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

# 544 CARROLL STREET | 272 4TH AVENUE

Southwest corner of Carroll Street and Fourth Avenue

**GOWANUS / PARK SLOPE**

BROOKLYN | NY

Up to

**1,652 SF***

For Lease

**Divisible*




ARTIST'S RENDERING

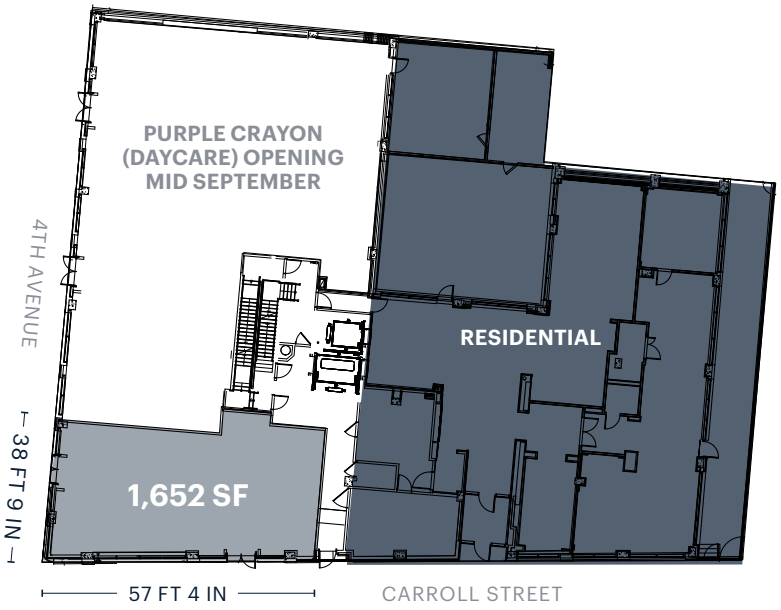
# ADDITIONAL RENDERING



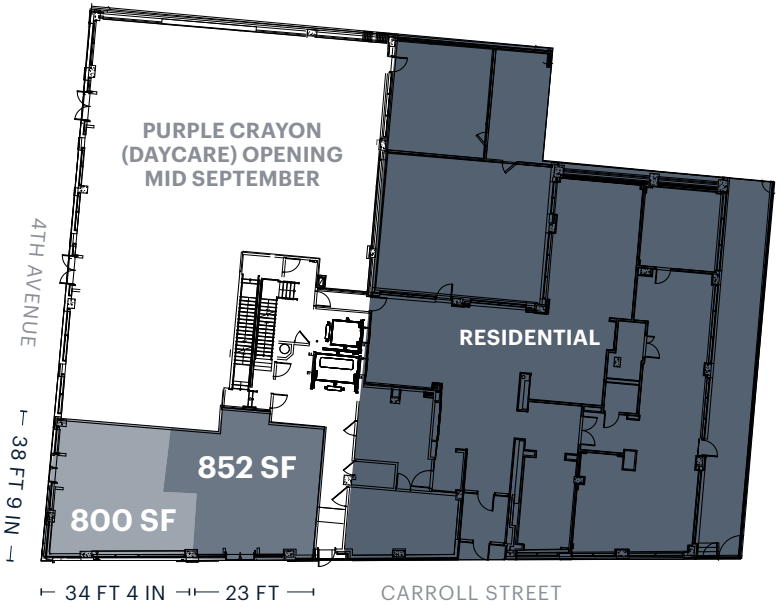

ARTIST'S RENDERING

# SPACE DETAILS

## GROUND FLOOR




## PROPOSED DIVISION




### LOCATION

Southwest corner of Carroll Street and Fourth Avenue

### SIZE

| | |
|---|---|
| Ground Floor | 1,652 SF* |

**Divisible*

### FRONTAGE

| | |
|---|---|
| Carroll Street | 57 FT 4 IN |
| 4th Avenue | 38 FT 9 IN |

### CEILING HEIGHTS

| | |
|---|---|
| Ground Floor | 14 FT 4 IN |

### STATUS

New construction

### POSSESSION

Immediate

### TERM

Negotiable

### RENT

Upon request

### NEIGHBORS

NY Kids Club, Bank of America, Starbucks, Claro, Finback Brewery, Strong Rope Brewery, PureGym, Dinosaur BBQ, Purple Crayon, and Dirty Precious

### COMMENTS

New construction retail at the base of a luxury residential building

Residents moving in upstairs

One block to Union Street R train

High ceilings with excellent corner exposure

Seeking café operators

Outdoor seating is possible

### TRANSPORTATION

2024 Ridership Report

**Union Street** (R)

| | |
|---|---|
| Annual | 1,810,611 |
| Weekday | 5,590 |
| Weekend | 7,146 |

**3rd Avenue/Carroll Street** (B37)

| | |
|---|---|
| Annual | 487,146 |
| Weekday | 1,540 |
| Weekend | 1,739 |

**5th Avenue/Garfield Place** (B63)

| | |
|---|---|
| Annual | 2,627,336 |
| Weekday | 7,733 |
| Weekend | 12,033 |

# GOWANUS RESIDENT SNAPSHOT









## AVERAGE HOUSEHOLD INCOME - 544 CAROLL STREET

$637,989

## DOMINANT INDUSTRY

Technology 20%

As well as:

Finance

Consulting / Business Services

Founder & Executive

Healthcare

Media / Entertainment / Fashion

Legal & Government

Sales / Marketing / PR

Arts / Creative

Real Estate / Architecture / Construction

Education

Hospitality / Retail / Food

Engineering / Research

Sports / Athletics

## AVERAGE HOUSEHOLD SIZE

2.1

## MARITAL STATUS

32% Married, 68% Single

RIPCO REAL ESTATE

# SCHOOLS MAP
## 544 CARROLL STREET, BROOKLYN, NY



## AREA RETAIL




## CONTACT EXCLUSIVE AGENTS


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