

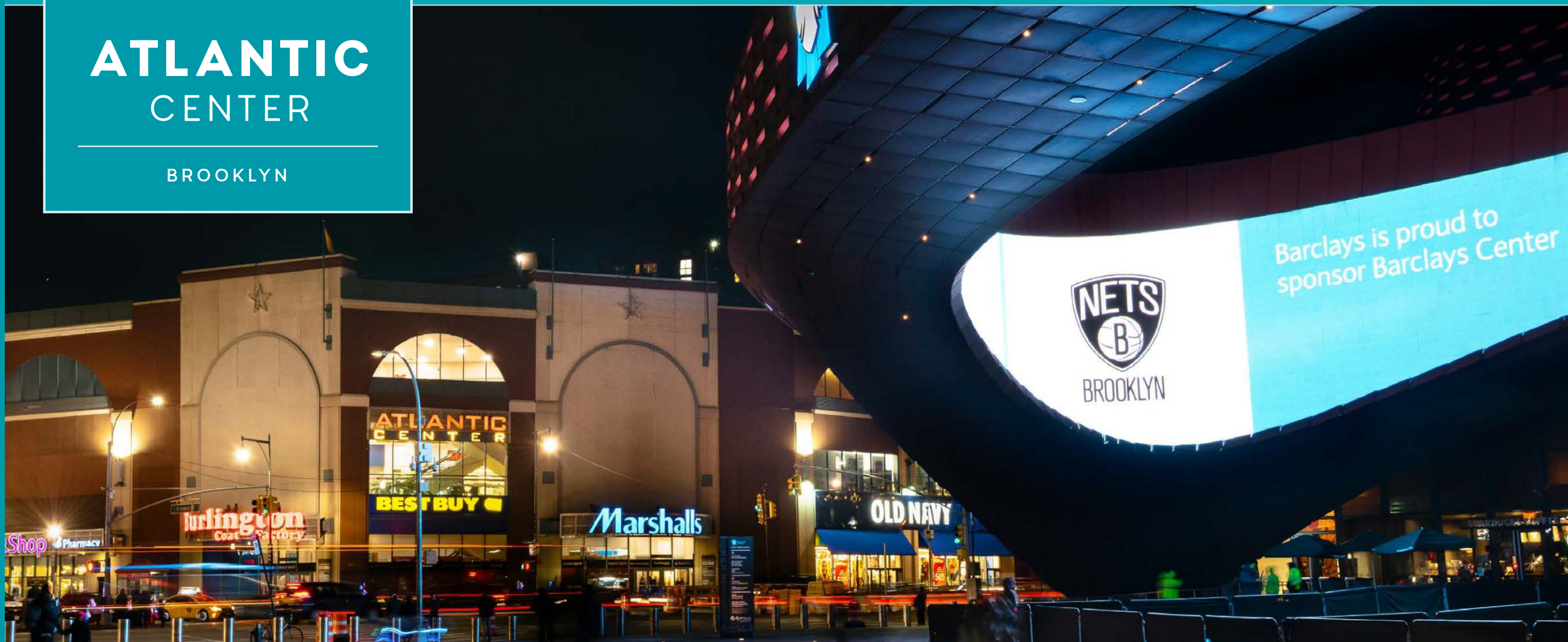


# ATLANTIC CENTER

BROOKLYN

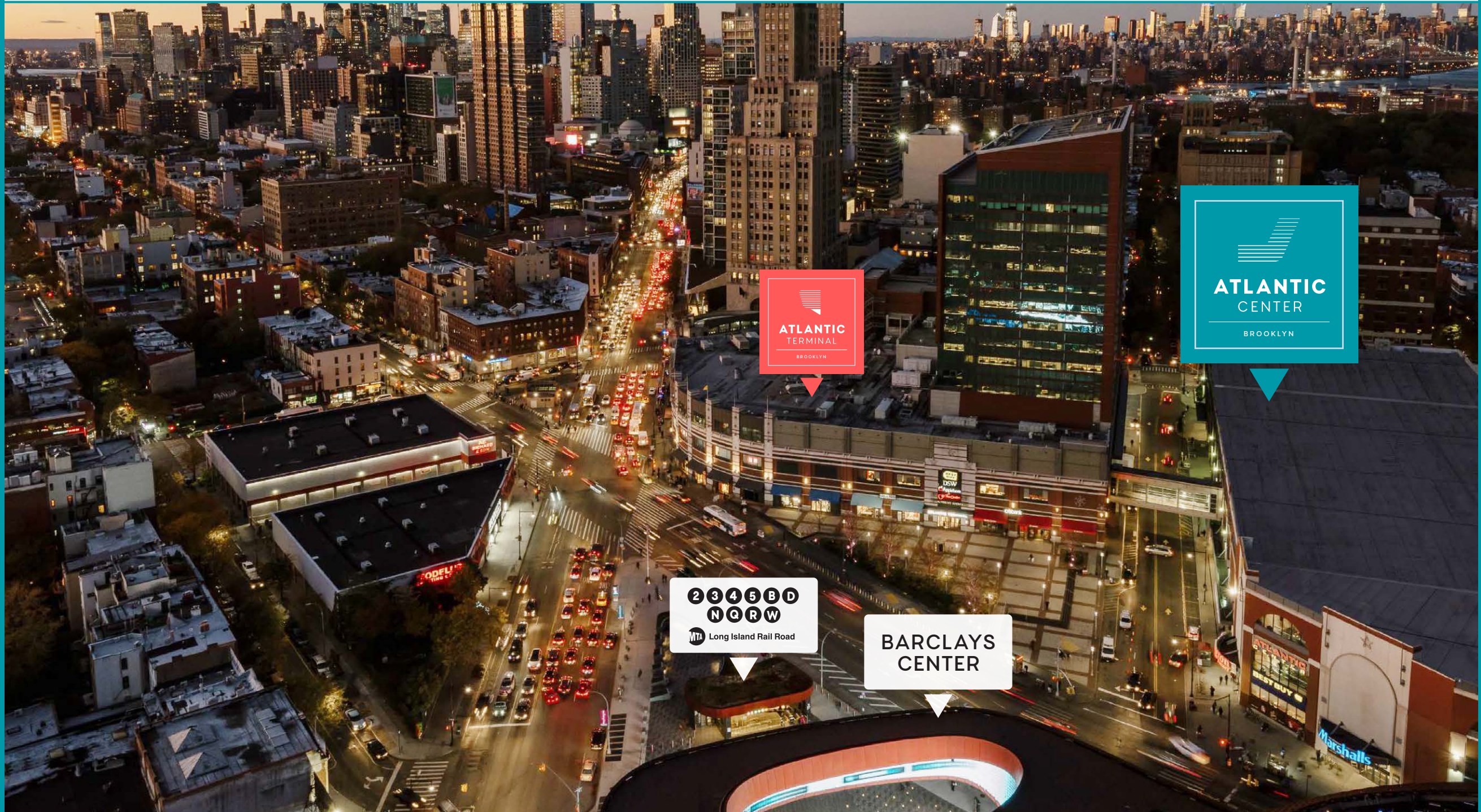
# INCREDIBLE RETAIL OPPORTUNITY

38,000+ SF LOCATED AT THE CENTER OF BROOKLYN'S RETAIL AND ENTERTAINMENT HUB





# ATLANTIC CENTER AERIAL



ATLANTIC  
TERMINAL  
BROOKLYN

ATLANTIC  
CENTER  
BROOKLYN

2 3 4 5 B D  
N Q R W  
MTA Long Island Rail Road

BARCLAYS  
CENTER

ATLANTIC  
BEST BUY  
Marshalls



# SPACE DETAILS

## AVAILABLE SPACES

	STREET LEVEL	2ND LEVEL	3RD LEVEL	FRONTAGE	CEILING HT.	DIVISIBLE
<b>SPACE A</b>	<b>23,622 SF</b>			192.5'	18'	YES
<b>SPACE B</b>		<b>4,610 SF</b>		80'	18'	YES
<b>SPACE C</b>			<b>9,453 SF</b>	±120'	18'	YES

**POSSESSION:**  
Immediate

**LEASE TYPE:**  
Direct

**ASKING RENTS:**  
Upon Request

## COMMENTS

- Located at the intersection of Atlantic Avenue and Flatbush Avenue, Atlantic Center is a 394,000 square foot shopping center with multiple national brand anchors, including Marshall’s, Best Buy, Burlington Coat Factory and Stop ‘N Shop.
- Atlantic Center is connected by a skybridge to Atlantic Terminal, a 371,000 square foot shopping center with 20 million annual shoppers and premier brands including Target, Uniqlo, Victoria’s Secret and Sephora.
- Located directly across the street from Barclays Center, home of the NBA Brooklyn Nets and NHL New York Islanders, Barclays Center is one of the highest-grossing event venues in the country with over 250 events annually and 2.5 million+ annual visitors.
- With unmatched access to transportation, Atlantic Center is situated above New York City’s third largest transit hub with over 24 million passengers annually, and is accessible by the Long Island Rail Road; the 2, 3, 4, 5, B, D, N, Q, R and W subway trains; and the B41, B45, B63, B65 and B67 bus lines. There is also an on-site 650-space parking garage.
- At the epicenter of Brooklyn’s hip Fort Greene neighborhood, Atlantic Center is in immediate proximity to 120,000 workers, 60,000 college students, 1,500 tech/innovation companies, 3,800 hotel rooms and over 3 million square feet of new commercial space under construction. It is also adjacent to Pacific Park, a 22-acre mixed-use development which will boast 6,400 residential units in 15 brand new towers.

# FLOORPLANS

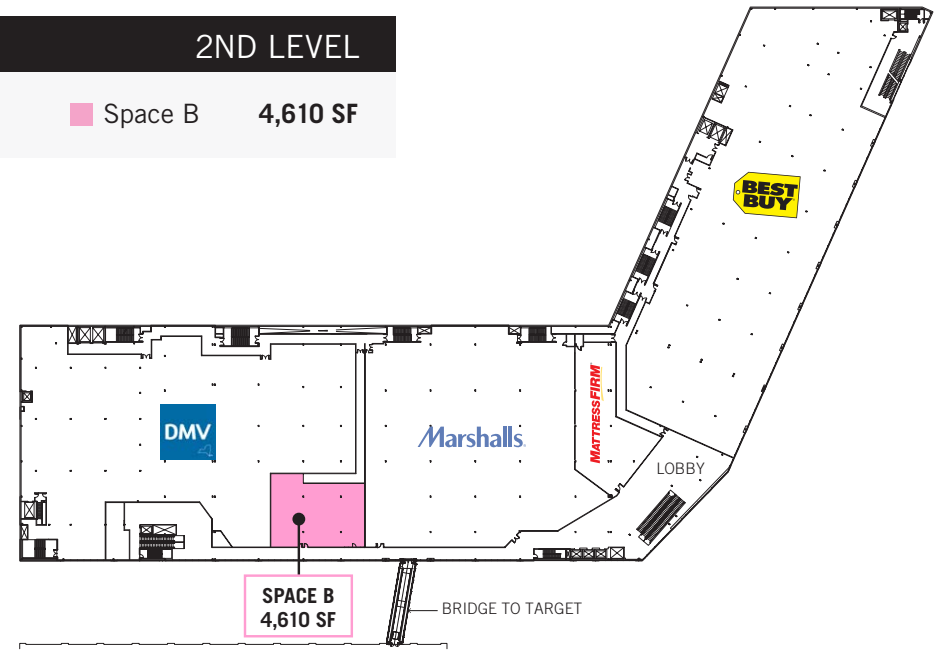
## STREET LEVEL

Space A 23,622 SF



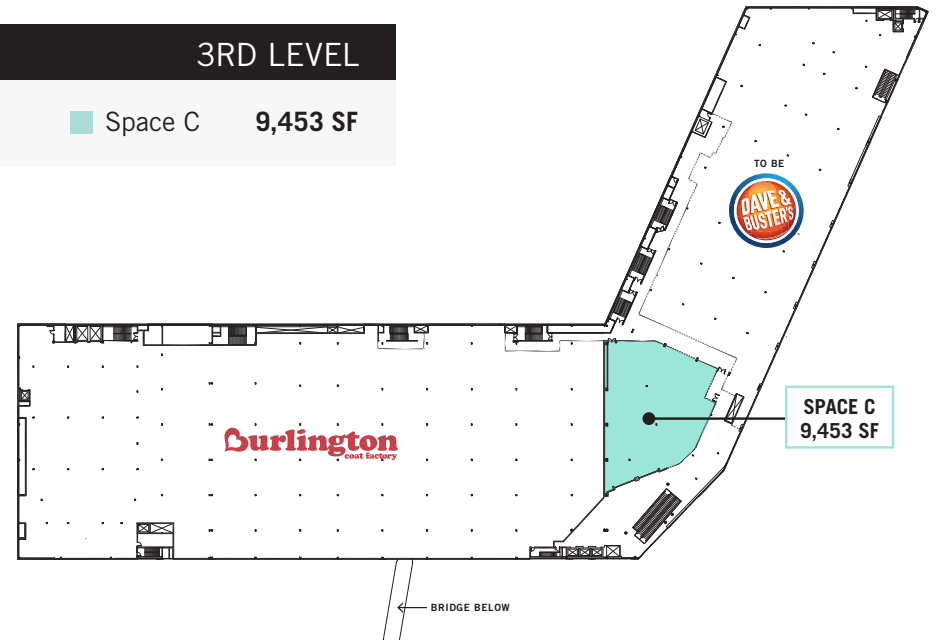
## 2ND LEVEL

Space B 4,610 SF



## 3RD LEVEL

Space C 9,453 SF



\*FLOORPLANS NOT TO SCALE



# AREA RETAILERS / AREA STATS



## NEIGHBORING RETAILERS INCLUDE:

WHOLE FOODS

APPLE

TARGET

UNIQLO

GUITAR CENTER

VICTORIA'S SECRET

SEPHORA

MCDONALD'S

STARBUCKS

BAM

SNIPES

P.C. RICHARD & SONS

DOUGHNUT PLANT

SHAKE SHACK

CHICK-FIL-A

THE VITAMIN SHOPPE

DEPARTMENT OF MOTOR VEHICLES

TD BANK

BANK OF AMERICA

DEPARTMENT OF HEALTH

**OVER  
20 MILLION**  
SHOPPERS VISIT  
ATLANTIC TERMINAL  
ANNUALLY



**18% EARN  
\$125K+**  
WITHIN  
1/3 MILE RADIUS



**\$138,270**  
AVERAGE  
HOUSEHOLD INCOME  
WITHIN 1/3 MILE  
RADIUS



**ANNUALLY  
24 MILLION**  
PASSENGERS PASS THROUGH  
ATLANTIC TERMINAL/  
BARCLAYS CENTER STATION  
(MTA AND LIRR LINES)



# ATLANTIC CENTER

BROOKLYN

PLEASE CONTACT US FOR RETAIL LEASING INQUIRIES:

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