

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



RETAIL
SPACE
FOR
LEASE

523 FULTON STREET
DOWNTOWN BROOKLYN

DOWNTOWN BROOKLYN:

A Neighborhood 'in the Middle of Everything'

14.6K

POPULATION
within ¼ mile

7.7K

HOUSEHOLDS
within ¼ mile

14

SUBWAY LINES
within a 5 minute walk

12K

EMPLOYEES
within ¼ mile

45K

COLLEGE & GRADUATE
STUDENTS
within a 5 minute walk

150K+

DAILY RIDERS FROM
SURROUNDING
SUBWAY STATIONS
within a 10 minute walk

PROPERTY OVERVIEW

- Location: Between Duffield Street and Albee Square
- Term: Long term
- Possession: Immediate
- Across street from City Point, Brooklyn's largest mixed-use development with 150,000 visitors daily
- Tremendous visibility at the intersection of Albee Square and Fulton Street
- Spaces delivered in white-box condition
- Proximity to 14 subways, 5 minute drive to the Brooklyn Bridge and 10 minute walk to Atlantic Terminal



NEIGHBORING TENANTS

COMING SOON



TRADER JOE'S

SEPHORA

PRIMARK®

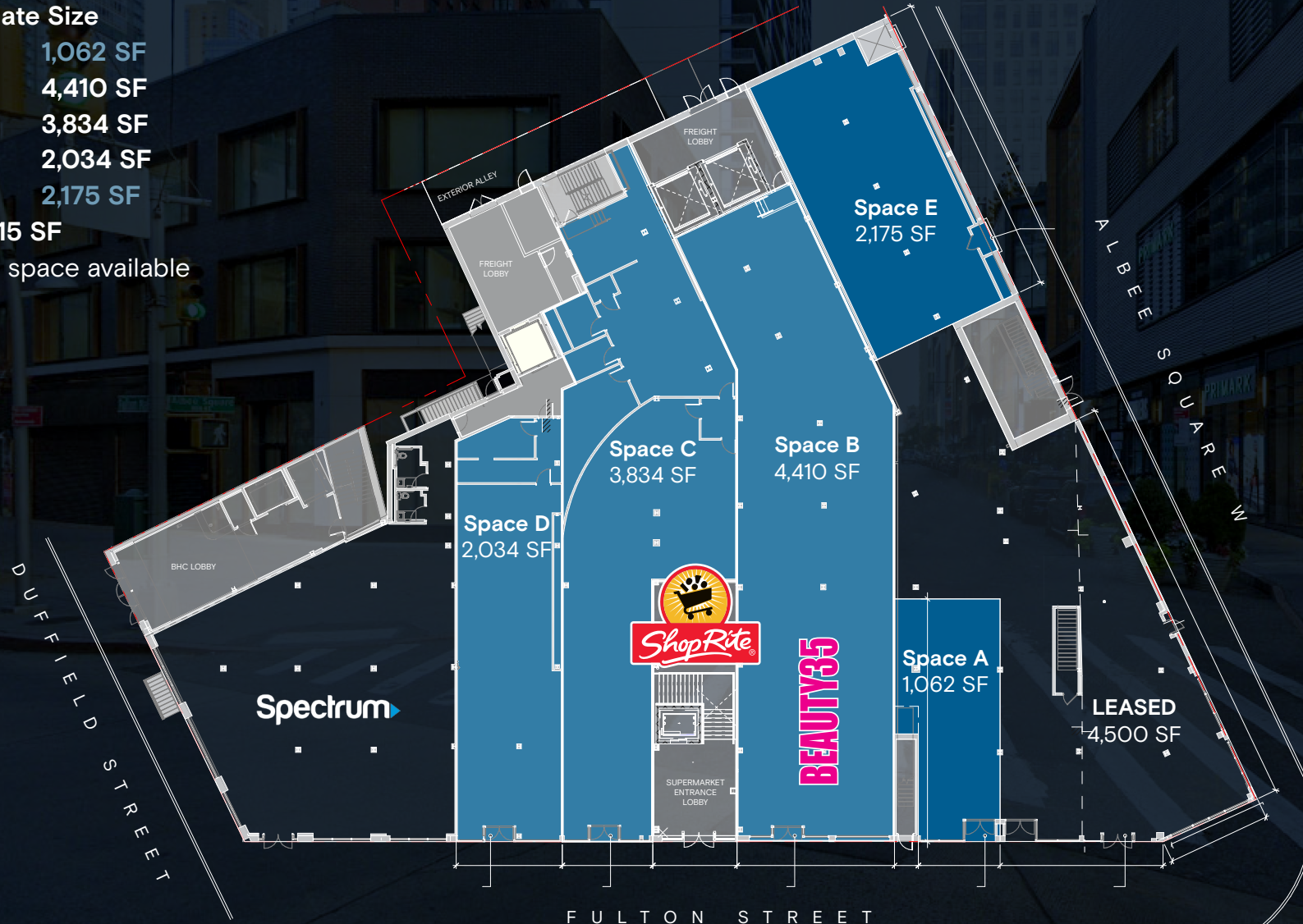


GROUND LEVEL EXISTING FLOOR PLAN

Approximate Size

Space A	1,062 SF
Space B	4,410 SF
Space C	3,834 SF
Space D	2,034 SF
Space E	2,175 SF
Total	13,515 SF

**Storage space available



GROUND LEVEL COMBINED FLOOR PLAN

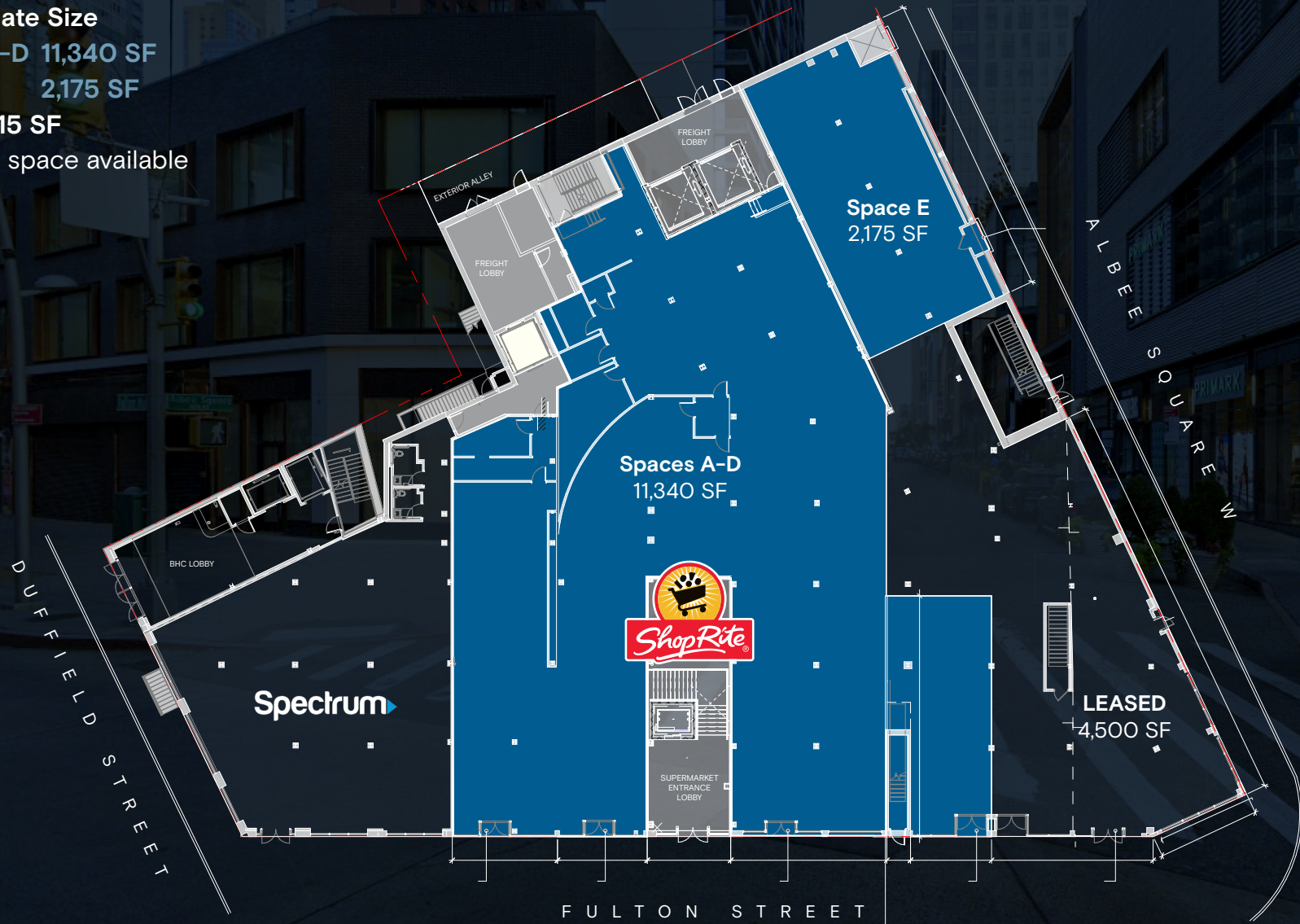
Approximate Size

Spaces A-D 11,340 SF

Space E 2,175 SF

Total 13,515 SF

**Storage space available



NEARBY DEVELOPMENTS

22K

NEW RESIDENTIAL UNITS

38% of which in the last 5 years

\$211K

AVERAGE HH INCOME

within ¼ mile

The
Brooklyn
ner
490 UNITS

Oro
306 UNITS

Brooklyn
Point
458 UNITS

The
Brooklyn
Tower
550 UNITS

Hanover
House
314 UNITS

99 Fleet
Place
294 UNITS

Hub
750 UNITS

Willoughby
476 UNITS

The
Paxton
376 UNITS

625 Fulton
1,098 UNITS

11 Hoyt
481 UNITS

SITE

The Brooklyn
Grove
184 UNITS





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