



For Lease

RIPCO
RETAIL LEASING

329 Clarkson Avenue

Between New York Ave and
Nostrand Ave Brooklyn,
NY

Up to 15,861 SF

Newly Constructed Community Facility Spaces | Across from Kings County Hospital & SUNY Downstate

Contact
Exclusive Agents

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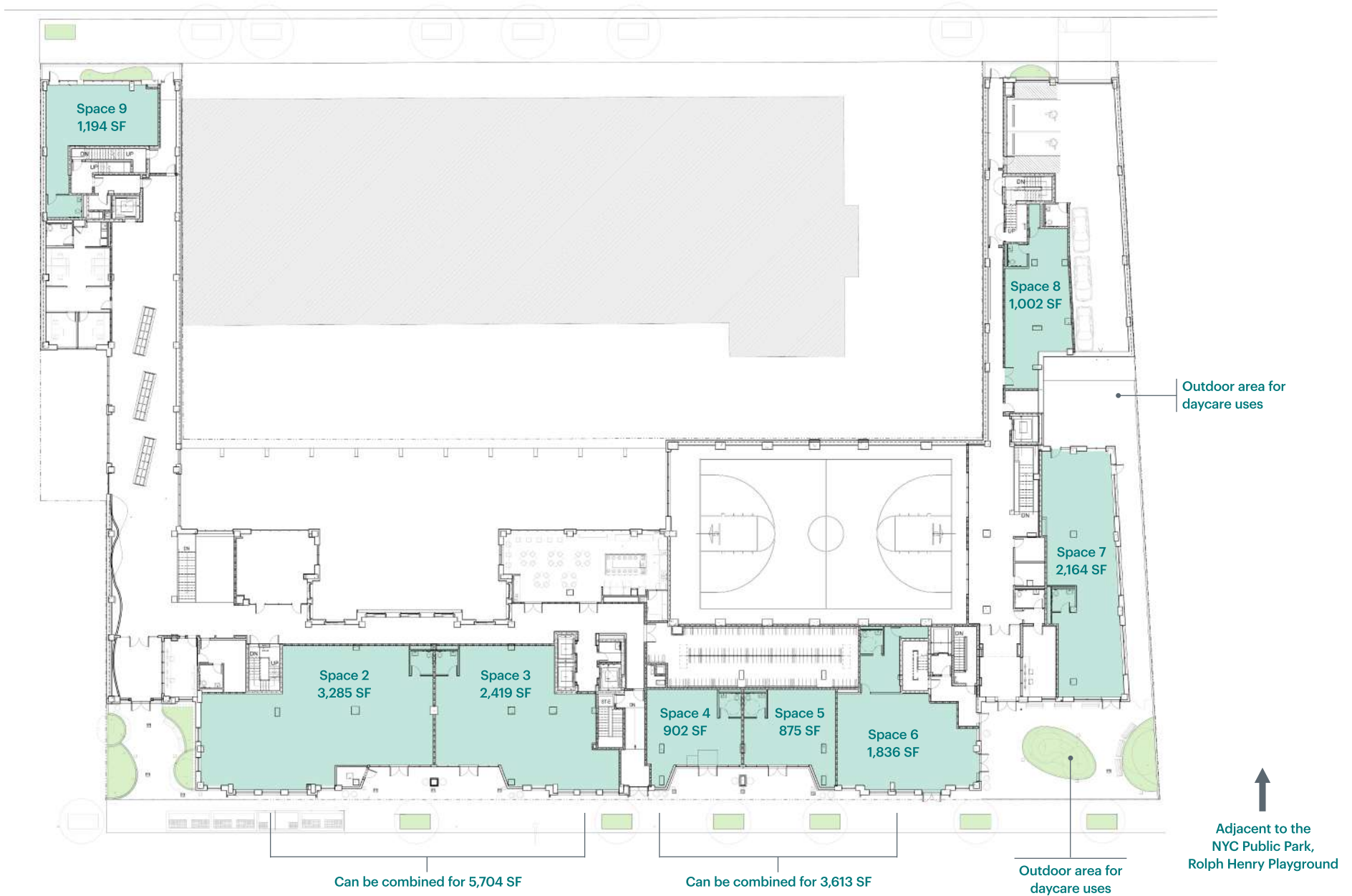
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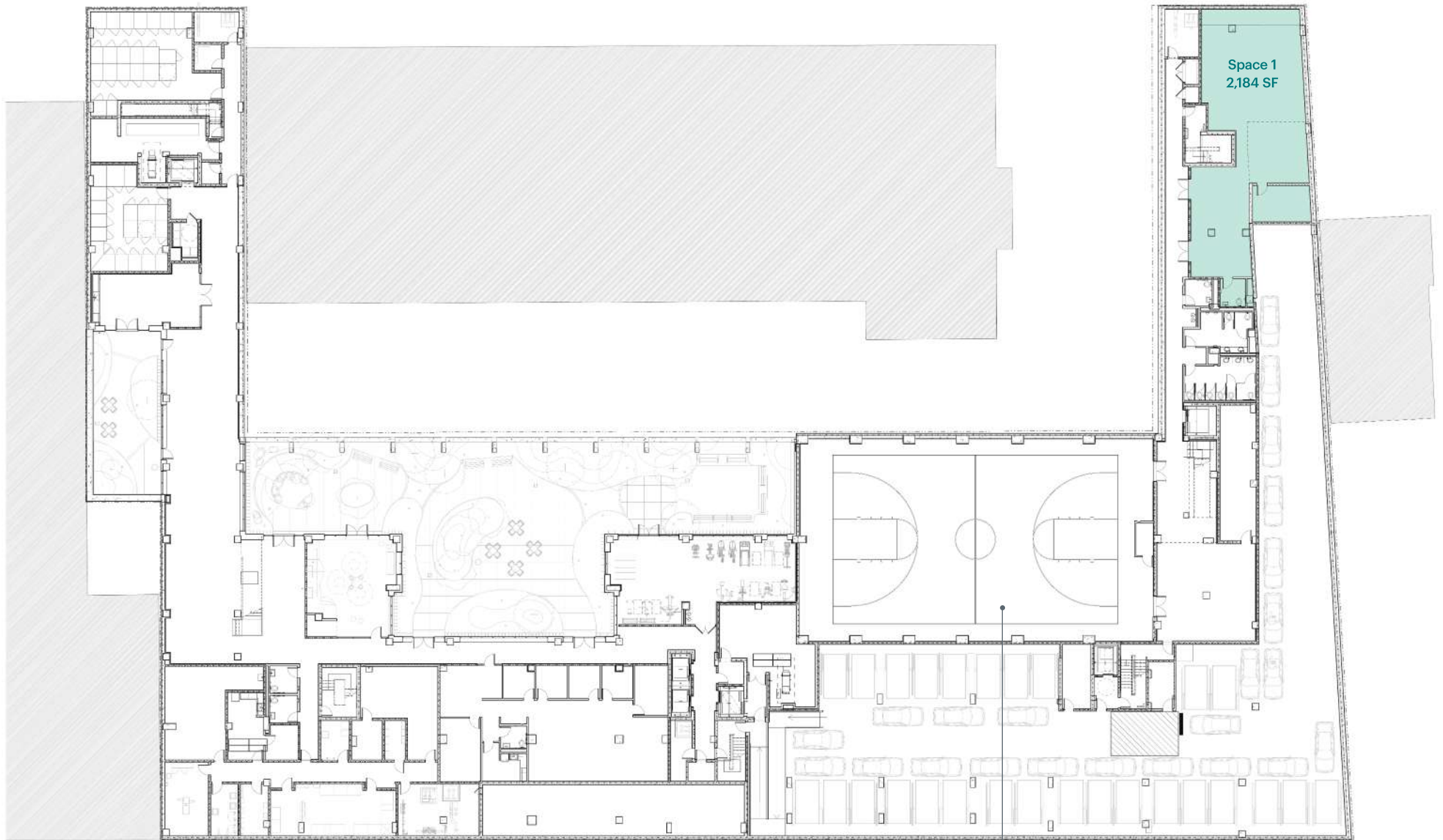
Space Details

| | | |
|------------------------|--|---|
| Location | Between New York Ave and Nostrand Ave | |
| Size | <p>Lower Level</p> <p>Space 1: 2,184 SF</p> <p>Ground Floor</p> <p>Space 2: 3,285 SF } Can be combined for 5,704 SF</p> <p>Space 3: 2,419 SF }</p> <p>Space 4: 902 SF }</p> <p>Space 5: 875 SF } Can be combined for 3,613 SF</p> <p>Space 6: 1,836 SF }</p> <p>Space 7: 2,164 SF</p> <p>Space 8: 1,002 SF</p> <p>Space 9: 1,194 SF</p> <p>Total: 15,861 SF</p> | |
| Frontage | Over 200 Feet on Clarkson Ave | |
| Ceiling Heights | <p>Ground Floor: 14 FT</p> <p>Lower Level: 10 FT</p> | |
| Possession | Q2 2026 | |
| Parking | Garage with valet for over 80 Cars | |
| Rent | Upon request | |
| Neighbors | <p>Medical: Kings County Hospital, SUNY Downstate Medical Center, NYC Health + Hospitals, Health Science Center at Brooklyn, Oak Street Health, CAMBA, The Brooklyn Hospital</p> <p>Schools: P.S. 92, P.S. K141, Parkside Preparatory Academy, Explore Charter School, Achievement First Voyager Middle School</p> | |
| Comments | <p>Newly constructed at the base of 328 affordable apartment units</p> <p>Directly across the street from Kings County Hospital & SUNY Downstate Medical Center</p> <p>Spaces are adjacent to the NYC Public Park - Rolph Henry Playground</p> <p>Spaces zoned for more expansive community facility use groups 3 & 4 that aligns with broader social impact goals, making this an ideal location for organizations focused on workforce development, early childhood and pre-K education, behavioral and physical health services, arts and cultural programming, financial empowerment, medical, non-profit and other vital community-based services</p> <p>Spaces delivered with utilities stubbed in an separately metered with an ADA bathroom in-place</p> | <p>Full Tax Exemption for 30-years with the 420-c tax abatement in-place</p> <p>Third party operated parking garage for public use; open 24 hours</p> <p>Basketball court available for lease for community facility use & youth programs</p> <p>Two blocks from Winthrop Street 2 & 5 subway station (1,660,594 Annual Ridership)</p> <p>Over 70,000 households within 1-mile radius</p> <p>Rapidly growing neighborhood with new and planned mixed-use developments</p> |

Site Plan - First Floor

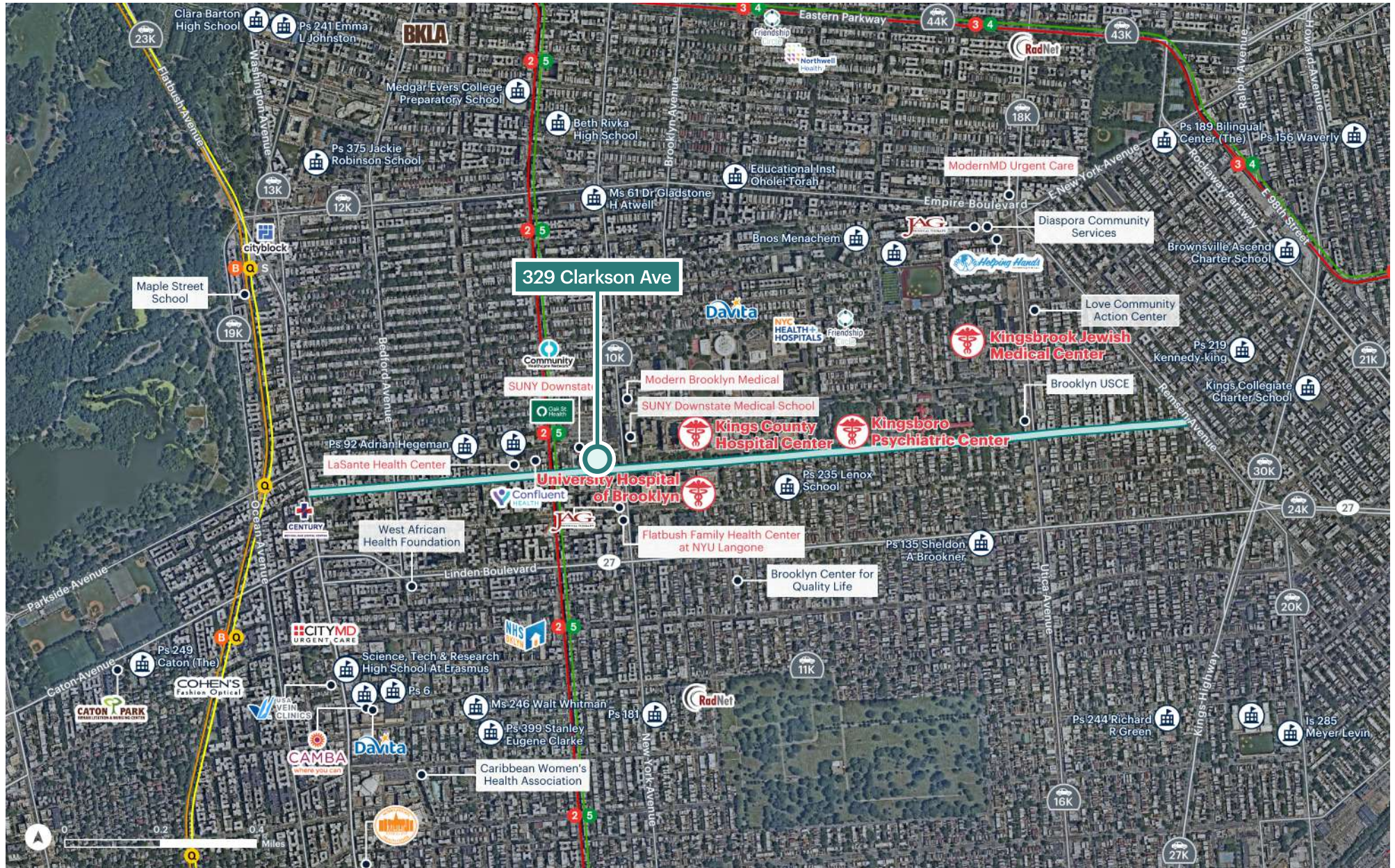


Site Plan - Cellar Floor

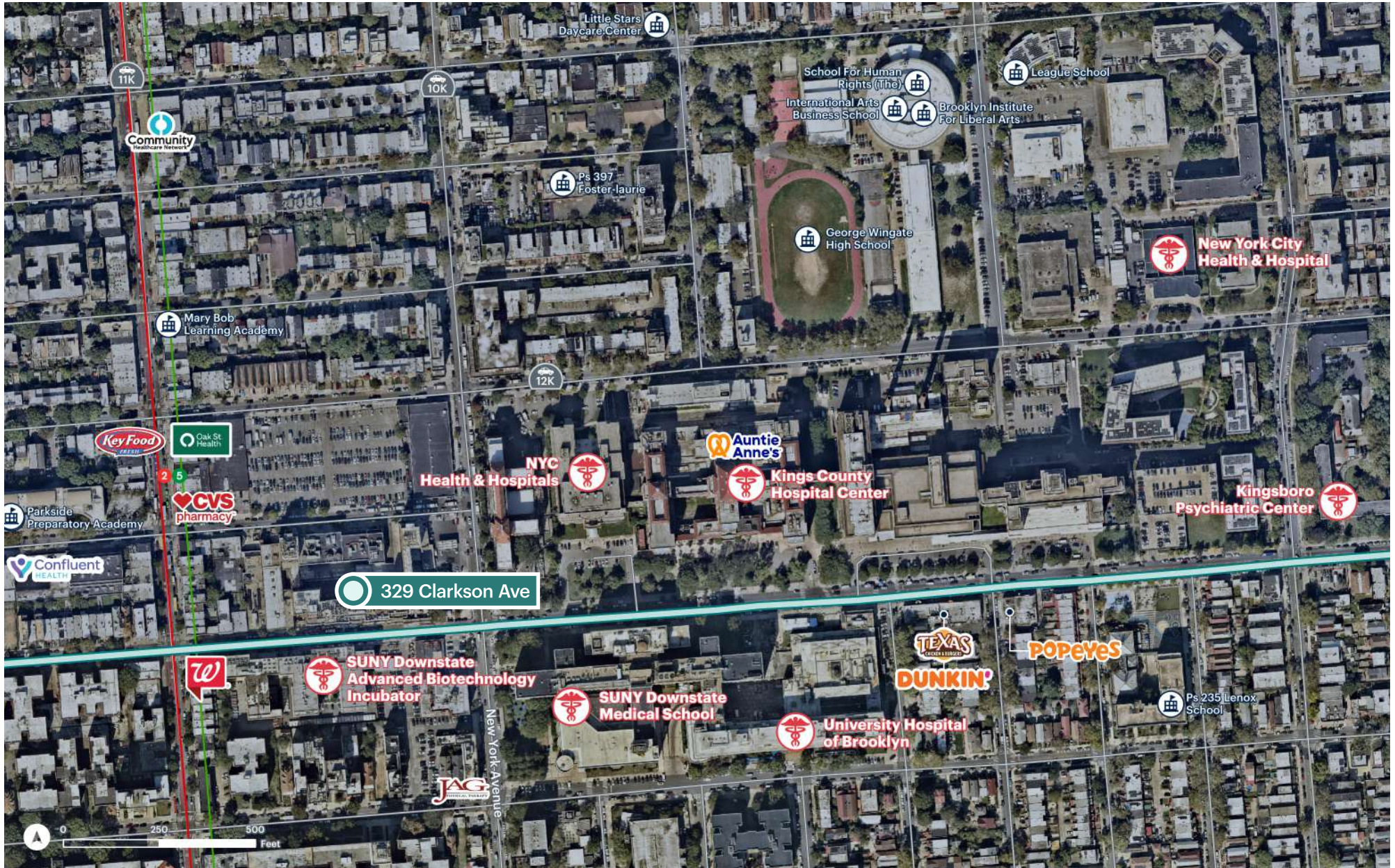


Basketball court available for lease for community facility use & youth programs

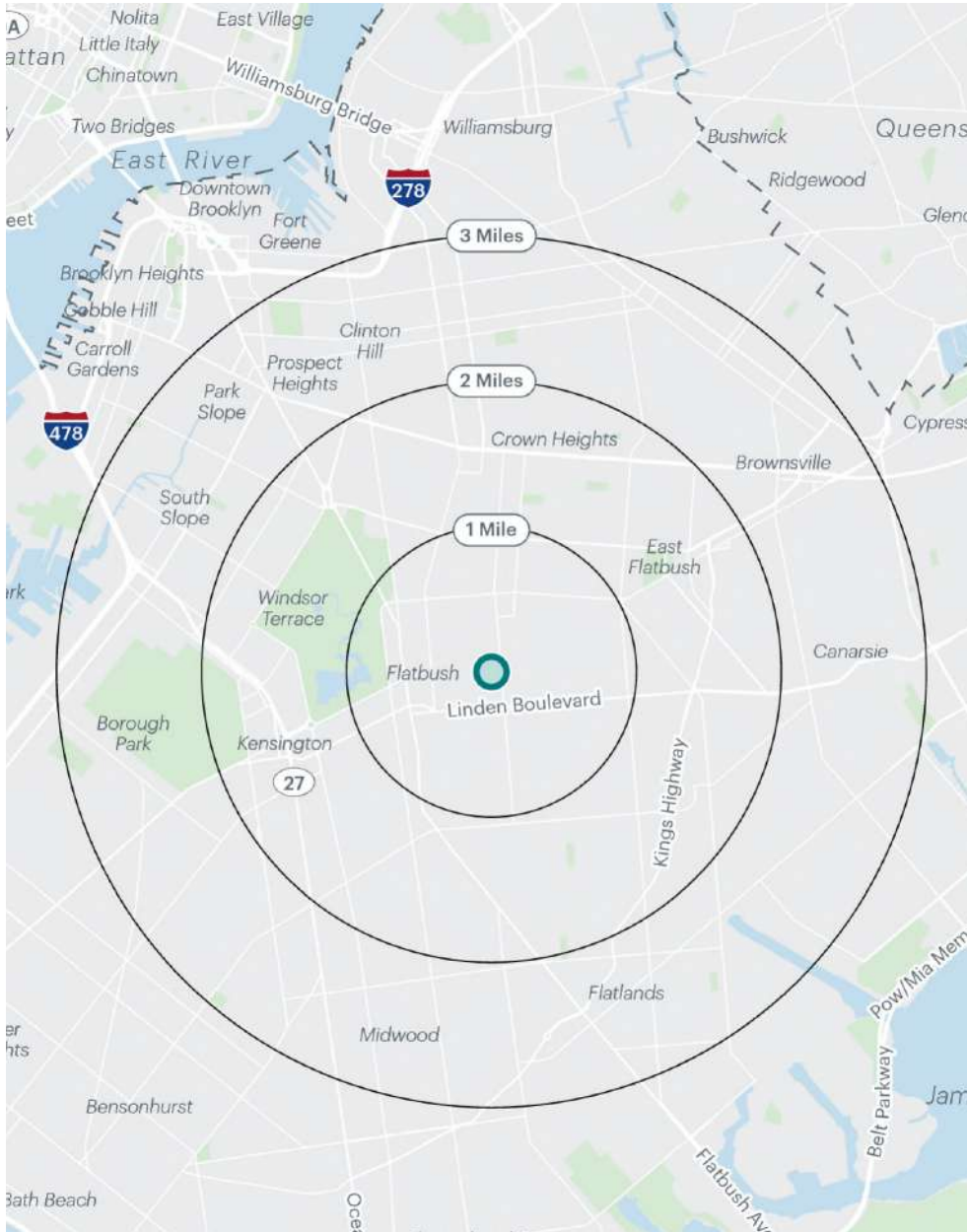
Non Profits Aerial



Aerial



Area Demographics



| | | | | | |
|-------------------|---------|-----------|---|---------|-------|
| Population | 1 mile | 184,536 | College Graduates (Bachelor's +) | 1 mile | 39.3% |
| | 2 miles | 1,624,868 | | 2 miles | 45.2% |
| | 3 miles | 1,329,269 | | 3 miles | 44.6% |

| | | | | | |
|-------------------|---------|---------|-------------------------|---------|--------|
| Households | 1 mile | 71,586 | Total Businesses | 1 mile | 4,213 |
| | 2 miles | 246,335 | | 2 miles | 14,696 |
| | 3 miles | 504,252 | | 3 miles | 36,225 |

| | | | | | |
|---------------------------------|---------|-----------|------------------------|---------|---------|
| Average Household Income | 1 mile | \$108,197 | Total Employees | 1 mile | 55,226 |
| | 2 miles | \$125,751 | | 2 miles | 205,134 |
| | 3 miles | \$128,407 | | 3 miles | 473,029 |

| | | | | | |
|--------------------------------|---------|----------|--|---------|-----------|
| Median Household Income | 1 mile | \$78,504 | Daytime Population (W/ 16 YR +) | 1 mile | 147,197 |
| | 2 miles | \$83,657 | | 2 miles | 511,994 |
| | 3 miles | \$82,566 | | 3 miles | 1,159,736 |

| | | |
|-----------------------|-------------|-------------------|
| Transportation | Winthrop St | 2 5 |
| 2024 Ridership Report | Annual | 1,660,594 |
| | Weekday | 5,485 |
| | Weekend | 4,779 |