

# 613 4TH AVENUE

SOUTH SLOPE, BROOKLYN



RETAIL SPACE  
FOR LEASE

# SOUTH SLOPE BROOKLYN

# 613 4TH AVENUE

## SPACE HIGHLIGHTS

### LOCATION

Corner of 4th Avenue and 18th Street

### SPACE

**Space A** 3,202 SF  
**Space B** 712 SF  
**Space C** 891 SF

### FRONTAGE

**Space A** 85 FT  
**Space B** 23.5 FT  
**Space C** 29.5 FT

### CEILING HEIGHT

12 FT

### DIMENSIONS

**Space A** Variable  
**Space B** 29.5 FT x 29.5 FT  
**Space C** 23.5 FT x 29.5 FT

### ZONING

C2-4 / R8A

### OCCUPANCY

Immediate

### ASKING RENT

Upon Request

## HIGHLIGHTS

- One Block from R train
- 74 Luxury Condos Above
- Brand New Development
- Corner Space

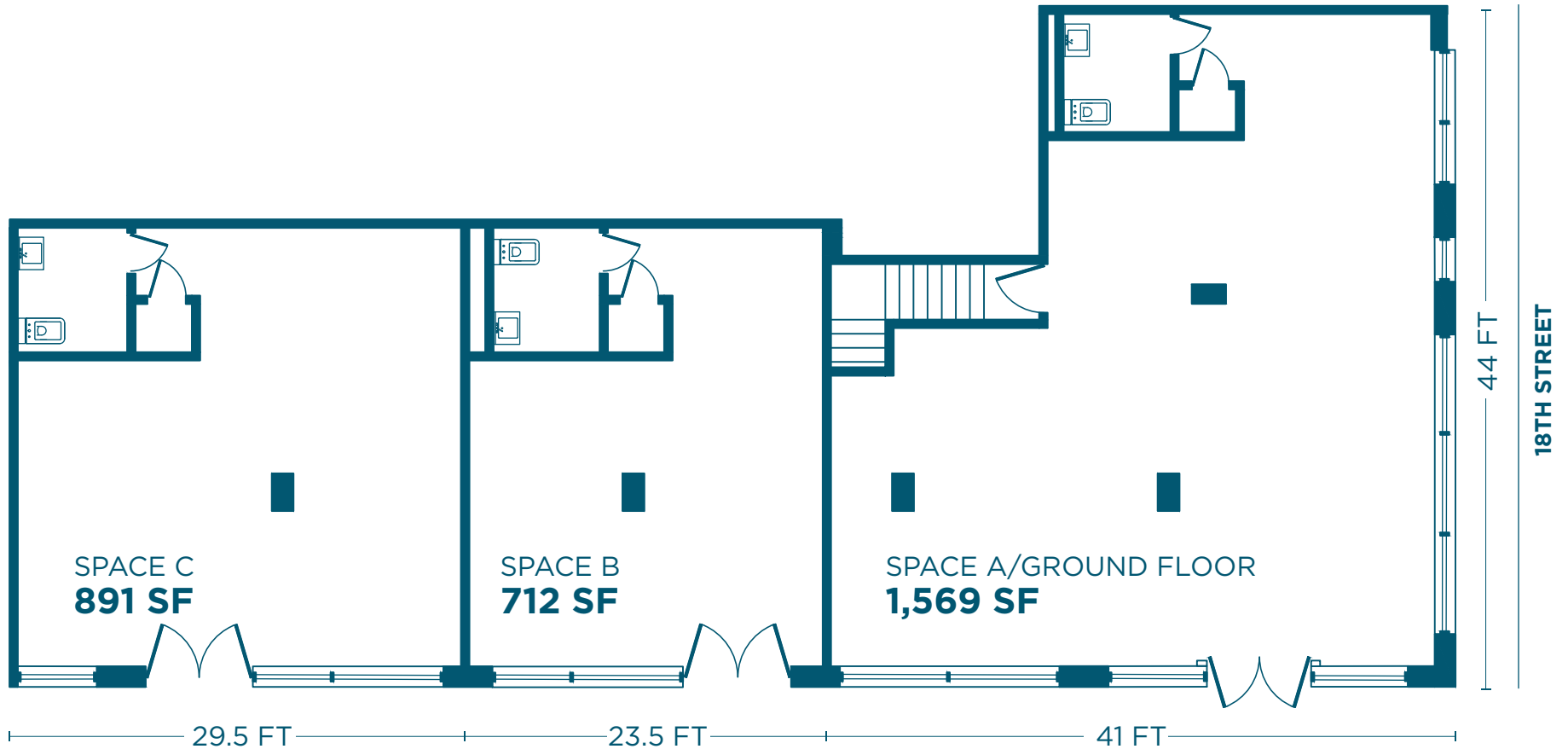


# SOUTH SLOPE BROOKLYN

# 613 4TH AVENUE

## FLOORPLANS & DETAILS

## GROUND FLOOR



### FOURTH AVENUE

#### Space C

|                       |                   |
|-----------------------|-------------------|
| <b>Size</b>           | 891 SF            |
| <b>Ceiling Height</b> | 12 FT             |
| <b>Frontage</b>       | 29.5 FT           |
| <b>Dimensions</b>     | 29.5 FT x 29.5 FT |

#### Space B

|                       |                   |
|-----------------------|-------------------|
| <b>Size</b>           | 712 SF            |
| <b>Ceiling Height</b> | 12 FT             |
| <b>Frontage</b>       | 23.5 FT           |
| <b>Dimensions</b>     | 23.5 FT x 29.5 FT |

#### Space A

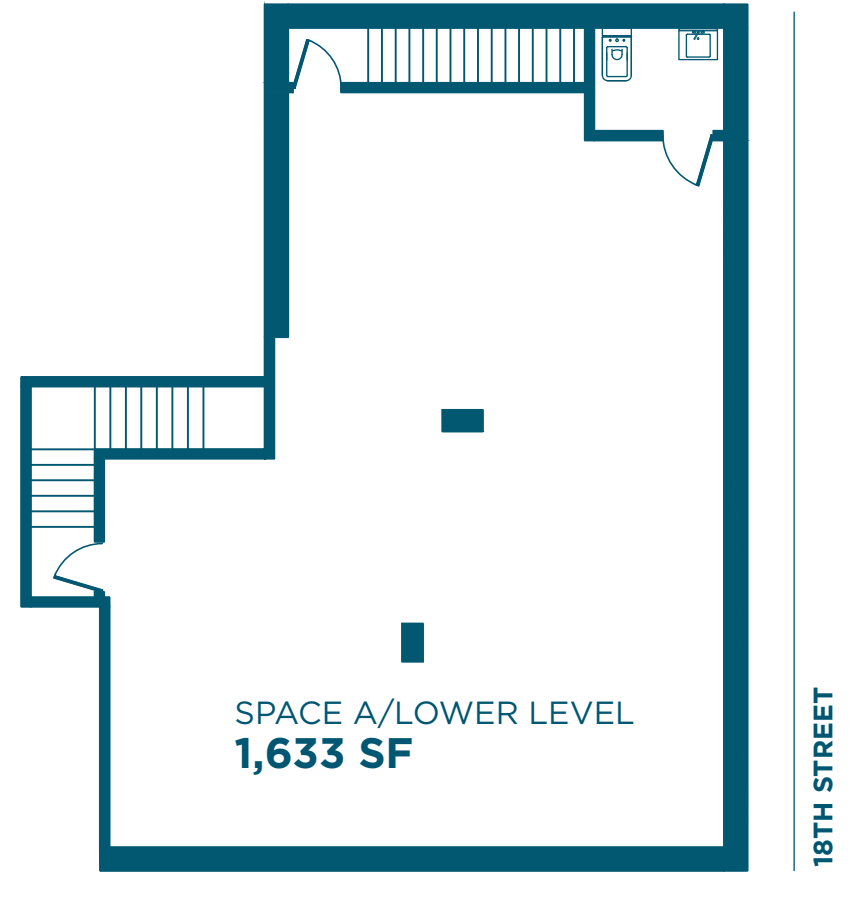
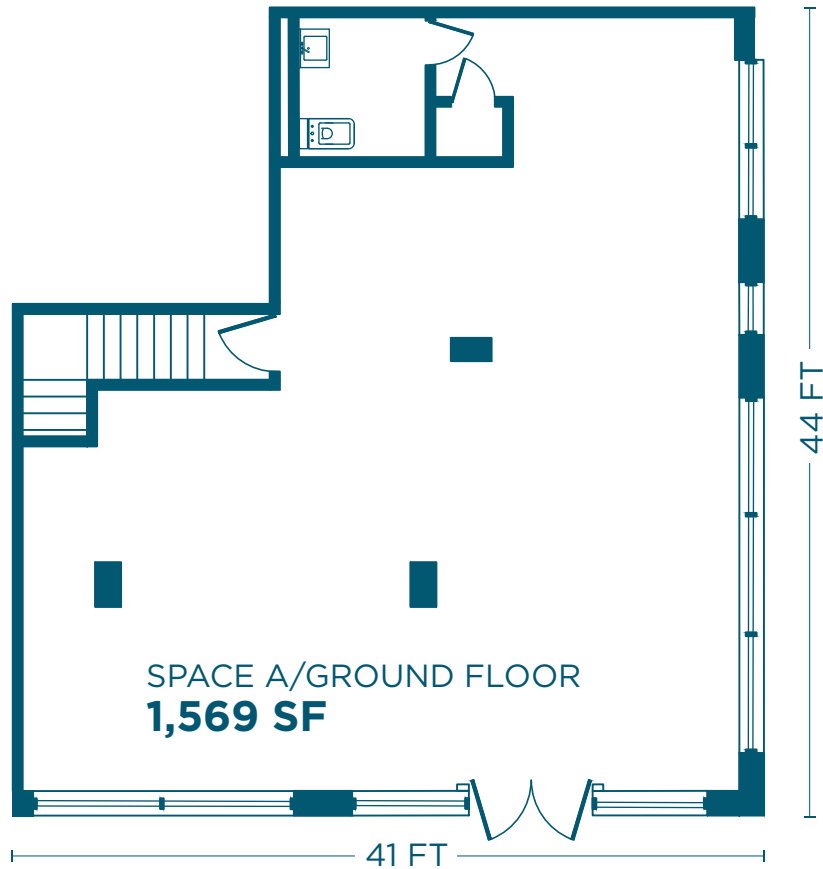
|                       |          |
|-----------------------|----------|
| <b>Ground Floor</b>   | 1,569 SF |
| <b>Ceiling Height</b> | 12 FT    |
| <b>Frontage</b>       | 85 FT    |
| <b>Dimensions</b>     | Variable |

# SOUTH SLOPE BROOKLYN

## FLOORPLANS & DETAILS

# 613 4TH AVENUE

## LOWER LEVEL



FOURTH AVENUE

### Space A

|                       |          |
|-----------------------|----------|
| <b>Ground Floor</b>   | 1,569 SF |
| <b>Ceiling Height</b> | 12 FT    |
| <b>Frontage</b>       | 85 FT    |
| <b>Dimensions</b>     | Variable |

### Space A

|                       |          |
|-----------------------|----------|
| <b>Lower Level</b>    | 1,633 SF |
| <b>Ceiling Height</b> | 12 FT    |
| <b>Frontage</b>       | N/A      |
| <b>Dimensions</b>     | Variable |

# SOUTH SLOPE BROOKLYN

# 613 4TH AVENUE

## NEIGHBORHOOD DEMOGRAPHICS



**78,196**

POPULATION  
WITHIN 1-MILE  
RADIUS



**37 Years**

AVERAGE  
POPULATION  
AGE



**2.46%**

POPULATION  
GROWTH  
SINCE 2010



**\$133,775**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



**3,789**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



**\$946 M**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

# SOUTH SLOPE BROOKLYN

# 613 4TH AVENUE

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Bread & Joe  
Taste of Oriental  
Supreme Memorials  
Prospect Provisions  
Brothers Pizza  
Park Slope Veterinary Center  
Woops!  
The Bagel Factory  
Empanada Loca  
Freddy's Bar  
South  
Tambour Bistro and Wine Bar  
La Bodega Art Space & Gallery  
Tuniservice Delicatessen  
Korzo  
Nostro  
El Continental  
Quarter  
Alnoor halal deli  
Gillies Coffee Company  
BrooklynWorks at 159  
Town Square  
Tin Cup Cafe  
Nostro

### TRANSPORTATION

- 2 Min Walk at Prospect Avenue (0.1 mi)
- 8 Min Walk at 25th Street (0.4 mi)
- 9 Min Walk at 4th Avenue-9th Street (0.4 mi)
- 10 Min Walk at 4th Avenue-9th Street (0.5 mi)
- 20 Min Walk at 7th Avenue (1.0 mi)



**SOUTH SLOPE BROOKLYN**

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**CONTACT**



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