

# 608 FRANKLIN AVENUE

CROWN HEIGHTS, BROOKLYN



RETAIL SPACE  
FOR LEASE



## SPACE HIGHLIGHTS

### LOCATION

NW Corner of Franklin  
and Dean Street

### SPACE

1,850 SF

### CEILING HEIGHT

11 FT

### FRONTAGE

20 FT

### ZONING

C2-4/R7A

### PPSF

Upon Request

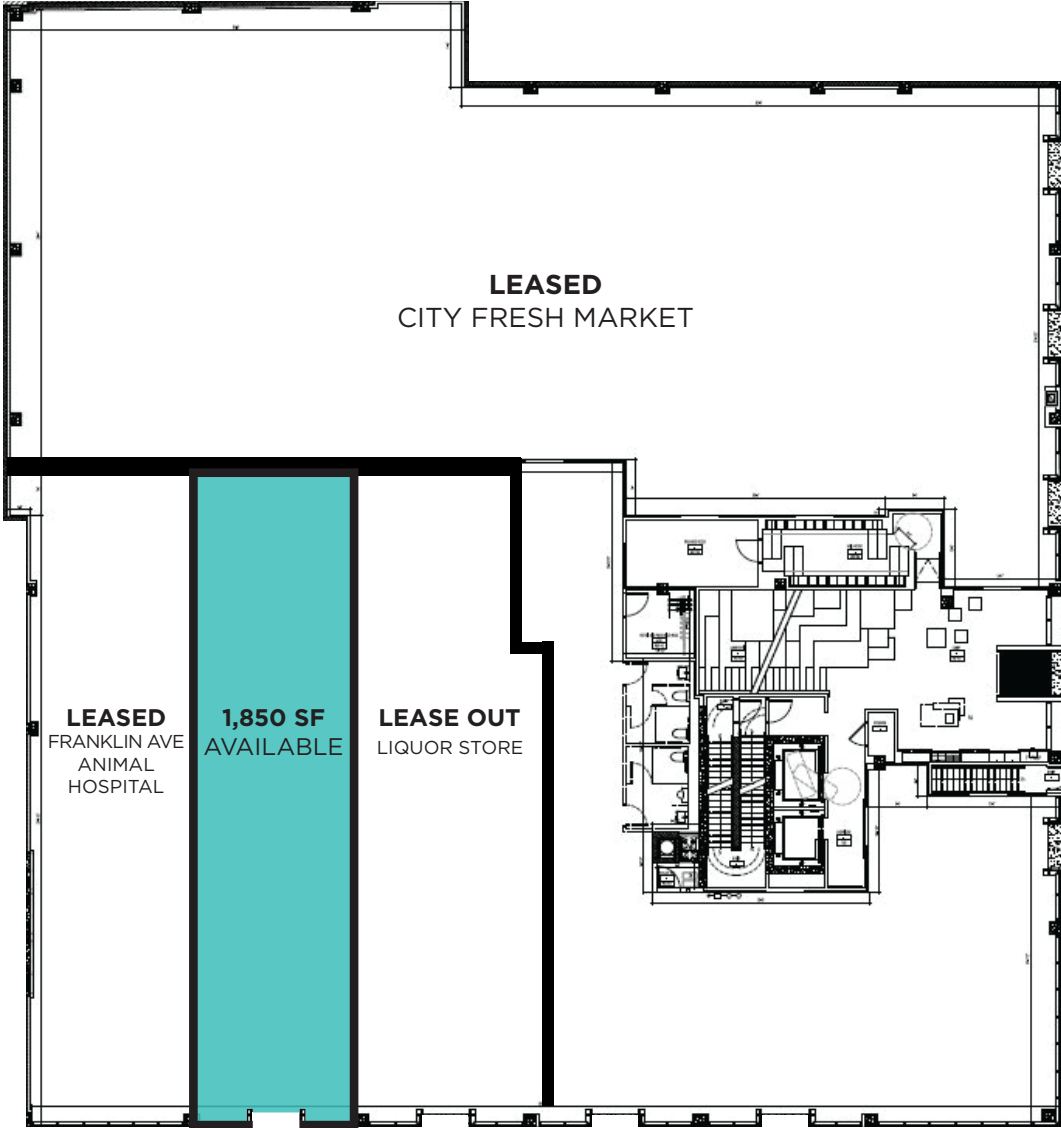
### OCCUPANCY

Immediate

## HIGHLIGHTS

- Retail is located at the base of a high-end 120 residential unit building in the heart of Crown Heights.
  - 11 FT ceilings with floor-to-ceiling glass frontage.
  - Over 20+ FT of frontage on Franklin Avenue.
  - Excellent co-tenancy with 16,000+ SF grocer and veterinary clinic.
  - Robust pedestrian activity and vehicular traffic along Franklin Avenue.
  - C train is located three blocks north at Franklin Avenue station.
  - 2, 3, 4 and 5 trains are located within a short walking distance at Franklin Avenue station.
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**FLOORPLANS & DETAILS**



**CROWN HEIGHTS BROOKLYN**

**608 FRANKLIN AVE**

**SPACE DEVELOPMENT**



SPACE DEVELOPMENT



# CROWN HEIGHTS BROOKLYN

608 FRANKLIN AVE

## NEIGHBORHOOD DEMOGRAPHICS



**185,960**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**37 Years**

AVERAGE  
POPULATION  
AGE

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**\$78,231**

AVERAGE  
HOUSEHOLD  
INCOME

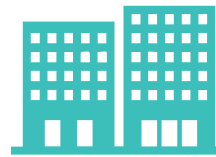
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**12.37%**

POPULATION  
GROWTH  
SINCE 2010

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OVER  
**20**  
ONGOING  
LARGE-SCALE  
DEVELOPMENTS

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**1,702**  
RESIDENTIAL UNITS  
COMING TO THE AREA

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# CROWN HEIGHTS BROOKLYN

# 608 FRANKLIN AVE

## NEIGHBORHOOD & TRANSPORTATION

### TRANSPORTATION

- 5 Min Walk At Franklin Avenue
- 5 Min Walk At Park Place
- 10 Min Walk Franklin Avenue



### NEIGHBORHOOD TENANTS

- Shell Gas Station
- Friends and Lovers
- Kai Studio
- Sushi Tatsu 2
- Mighty Quinn's Barbeque
- Berg'n
- The Crabby Shack
- LuAnne's Wild Ginger
- Gueros
- Bad Seed Brooklyn
- Covenhoven
- Mayfield
- Verizon
- Dutch Boy Burger
- Barboncino
- Bunsmith
- Capital One
- Dunkin' Donuts
- Starbucks
- Golden Krust
- Screamer's Pizza



**CROWN HEIGHTS BROOKLYN**

**608 FRANKLIN AVE**

**CONTACT**



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