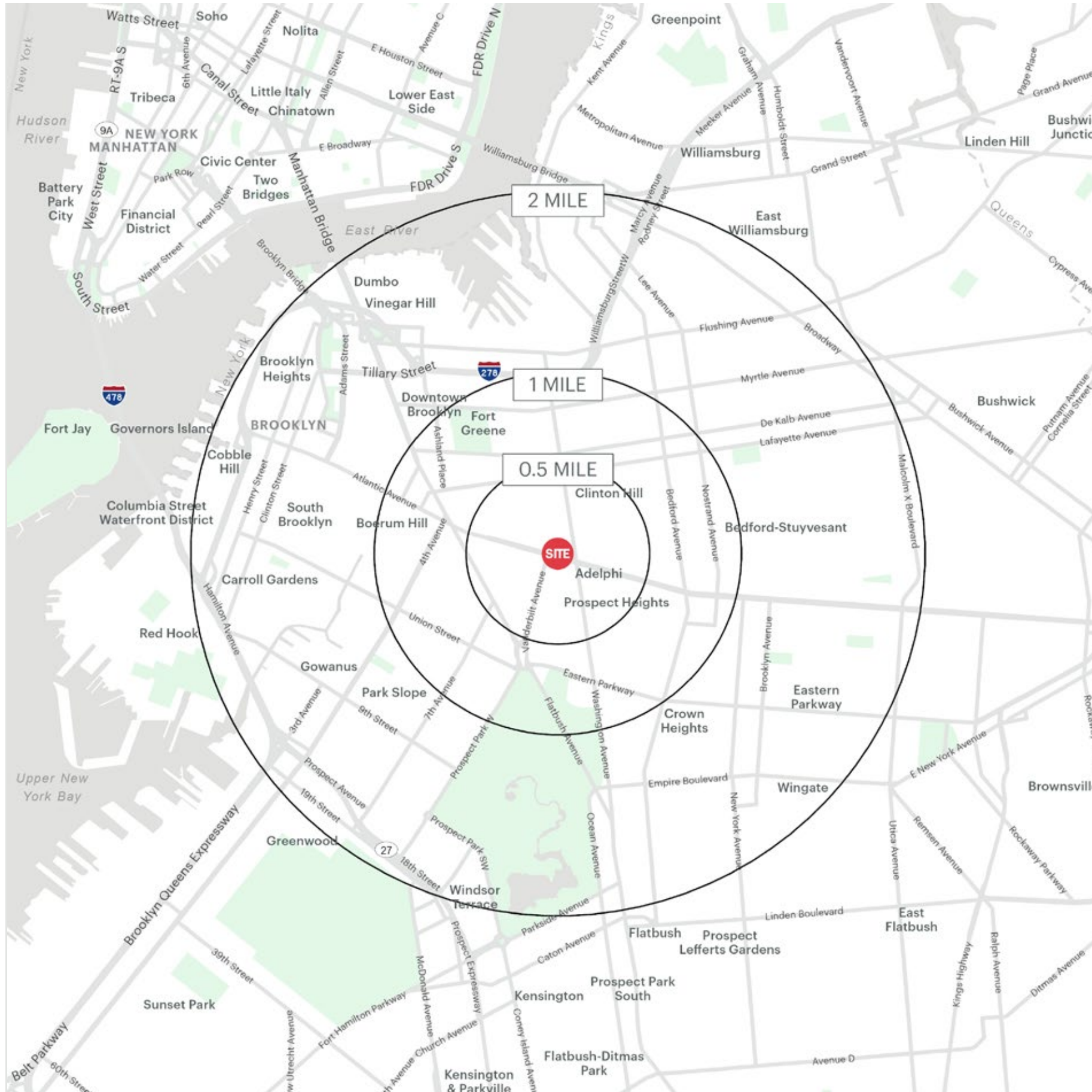
## GROUND FLOOR



**PROPERTY PHOTOS**



# AREA DEMOGRAPHICS



829-847 ATLANTIC AVENUE BROOKLYN, NEW YORK

## 0.5 MILE RADIUS

**POPULATION**  
43,993  
**HOUSEHOLDS**  
20,067  
**AVERAGE HOUSEHOLD INCOME**  
\$175,589  
**MEDIAN HOUSEHOLD INCOME**  
\$123,977

**COLLEGE GRADUATES (BACHELOR'S +)**  
24,388 - 72.0%  
**TOTAL BUSINESSES**  
1,509  
**TOTAL EMPLOYEES**  
14,785  
**DAYTIME POPULATION (W/ 16 YR +)**  
35,845

## 1 MILE RADIUS

**POPULATION**  
185,147  
**HOUSEHOLDS**  
82,698  
**AVERAGE HOUSEHOLD INCOME**  
\$167,030  
**MEDIAN HOUSEHOLD INCOME**  
\$111,724

**COLLEGE GRADUATES (BACHELOR'S +)**  
92,352 - 67.0%  
**TOTAL BUSINESSES**  
5,995  
**TOTAL EMPLOYEES**  
71,560  
**DAYTIME POPULATION (W/ 16 YR +)**  
163,524

## 2 MILE RADIUS

**POPULATION**  
671,007  
**HOUSEHOLDS**  
274,347  
**AVERAGE HOUSEHOLD INCOME**  
\$149,734  
**MEDIAN HOUSEHOLD INCOME**  
\$93,849

**COLLEGE GRADUATES (BACHELOR'S +)**  
258,816 - 56.0%  
**TOTAL BUSINESSES**  
23,362  
**TOTAL EMPLOYEES**  
273,464  
**DAYTIME POPULATION (W/ 16 YR +)**  
647,152

# AREA DEMOGRAPHICS

