48 FIFTH AVENUE





Retail for Lease



SUMMARY

48 Fifth Avenue is located near the intersection of Flatbush, Fifth, and Atlantic Avenues within sight of the Barclays Arena. The site is situated at the top of Park Slope's busiest corridor and in one of New York City's most coveted residential neighborhoods.

The space is in proximity to Brooklyn's largest transportation hub, Atlantic Terminal, with access to the D, N, R, B, Q, 2, 3, 4, 5 subway lines and the LIRR. It is an ideal boutique or café/restaurant use.

HIGHLIGHTS

- High traffic location
- Near Barclays Center
- Strong co-tenancy
- Exceptional transportation
- Full lower level storage
- · Possible sale of business also

LEASABLE AREA

1,240 SF plus lower level

CEILING HEIGHTS

11 Feet

CROSS STREETS

Dean St. & Bergen St.

PRICING & TERMS

Competitive

AVAILABILITY

Immediate

TRANSPORTATION





NEIGHBORING TENANTS



















For more information, contact exclusive agents:

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Retail for Lease **48 FIFTH AVENUE** 1,240 SF **Barclays Center Area DSW** VICTORIA'S VIIOLE SECRET ourlington Suitor Marshalls ATLANTIC AVE GameSton Dean Organic Market MODELL'S SIXTH FLATBUSHAVE PACIFIC ST chick-fil-A QNRC Shake Shack 48 Fifth Avenue Shorty's **DEAN ST** Yayo's KITH Bergen Bagels Fifth Avenue Fitness Mokbar Doughnut Plant McMahon's Public House Punta Cana Sweet Polly Hungry Ghost **BERGEN ST** Piquant Morgan's Barbecue The Montrose Koto Sushi **5ive Spice Tacos** Alchemy The Chocolate Room Sugar Cane BK9 Blue Sky Bakery Woodland Convivium Osteria Artichoke Pizza Sumi Sushi ST MARKS PL Born Taro Sushi Skylce Thai Food Purbird Wolf & Deer Rose's City Subs BYKlyn Cycle **Element Beauty Lounge** Pure Bistro Brooklyn Crepe & Juice Shinju Sushi III Nacho Macho Taco SIXTH AVE WARREN ST Miriam Beacon's Closet



BALTIC ST

For more information, contact exclusive agents:

Key Food

Bee Healthy Pediatrics

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Duane Reade Pharmacy

Milan Optique

Pizza Town Clever Blend

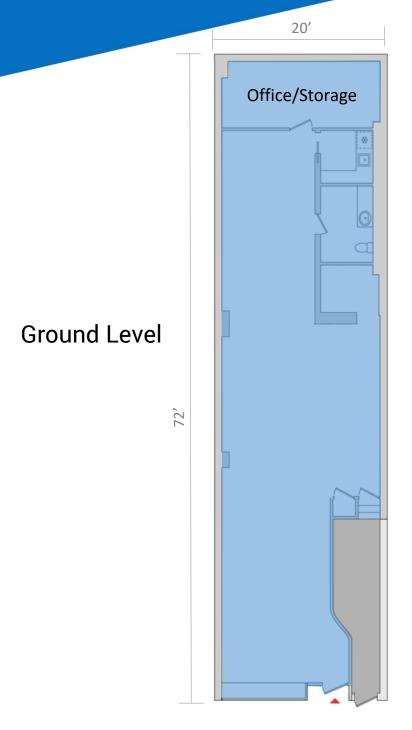
R & A Cycles

Sterling Grapes & Grains

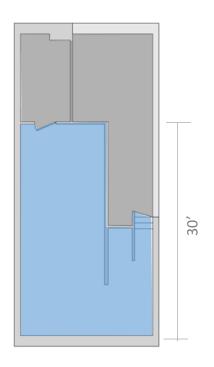
48 FIFTH AVENUE

Barclays Center Area

Retail for Lease 1,240 SF



Lower Level



Fifth Ave

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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Barclays Center Area

Retail for Lease 1,240 SF

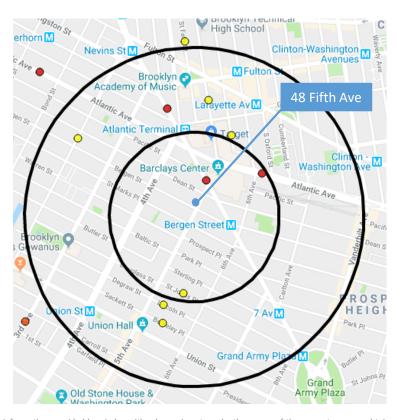
INTERIOR PHOTOS







DEMOGRAPHICS



More than 13.5 million riders annually at the Atlantic Terminal subway station

Barclays Center hosts at least 220 events per year and contains 19,000 seats.

Radius	.25 Miles	.5 Miles
Population	10,069	38,901
Median Income	\$95,650	\$92,289

Daily vehicular traffic count

Above 28,000 cars daily

7,000 to 13,999 cars daily

21,000 to 27,999 cars daily

Below 7,

Below 7,000 cars daily

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