

48 FIFTH AVENUE

Barclays Center Area

Retail for Lease
1,240 SF



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



Artichoke Pizza



For more information, contact exclusive agents:

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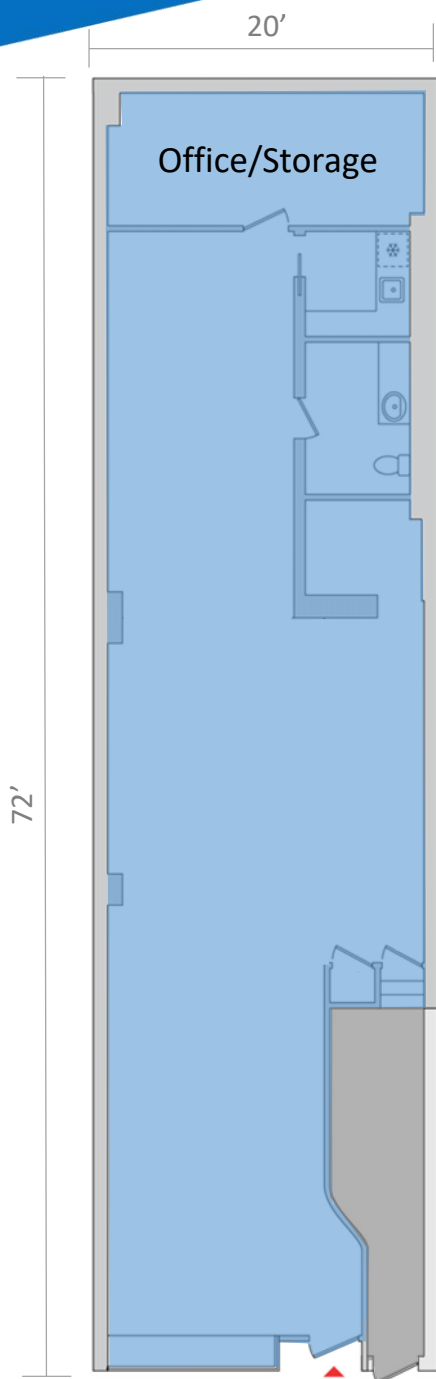
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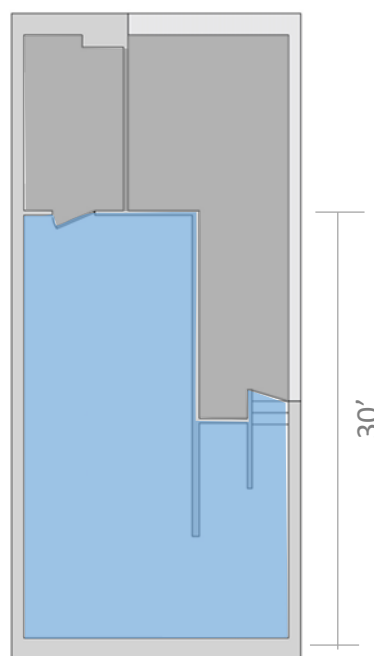
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Ground Level



Lower Level



Fifth Ave

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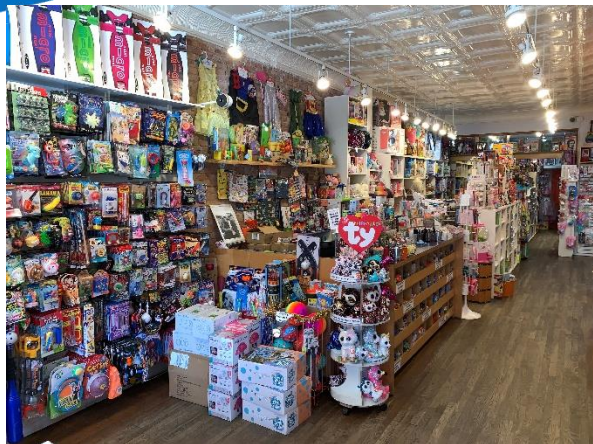
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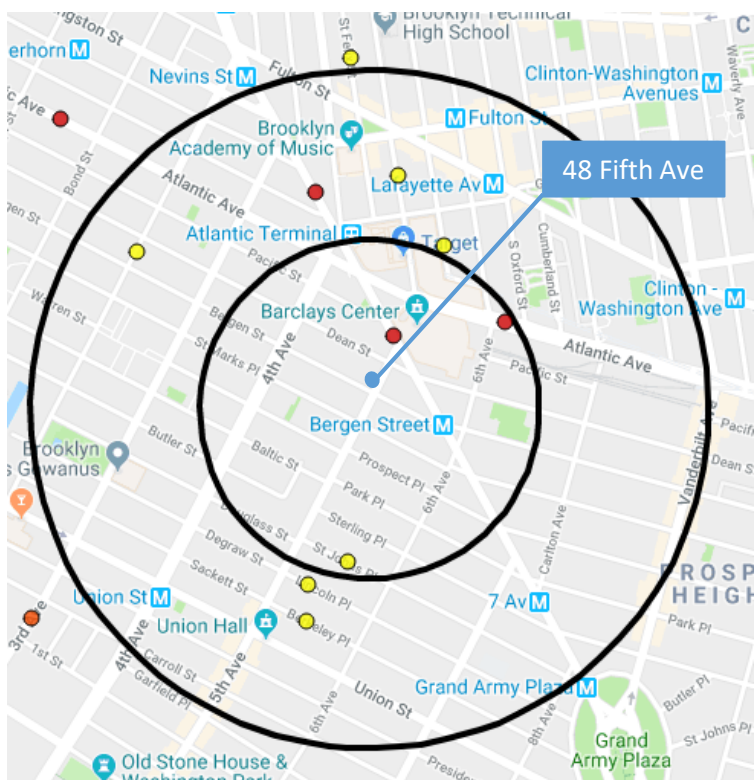
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INTERIOR PHOTOS



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
- 21,000 to 27,999 cars daily
- 7,000 to 13,999 cars daily
- Below 7,000 cars daily

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