

Prime Development on the Corner of 5th Ave & 9th St  
5,871 SF of Ground Floor Retail Space Remaining  
91' of Frontage on Fifth Ave  
Join Chipotle and Panda Express

# 453

FIFTH AVENUE

PARK SLOPE • BROOKLYN

CHIPOTLE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

RIPCO  
REAL ESTATE

JOIN  **CHIPOTLE** & 

# THE NEIGHBORHOOD

Home to a diverse population of roughly 150,000 people, Park Slope is one of the most well-established communities in Brownstone Brooklyn. The traditional boundaries are Prospect Park to the east, Fourth Avenue to the west, Flatbush Avenue to the north, and Prospect Expressway to the south.

This vibrant neighborhood is home to a diverse population that includes young professionals and new families who have flocked to the area in recent years.



# Park Slope

# AREA DEMOGRAPHICS

WITHIN 1.5 MILE RADIUS OF SITE



**224K**

TOTAL DAYTIME POPULATION

**\$124K**

MEDIAN HOUSEHOLD INCOME



**\$3.8B**

TOTAL RETAIL GOODS EXPENDITURE

**96K**

TOTAL HOUSEHOLDS

**215K**

TOTAL POPULATION



**65%**

POPULATION UNDER THE AGE OF 44

**90%**

WHITE COLLAR WORKERS





# PRIME PARK SLOPE

## THE RETAIL OPPORTUNITY

### COMMENTS

- Prime Park Slope intersection Fifth Avenue & 9th Street
- Delivery is Q4 2025
- 25 Year ICAP Abatement
- Rare Park Slope new development with abundance of retail frontage
- Very strong affluent local demographics
- Roughly 24,000 vehicles pass per day

### DAYTIME POPULATION

- 224,000 daytime population

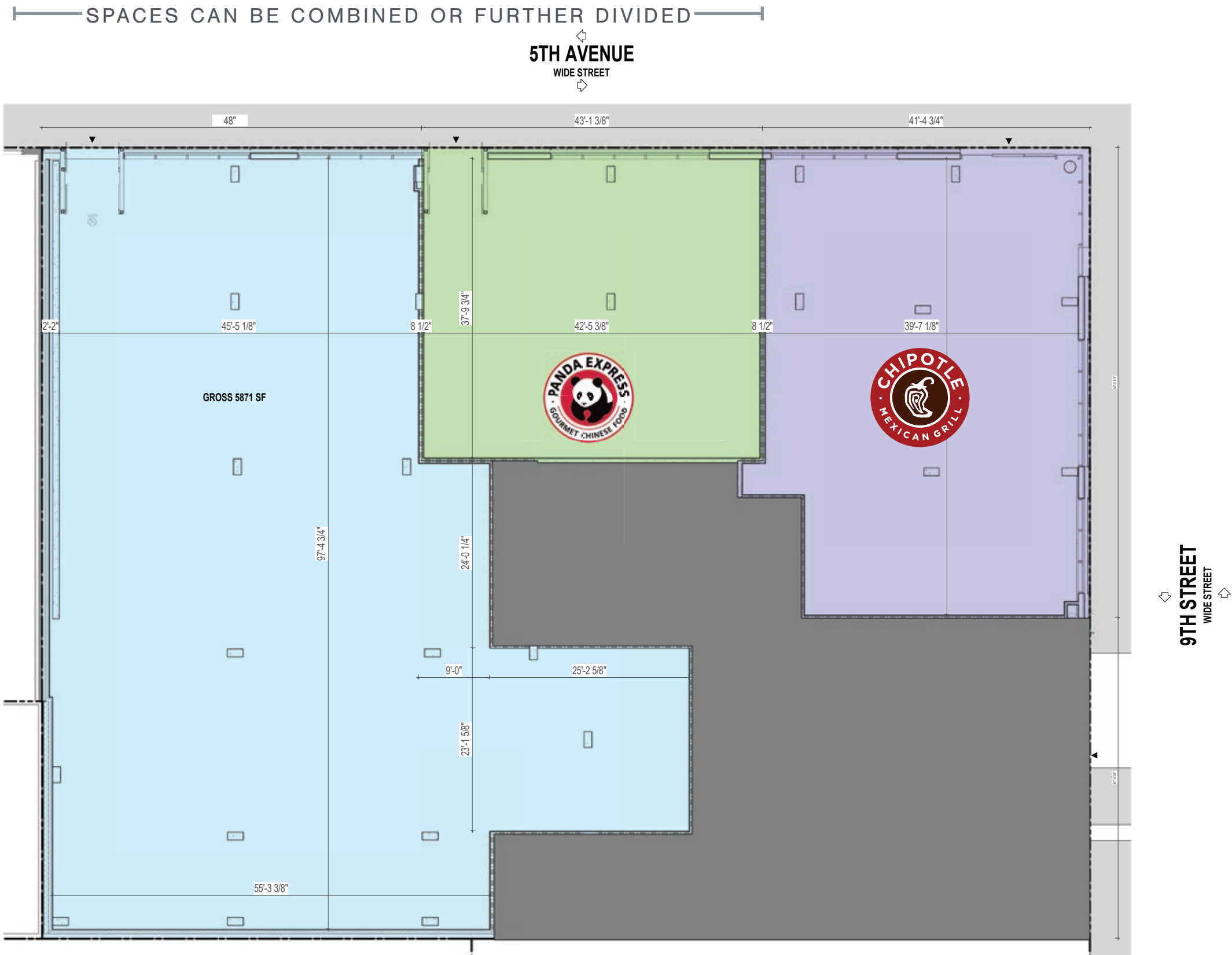
### SIZE

- Ground Floor - 5,871 SF (Ceiling Heights of 16 FT)
- Space is divisible
- Join Chipotle and Panda Express at the base of this new construction

### TRANSPORTATION

- Near major transportation hubs and thru-ways
  - One block away from the 4th Avenue - 9th Street/7th Avenue Subway Lines of the **F**, **G**, **N**, **W** & **D** (Combined Annual Ridership of 7,600,100)
  - Minutes away from the Prospect Expressway and the Gowanus Expressway

# FLOOR PLAN



# PARK SLOPE RETAIL MAP



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