

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

RETAIL
SPACE
FOR
LEASE

164 4TH AVENUE

GOWANUS | BROOKLYN

PROPERTY OVERVIEW

LOCATION

SW Corner of 4th Avenue & Douglass Street

SIZE

Ground Floor: 5,059 sf

Note: Logical divisions will be considered

CEILING HEIGHT

14'

FRONTAGE

180' of linear frontage

STATUS

New construction

POSSESSION

Immediate

FEATURES

- Prime retail at the base of a 188-unit residential building
- Kitchen flue in place for food use

NEIGHBORING RETAILERS

- New York Preschool and Kids Club
- Bank Of America
- Starbucks
- Gotham Gymnastics
- Insa
- Three Brewing
- Goldfish Swim School
- Nenes Taqueria
- F45
- Puregym



GOWANUS

Brooklyn's next-generation mixed-use hub, built for growth and visibility.

9K

POPULATION

3.9K

HOUSEHOLDS

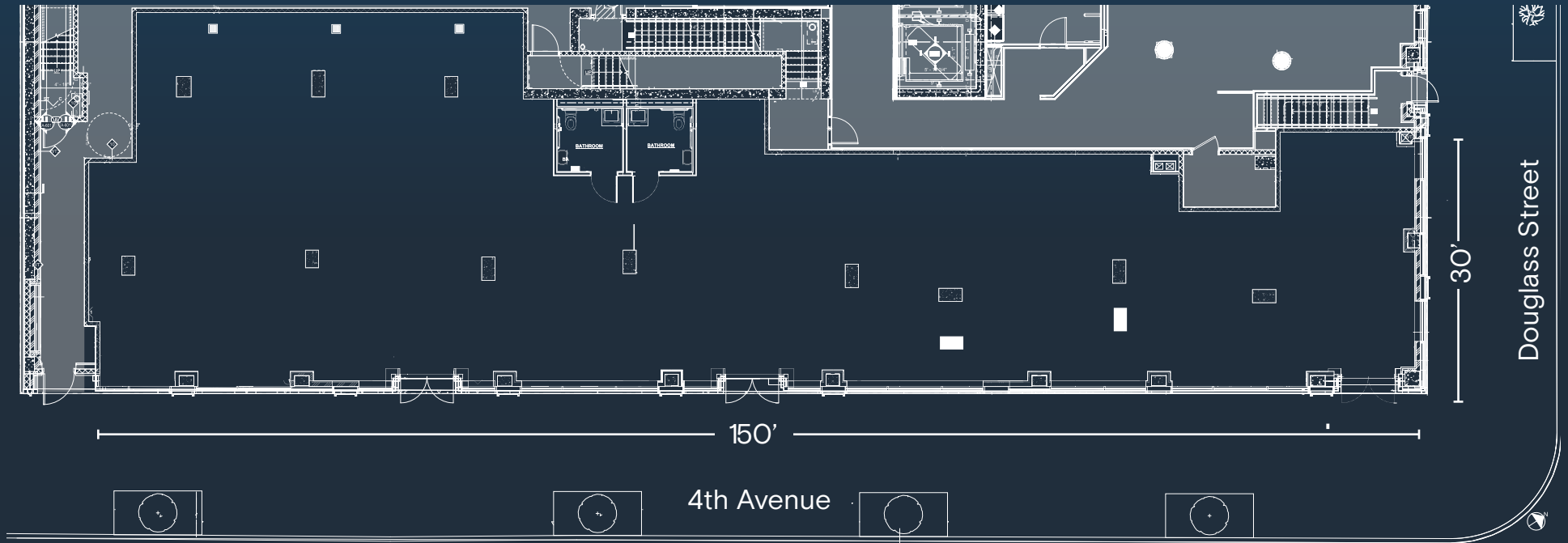
4.7K

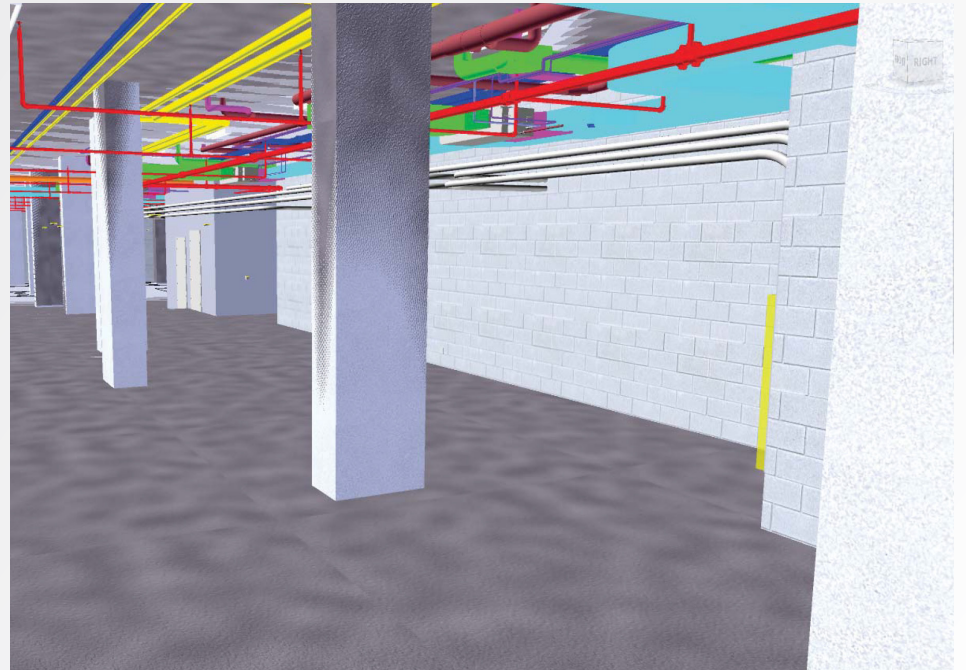
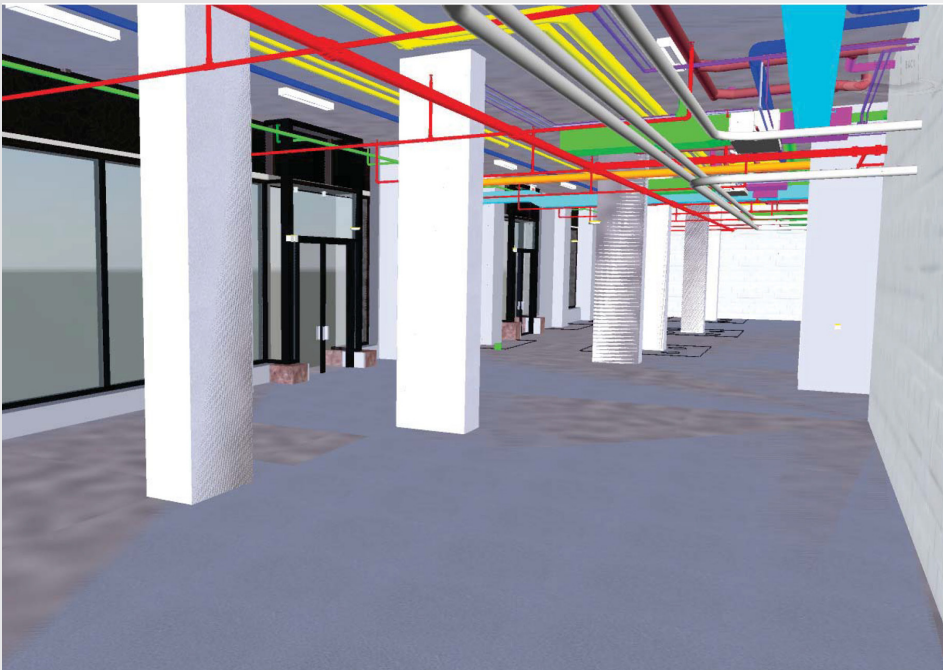
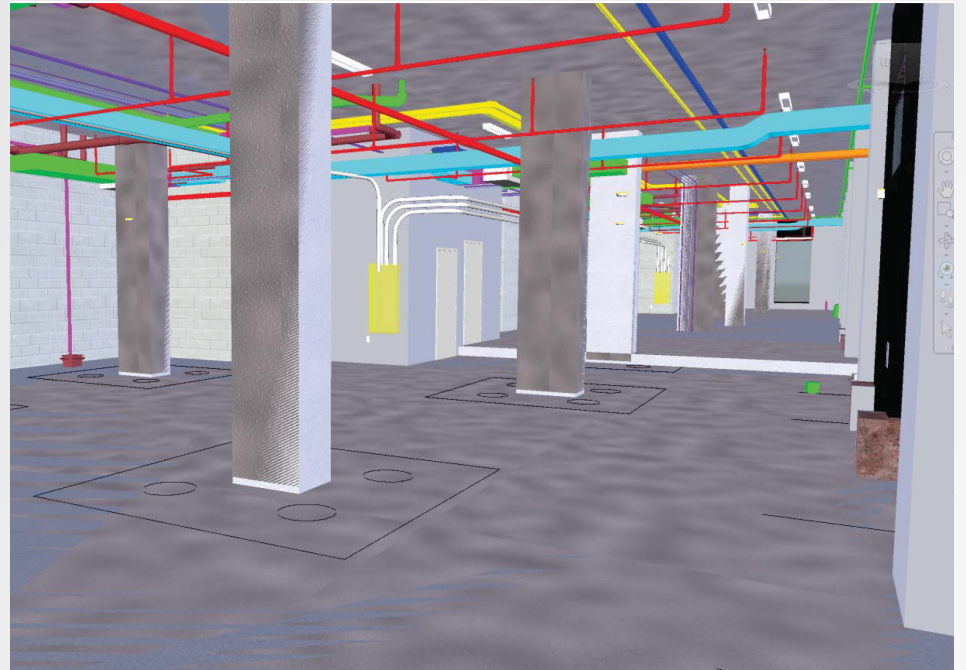
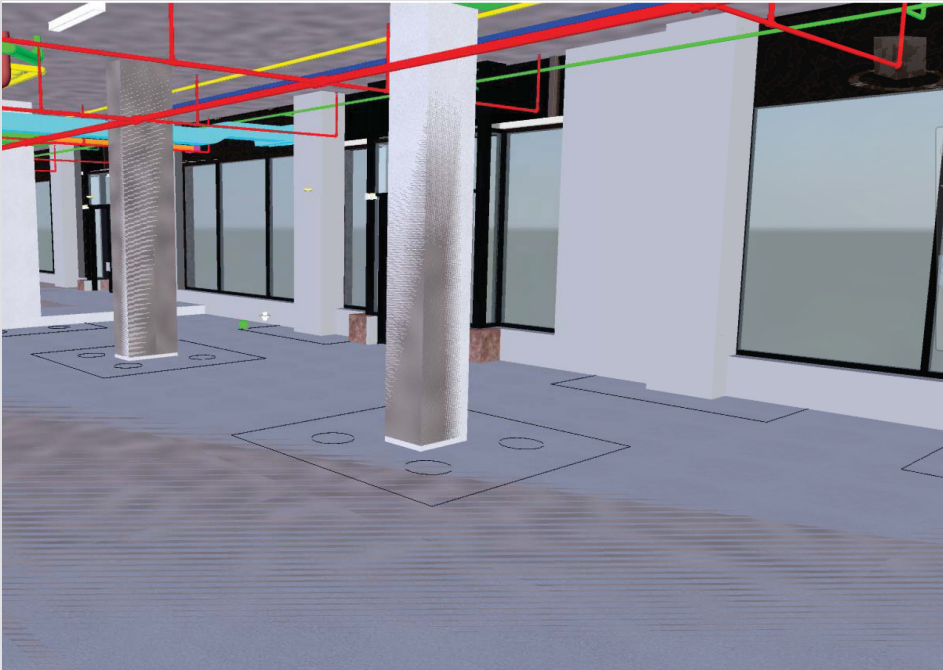
EMPLOYEES

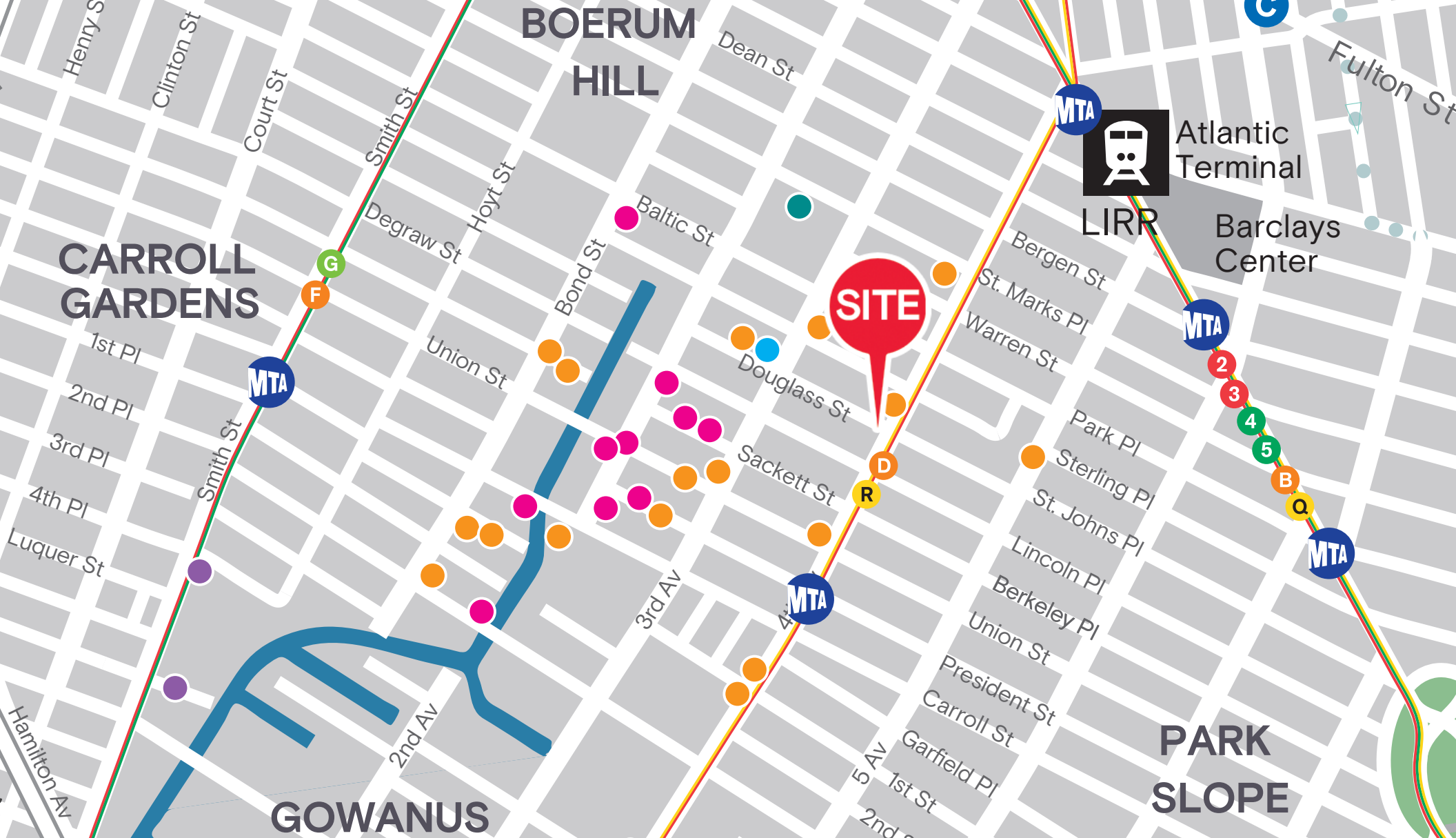
\$248K

AVERAGE HH INCOME

*DATA REFLECTS DEMOGRAPHIC INFORMATION .25 MILES FROM SITE







Under Construction*
3,166 UNITS



Recently Completed
4,068 UNITS



Proposed
1,446 UNITS



Planning
144 UNITS



Approved
579 UNITS

TOTAL UNITS: 9,403

*UNITS UNDER CONSTRUCTION AS OF MARCH 2026

Contact Brokers

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