



Rendering

535 4TH AVENUE

PARK SLOPE RETAIL | UP TO 7,944 SF
NEW CONSTRUCTION - FLEXIBLE - EFFICIENT DIVISIONS

535 4th Avenue

Entire 4th Avenue Block-front between 14th and 15th Streets

Available Space

Approximate Size:

Unit A (corner):	1,849 sf	84' wraparound (42' each on 4th Ave & 14th St)
Unit B (inline):	1,234 sf	43' along 4th Avenue
Unit C (inline):	1,317 sf	27' along 4th Avenue
Unit D (inline):	1,841 sf	40' along 4th Avenue
Unit E (corner):	1,703 sf	68' wraparound (42' on 4th Ave & 26' on 15th St)

Total: 7,944 sf

Ceiling Ht.: 16'

Possession: Immediate

Rent: Upon request

Comments

- At base of newly constructed 148-unit rental building; and adjacent to new 130-unit 555 4th Avenue
- Centrally situated between 4th Ave/9th St **F G R** and Prospect Ave/4th Ave **R** subway stations
- Area tenants include Table 87, Bar Tano, Crunch, Harlem Fitness, Starbucks
- Close proximity to Brooklyn-Queens Expressway (BQE)



By the Numbers

Households

36,663

2019 Est. / 1 Mile Radius

Subway Ridership

12,560 13,111

Weekday – 4th Ave/9th St F/G/R – Weekend

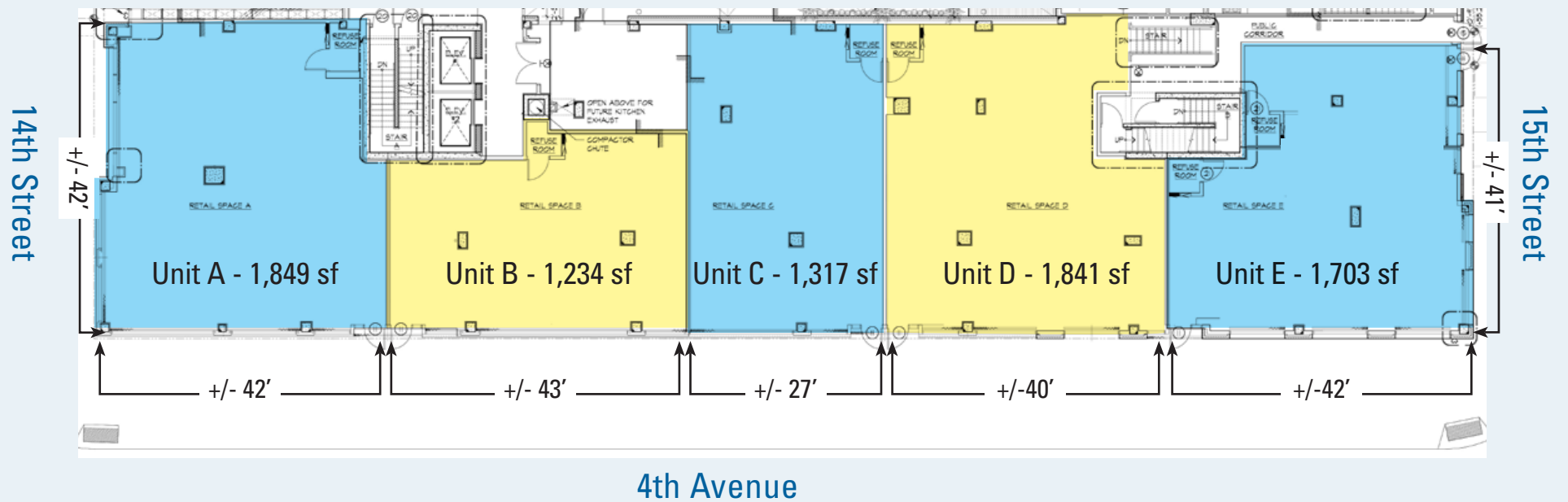
Retail Businesses

502

1 Mile Radius

Floor Plan - Proposed Divisions

16-foot Ceiling Heights

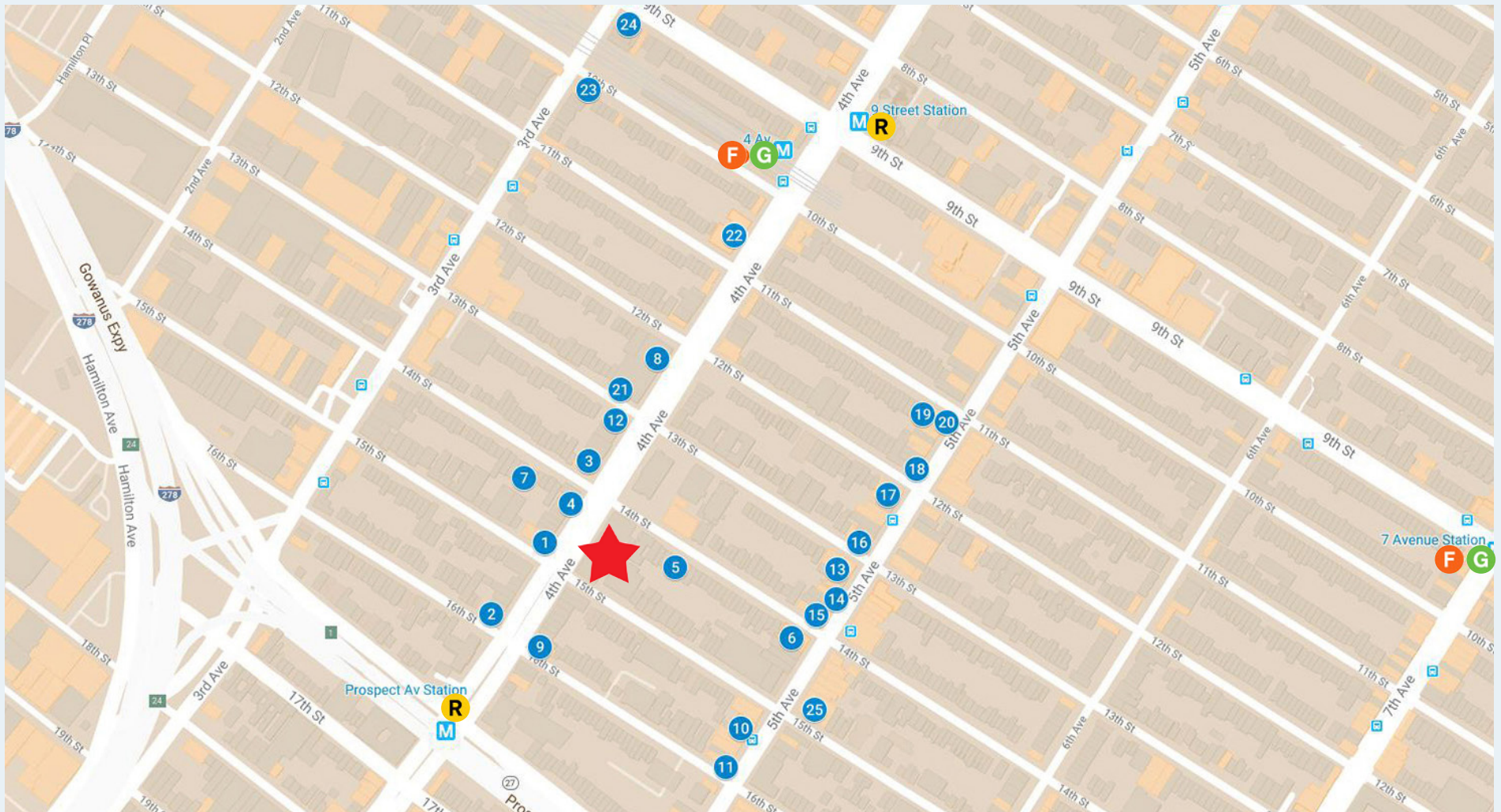


Existing Conditions

16-foot Ceiling Heights



Area Map



AREA TENANTS

- | | | |
|--|-------------------------|--------------------------|
| 1. Pulia Restaurant | 9. 559 Smoke Shop Inc. | 18. Mattress Firm |
| 2. Doña Zitta II | 10. Sidecar | 19. Café Regular |
| 3. Mamma Roma | 11. Black Horse Pub | 20. Pearl Gate |
| 4. Reyes Deli & Grocery | 12. M&A Food Center | 21. Licenders - Brooklyn |
| 5. Four Corners Creative | 13. 7-Eleven | 22. Starbucks |
| 6. Bank of America | 14. H and A Jewelers | 23. Table 87 |
| 7. Bey-Bee-Sit Daycare | 15. Foot Locker | 24. Bar Tano |
| 8. 135-unit 500 4th Avenue condominium | 16. Capital One Bank | 25. Crunch Fitness |
| | 17. Edible Arrangements | |

Contact Exclusive Broker:

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