

ARTIST'S RENDERING



Up to  
**6,269 SF\***  
For Lease  
\*Divisible

**STREET RETAIL/FITNESS/MEDICAL/  
CAFÉ/NEW DEVELOPMENT**

# **272 4TH AVENUE**

Southwest corner of Carroll Street

**PARK SLOPE**  
BROOKLYN | NY

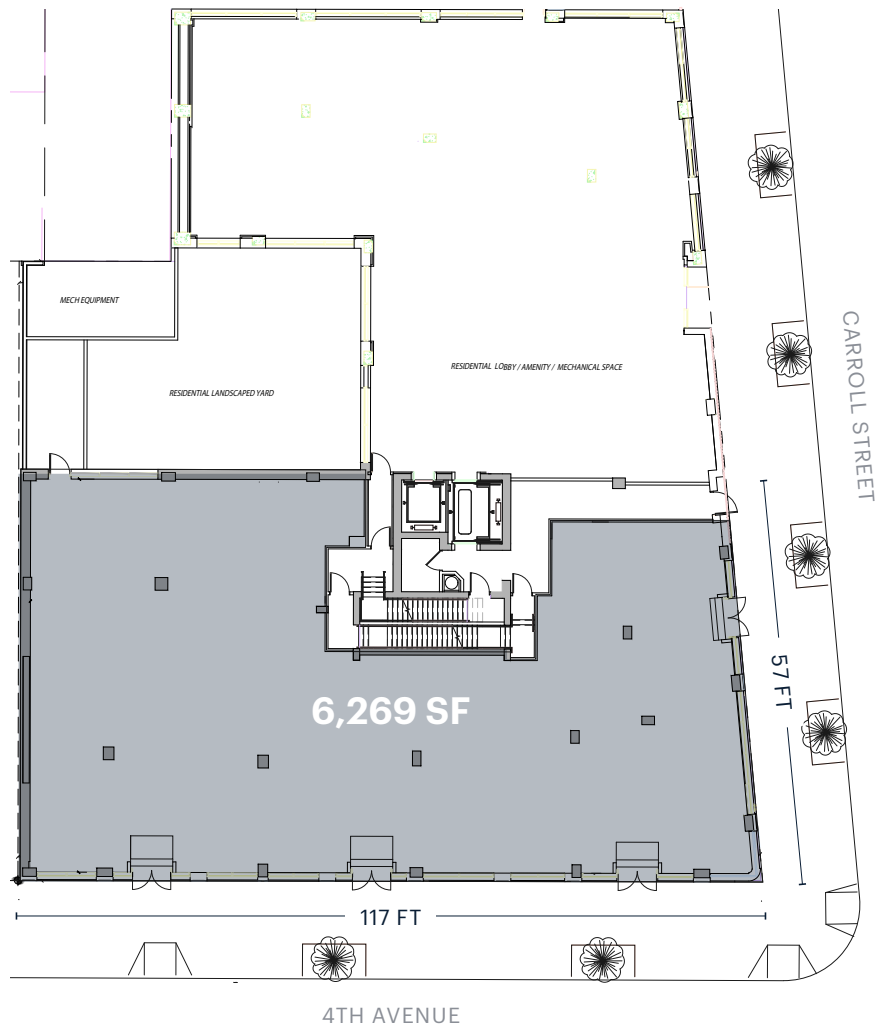
**RIPCO**  
REAL ESTATE

**ADDITIONAL RENDERING**



SPACE DETAILS

GROUND FLOOR



LOCATION

Southwest corner of Carroll Street

SIZE

Ground Floor 6,269 SF\*

\*Divisible

FRONTAGE

4th Avenue 117 FT

Carroll Street 57 FT

CEILING HEIGHTS

Ground Floor 14 FT 4 IN

STATUS

New construction

POSSESSION

Mid 2025

TERM

Negotiable

RENT

Upon request

NEIGHBORS

Bank of America, Starbucks, Blink Fitness, Finback Brewery, Strong Rope Brewery, Dinosaur BBQ, Claro, and Dirty Precious

COMMENTS

New construction retail in Gowanus/Park Slope

1 block to Union Street R train

High ceiling height

Outdoor space available

Seeking cafes, fitness, daycare, tutoring, nail and hair salons

TRANSPORTATION

2023 Ridership Report

Union Street



Annual	1,646,253
Weekday	5,142
Weekend	6,338

5th Avenue/Garfield Place



Annual	2,671,618
Weekday	7,963
Weekend	11,914

3rd Avenue/Carroll Street

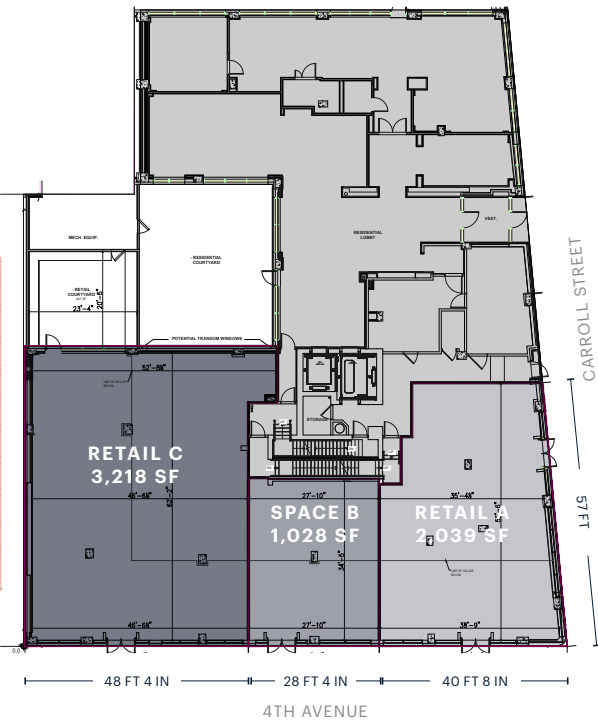


Annual	517,903
Weekday	1,649
Weekend	1,832

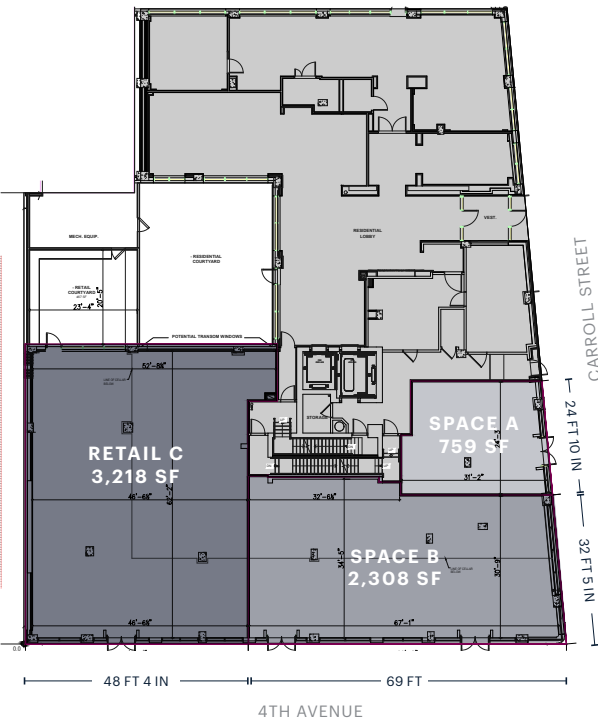


PROPOSED SPACE DIVISIONS

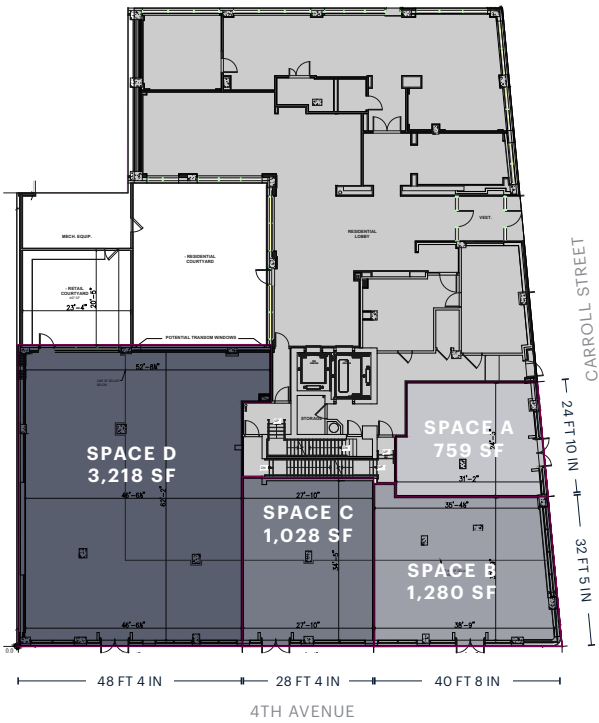
GROUND FLOOR  
DIVISION PLAN 1



GROUND FLOOR  
DIVISION PLAN 2



GROUND FLOOR  
DIVISION PLAN 3



## AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

**ALEX BEARD**

abeard@ripcony.com  
718.663.2640

**JASON PENNINGTON**

jpennington@ripcony.com  
718.233.6565

**RIPCO**  
REAL ESTATE

32 Court Street  
10th Floor  
Brooklyn, NY 11201  
718.233.6565

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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.