

# 24 FOURTH AVENUE

BOERUM HILL, BROOKLYN



RETAIL SPACE  
FOR LEASE

# BOERUM HILL BROOKLYN

# 24 FOURTH AVENUE

## SPACE HIGHLIGHTS

### LOCATION

Corner of 4th Avenue  
and Pacific Street

### SPACE

**Ground Floor** 7,329 SF  
**Lower Level** 5,326 SF  
**Total** 12,655 SF

### CEILING HEIGHT

**Ground Floor** 12.2 FT  
**Lower Level** 13 FT

### FRONTAGE

165 FT

### DIMENSIONS

89 FT x 113 FT

### ZONING

R8A

### OCCUPANCY

Immediate

### ASKING RENT

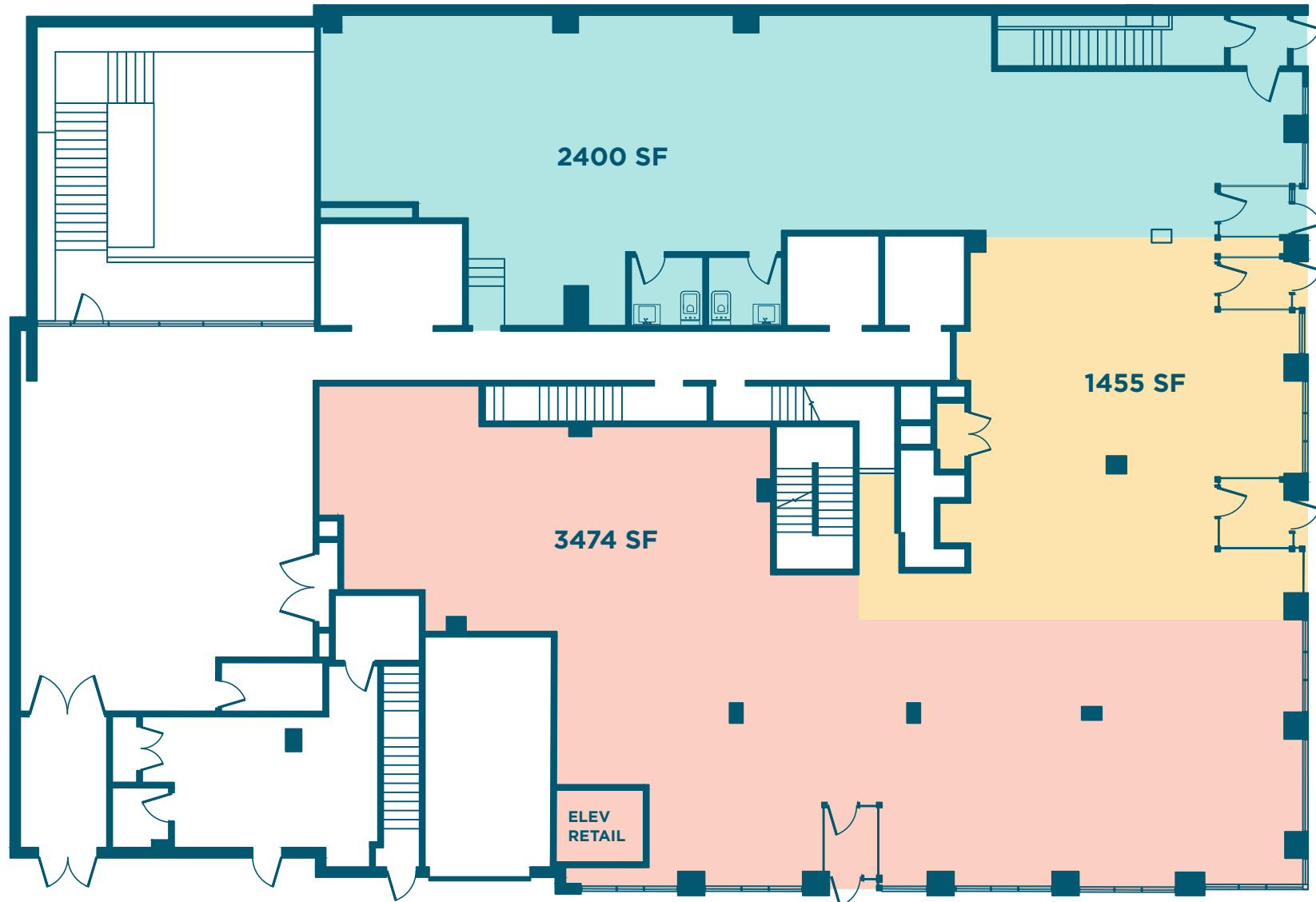
Upon Request

## HIGHLIGHTS

- Brand new development with condominiums above.
- Close proximity to a large percentage of subway lines.
- 3 minute walk from Barclays Center and Atlantic Terminal Mall.
- Near Prospect Park and established retail businesses.
- High ceilings with an opportunity to utilize multiple floors.

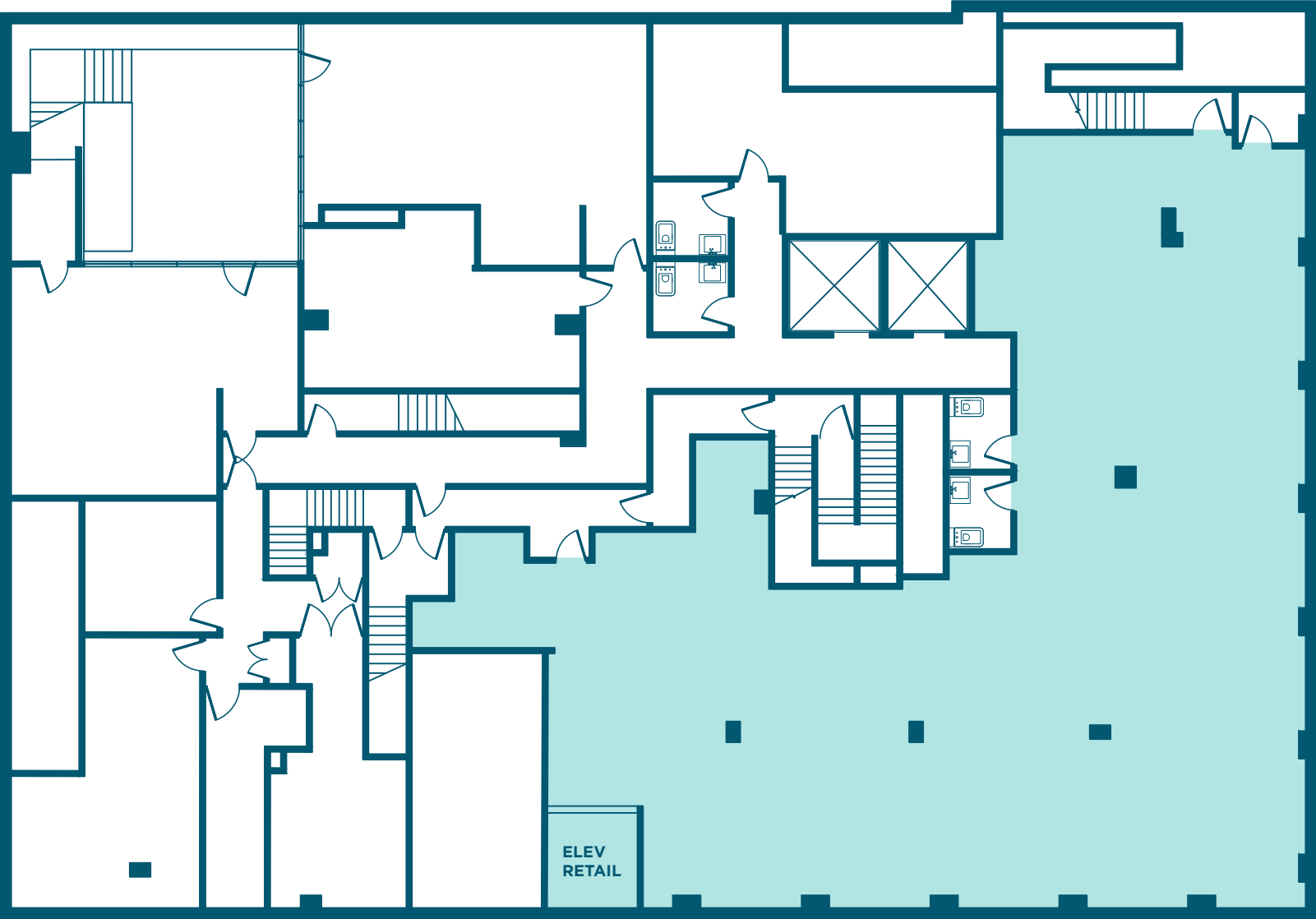


**FLOORPLANS & DETAILS**



**GROUND FLOOR - 7,329 SF**

**FLOORPLANS & DETAILS**



**LOWER LEVEL - 5,326 SF**

**NEIGHBORHOOD DEMOGRAPHICS**



**174,465**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**37 Years**

AVERAGE  
POPULATION  
AGE

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**26.72%**

POPULATION  
GROWTH  
SINCE 2010

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**\$135,148**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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**7,851**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$2.3 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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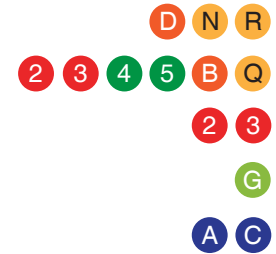
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Halal International
- Fertile Crescent
- Squarrel Cafe
- P.C. Richard & Son
- Cold Stone Creamery
- Brooklyn Baklava
- No pork halal kitchen
- Starbucks
- dot & line
- Victoria's Secret & PINK
- Citi Bike
- Saffron
- Shake Shack
- Canteen Delicatessen and Cafe
- New China Wok
- IXV coffee
- Claw Daddy's
- YokeyPokey Virtual Reality
- Midtown Florist
- Espo's Art World
- St. Gambrinus Beer Shoppe
- Canteen Delicatessen and Cafe

### TRANSPORTATION

- 1 Min Walk at Pacific Street (0.0 mi)
- 3 Min Walk at Atlantic Avenue (0.1 mi)
- 7 Min Walk at Bergen Street (0.3 mi)
- 8 Min Walk at Fulton Street (0.4 mi)
- 9 Min Walk at Lafayette Avenue (0.4 mi)



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**CONTACT**



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