

# 251 1ST STREET

PARK SLOPE, BROOKLYN



RETAIL SPACE  
FOR LEASE



## SPACE HIGHLIGHTS

### LOCATION

Between 4th Avenue  
and 1st Street

### SPACE

<b>Ground Floor</b>	4,103 SF
<b>Lower Level</b>	1,190 SF
<b>Community Facility</b>	343 SF

### CEILING HEIGHT

14 FT

### FRONTAGE

152 FT

### DIMENSIONS

Variable

### ZONING

M1-2

### OCCUPANCY

Immediate

### ASKING RENT

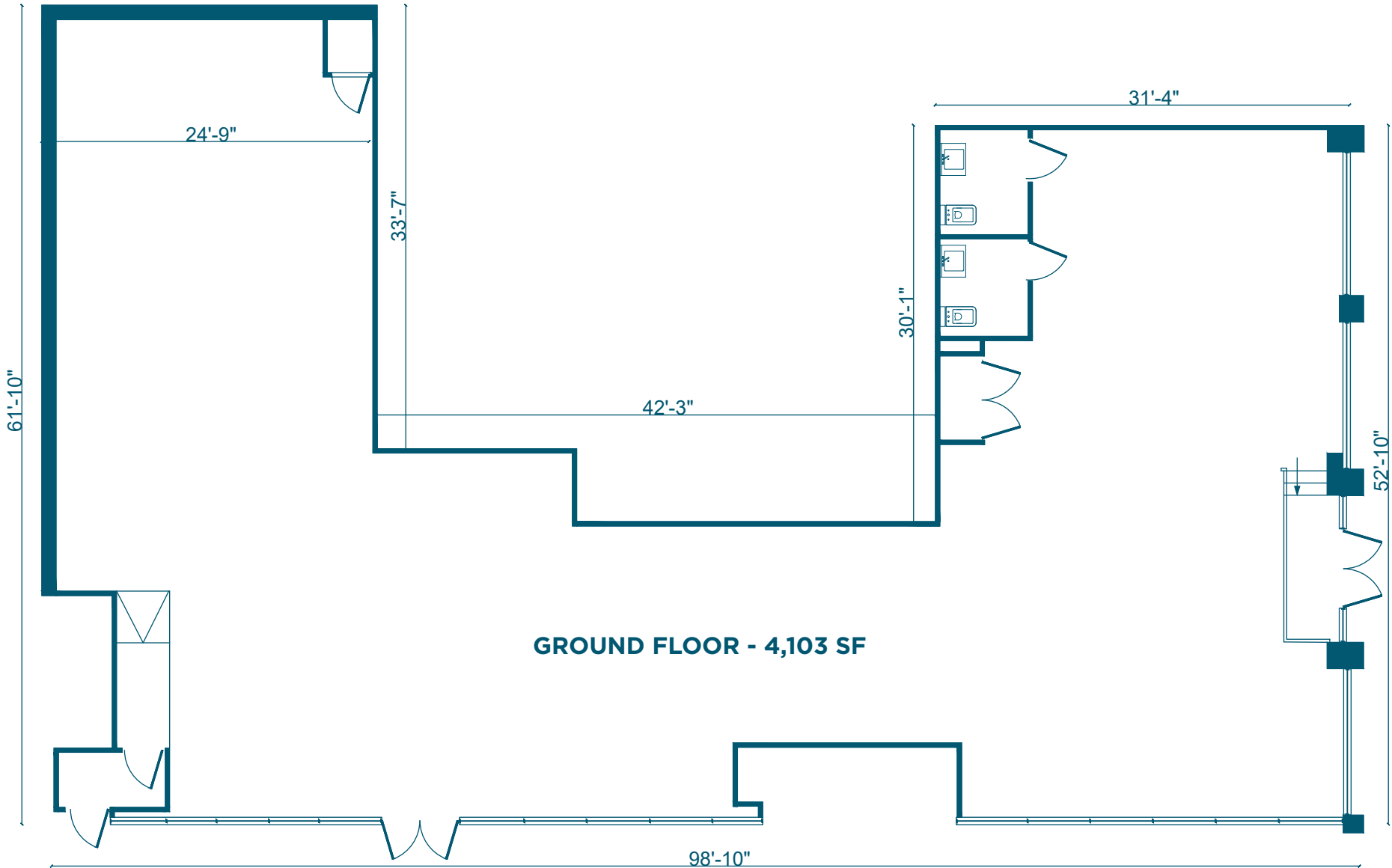
Upon Request

## HIGHLIGHTS

- New Development
- Fantastic Street Exposure
- Basement Space Available
- HVAC Installed



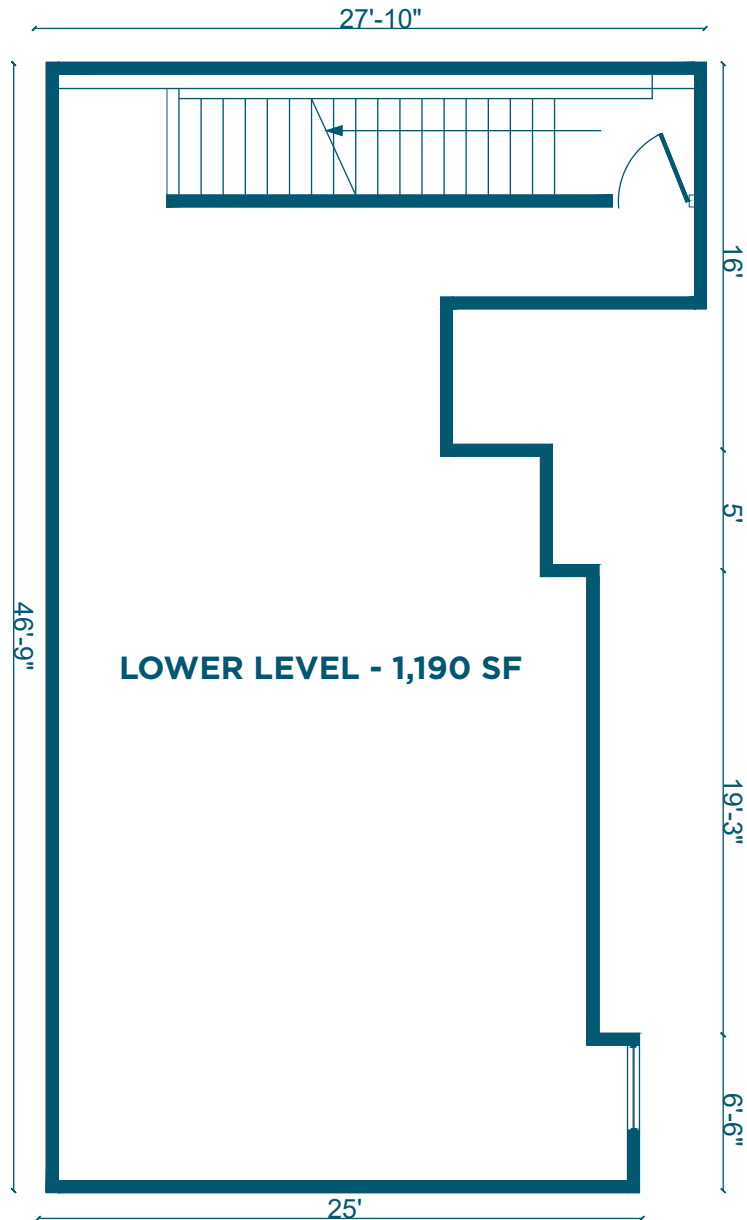
**FLOORPLANS & DETAILS**



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## FLOORPLANS & DETAILS

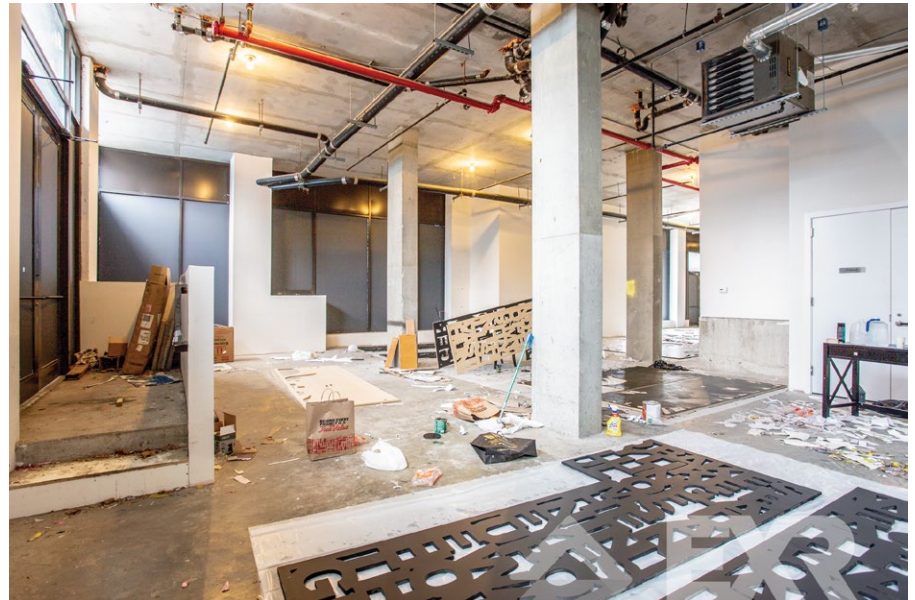




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## EXISTING CONDITION





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## NEIGHBORHOOD DEMOGRAPHICS



134,924

POPULATION  
WITHIN 1-MILE  
RADIUS



37 Years

AVERAGE  
POPULATION  
AGE



10%

POPULATION  
GROWTH  
SINCE 2010



\$146,901

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



6,111

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



\$1.9 bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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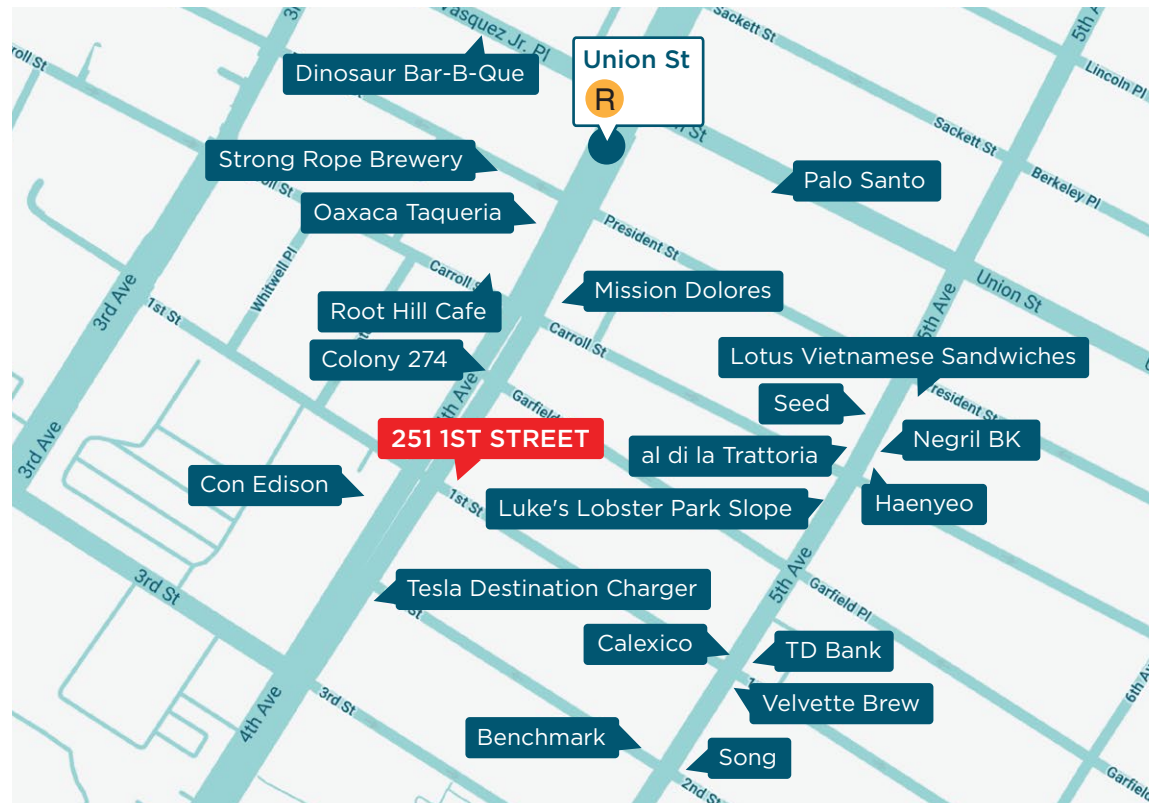
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Colony 274
- Root Hill Cafe
- Oaxaca Taqueria
- Strong Rope Brewery
- Mission Dolores
- Palo Santo
- Dinosaur Bar-B-Que
- Seed
- Lotus Vietnamese Sandwiches
- Luke's Lobster Park Slope
- Haenyeo
- al di la Trattoria
- Negril BK
- TD Bank
- Tesla Destination Charger
- Con Edison
- Calexico
- Benchmark
- Song
- Velvette Brew

### TRANSPORTATION

- 4 Min Walk at Union Street (0.2 mi)
- 9 Min Walk at 4 Avenue-9 Street (0.4 mi)
- 9 Min Walk at 4 Avenue-9 Street (0.4 mi)
- 17 Min Walk at Bergen Street (0.8 mi)

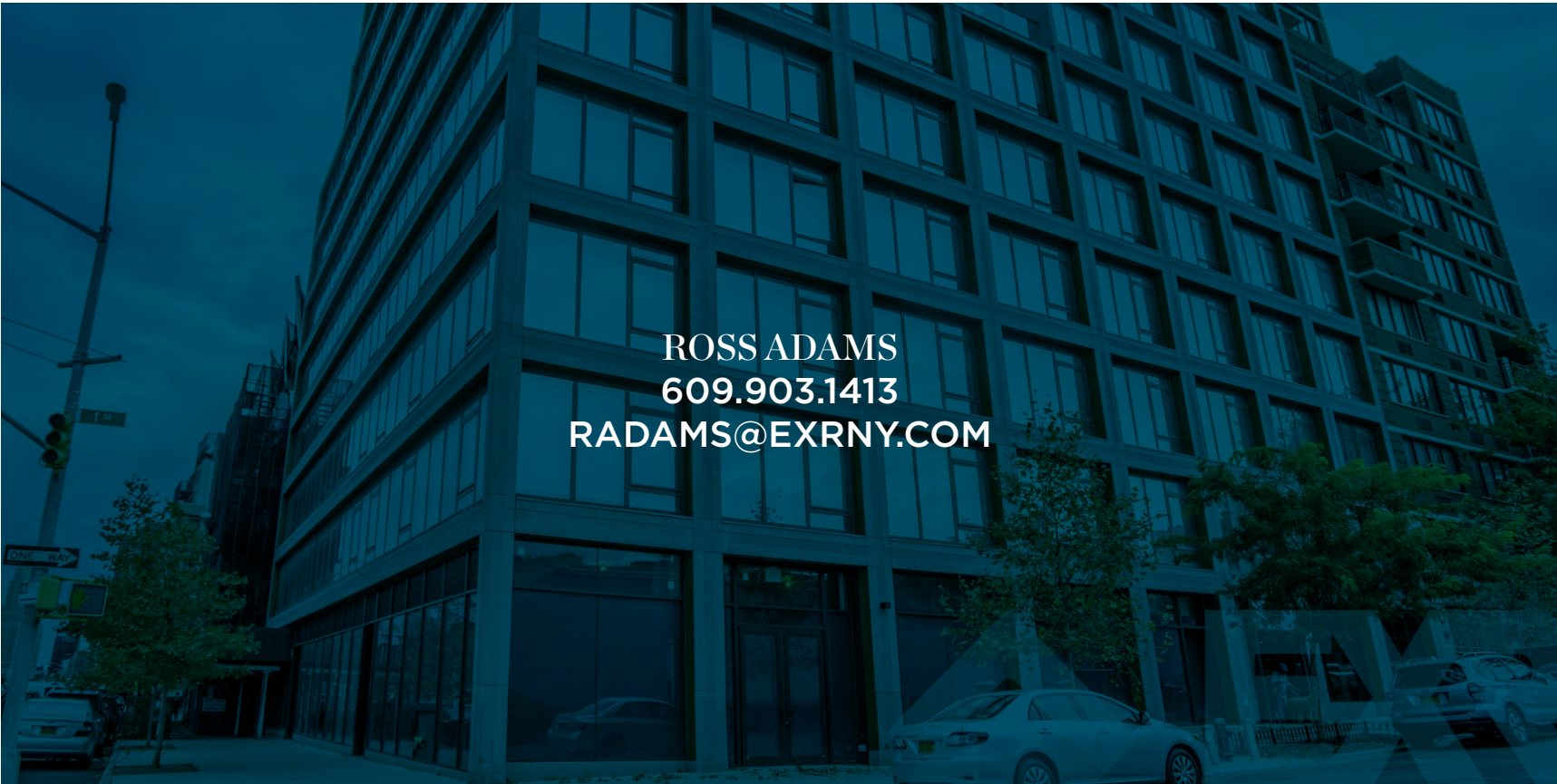




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**CONTACT**



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