980
ATLANTIC AVENUE
PROSPECT HEIGHTS, BROOKLYN

SW Corner of Atlantic & Grand Avenues

RETAIL/OFFICE/ENTERTAINMENT FOR LEASE



CONCEPTUAL RENDERING

PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 16,395 SF
2nd Floor: 12,875 SF
3rd Floor: 16,875 SF
Total: 46,145 SF

CEILING HEIGHTS
±12.5 FT / Floor
±25 FT on Partial Ground

ASKING RENT
Upon Request

POSSESSION
Immediate

TERM
Negotiable

FRONTAGE
225 FT Wraparound

COMMENTS
- Premier flagship opportunity ideal for retail, experiential concepts, fitness, entertainment, educational/co-working, office, and community facility uses
- Logical divisions considered
- Brand-new elevator
- Strong floor plates with substantial structural strength and high electrical capacity throughout each floor
- Located in the Prospect Heights neighborhood of Brooklyn on the border of Clinton Hill
- In the middle of the AAMUP up- zoned district, which will allow the development of 4,600 new housing units with new mix-use zoning in place, and public funding for infrastructure and community improvements

NEIGHBORS
Best Burger Palace • Mario's Auto Repair • Coco Salon • Art Café & Bar • Vegetarian Palate • Formosa • District Pizza • Arena Wine & Liquor • Brooklyn Subs

TRANSPORTATION
A C S

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MERIDIAN RETAIL LEASING

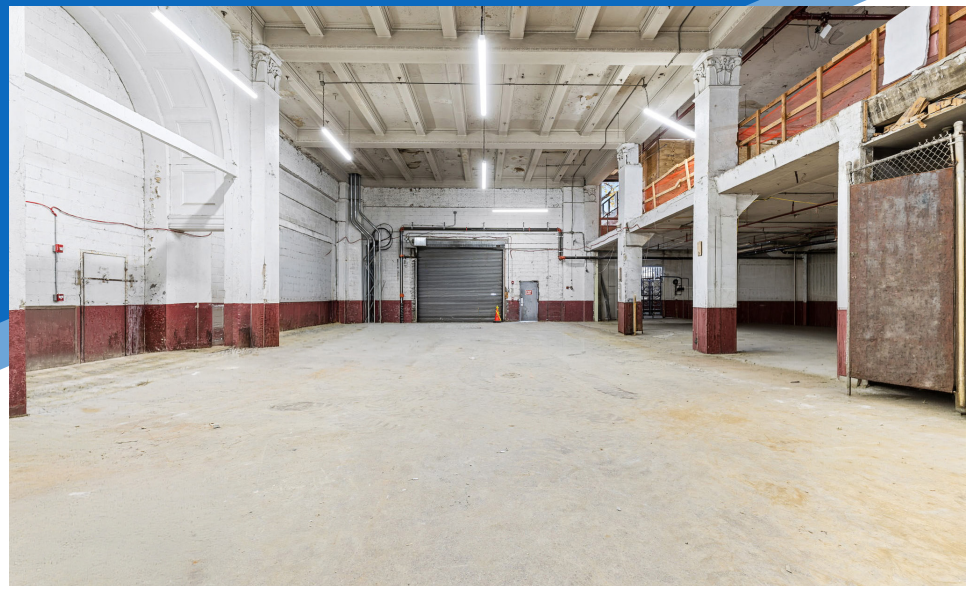
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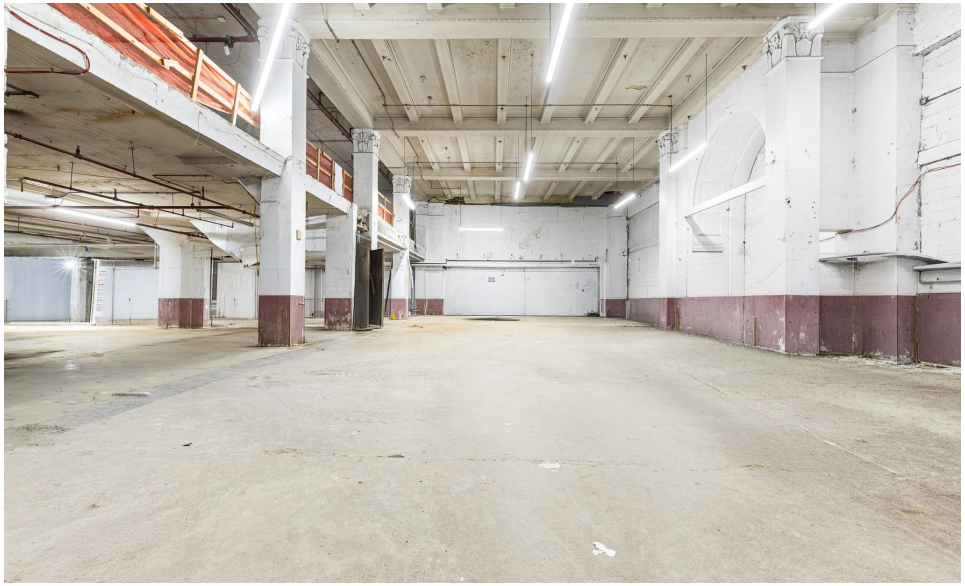
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INTERIOR









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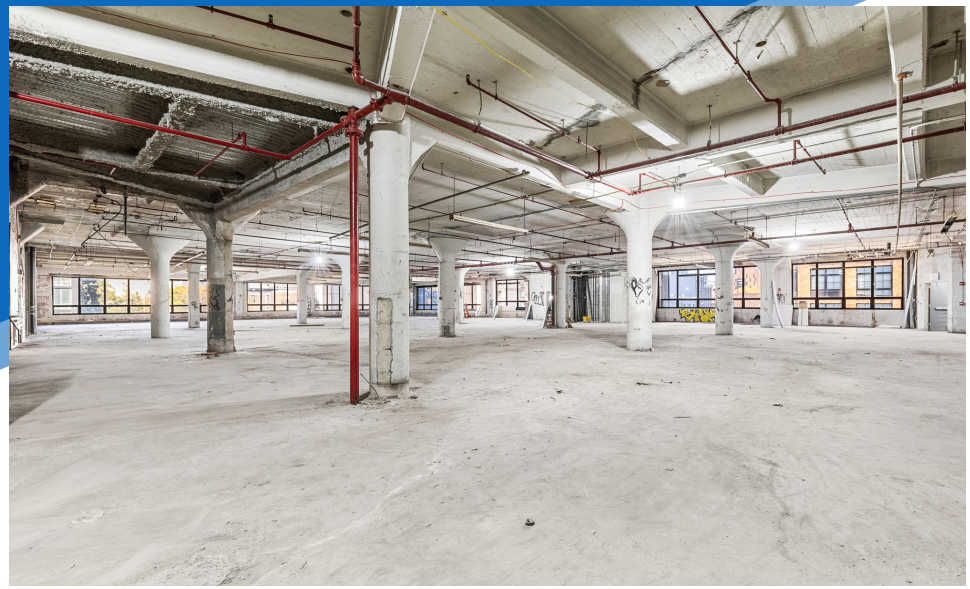
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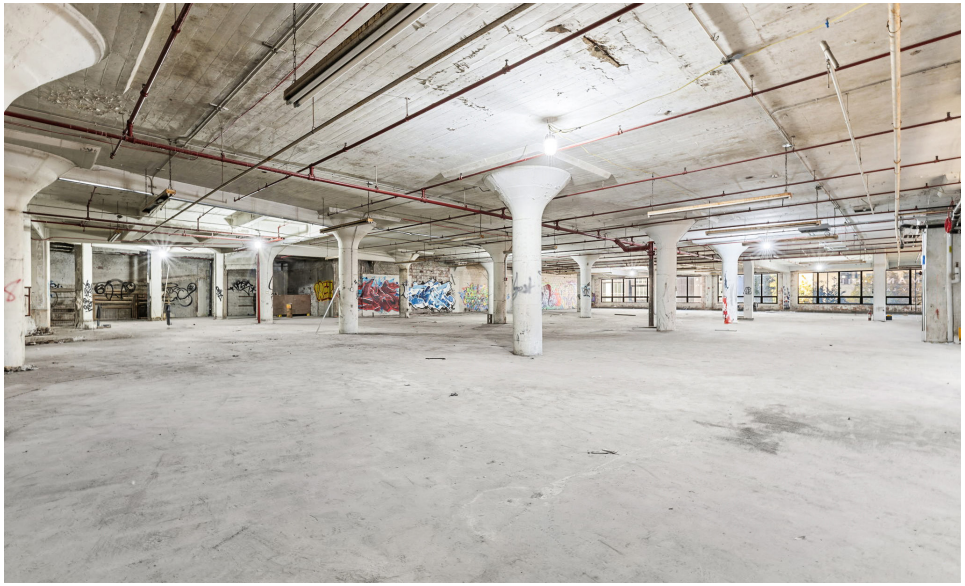
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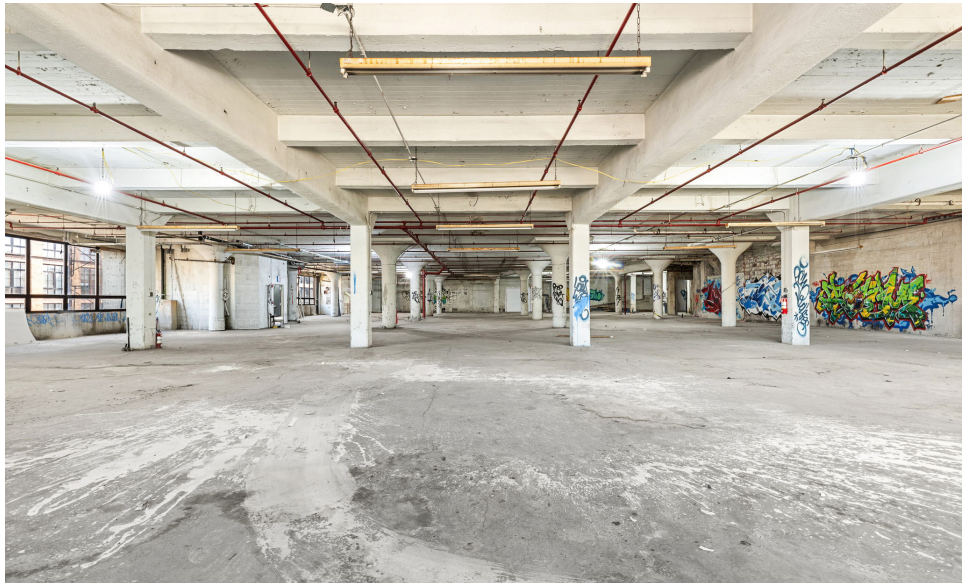
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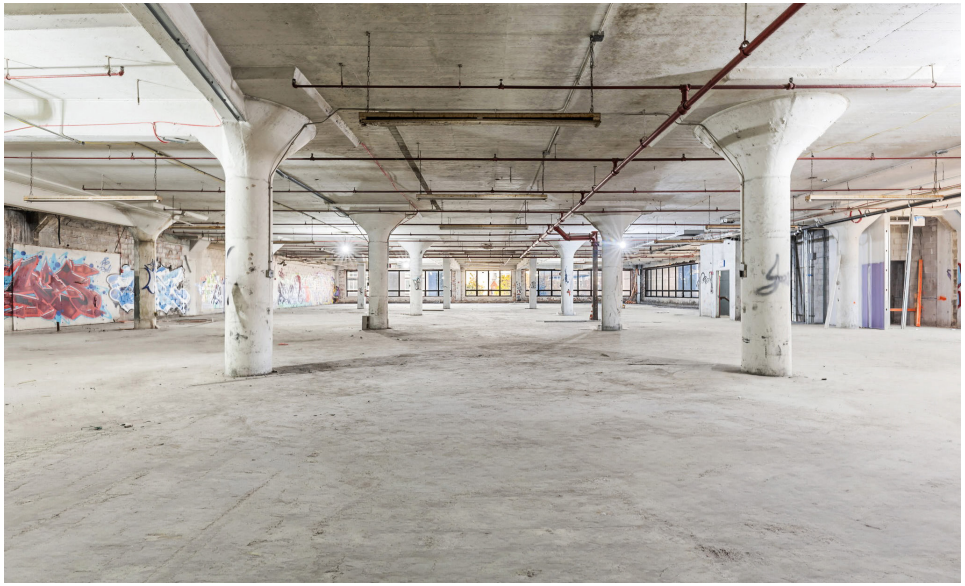
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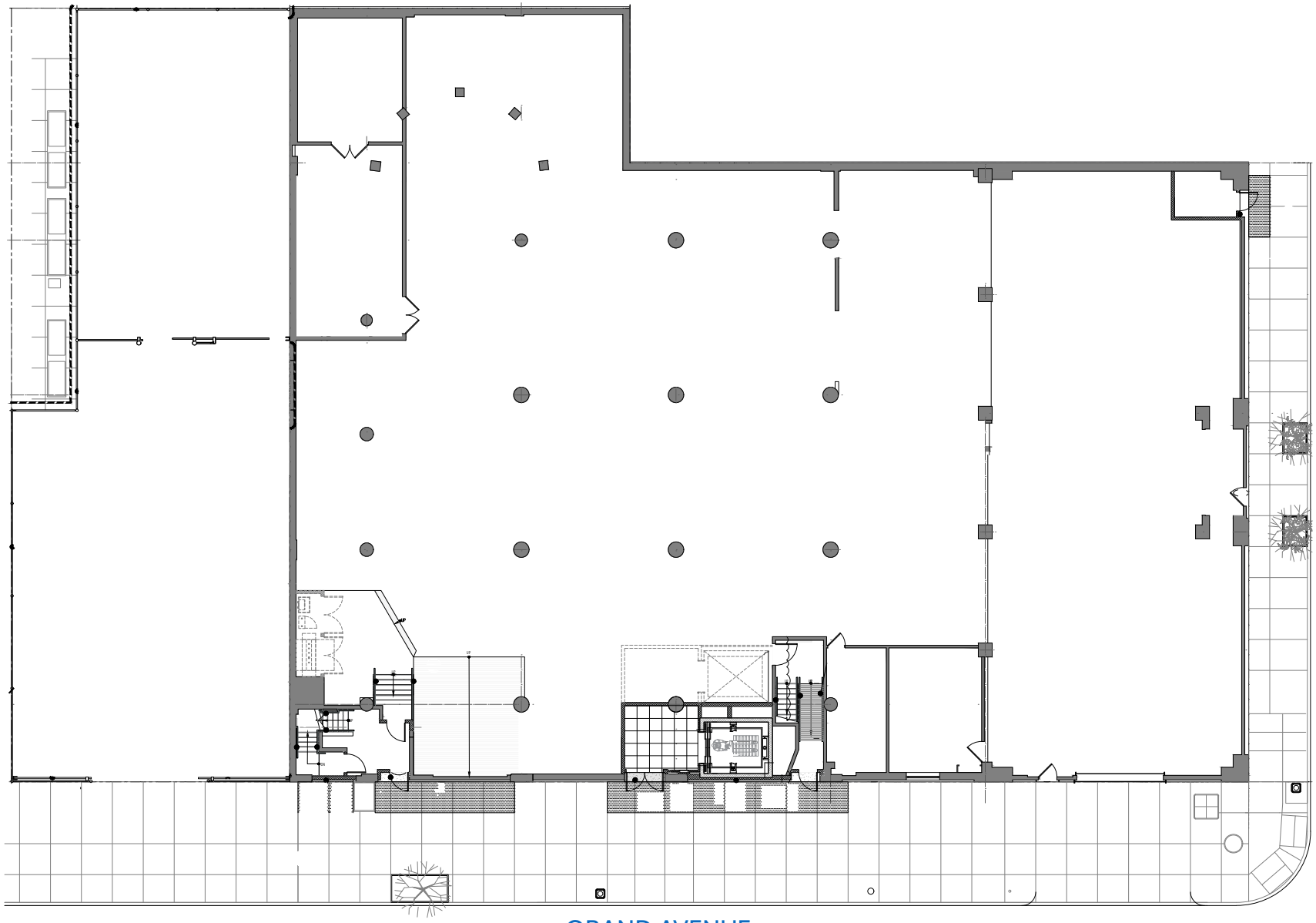
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PROSPECT HEIGHTS, BROOKYN | SW Corner of Atlantic and Grand Avenues

RETAIL/OFFICE/ENTERTAINMENT FOR LEASE

FLOOR PLAN | GROUND FLOOR



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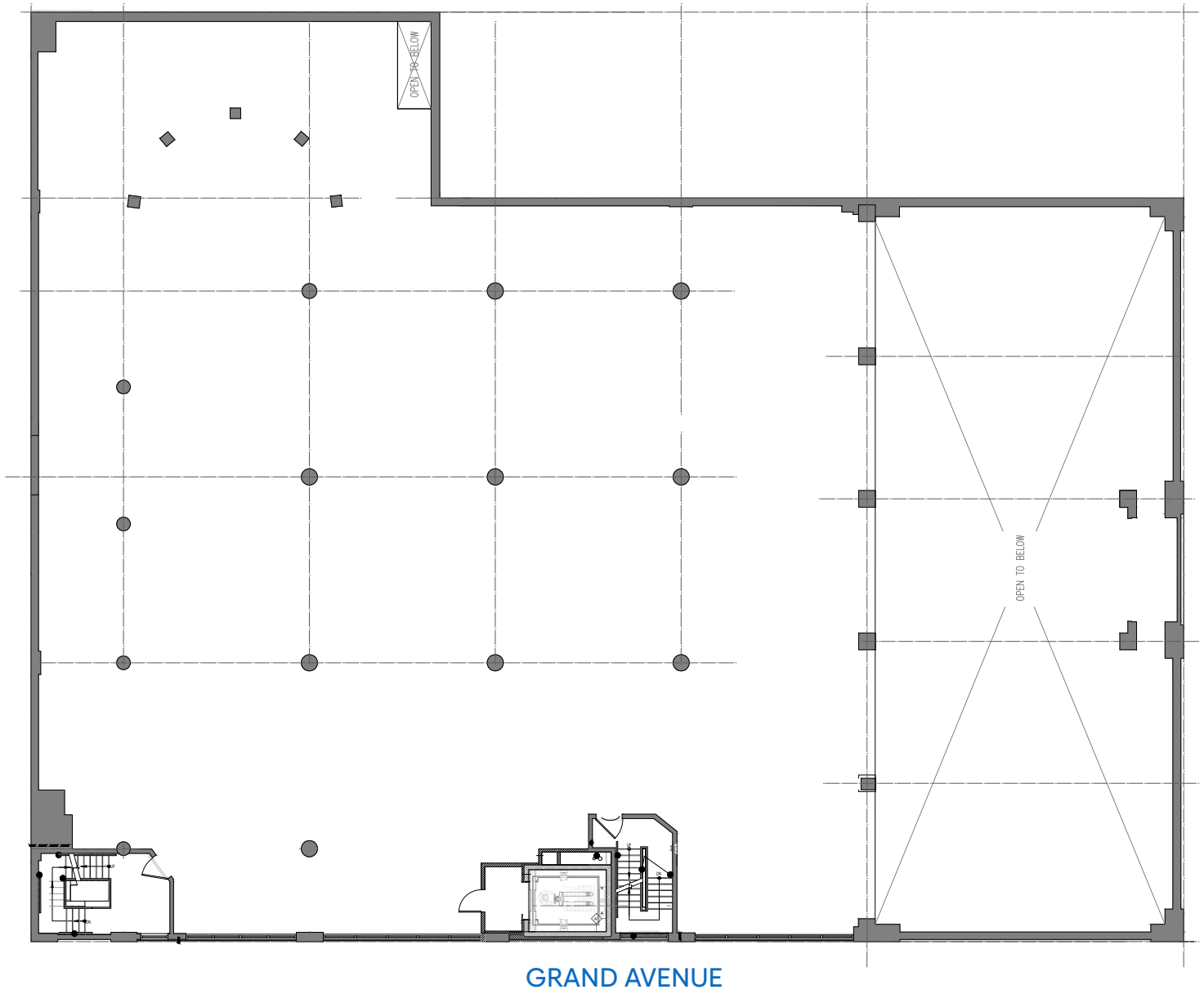
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RETAIL/OFFICE/ENTERTAINMENT FOR LEASE

FLOOR PLAN | 2ND FLOOR



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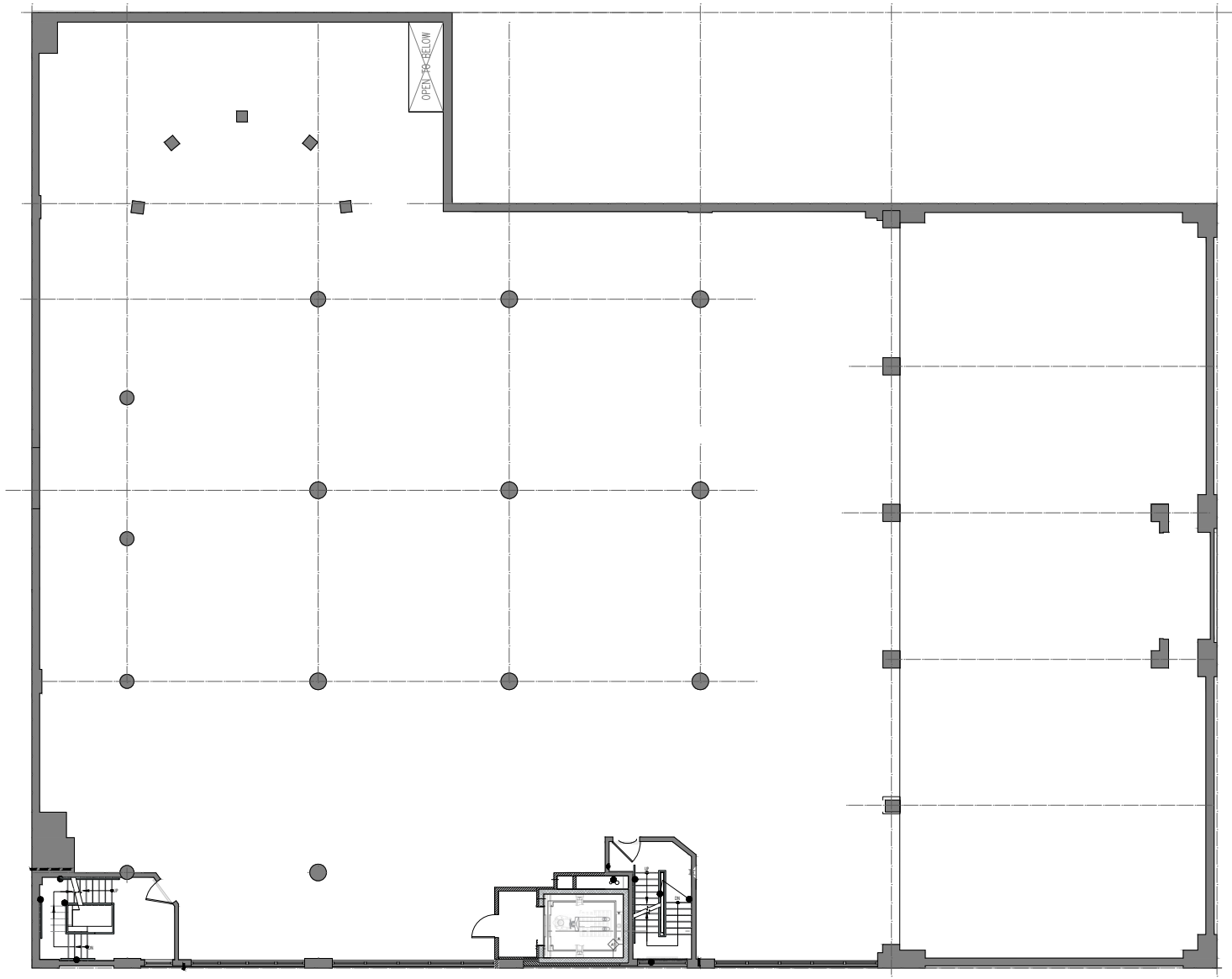
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RETAIL/OFFICE/ENTERTAINMENT FOR LEASE

FLOOR PLAN | 2ND FLOOR (OPTION)



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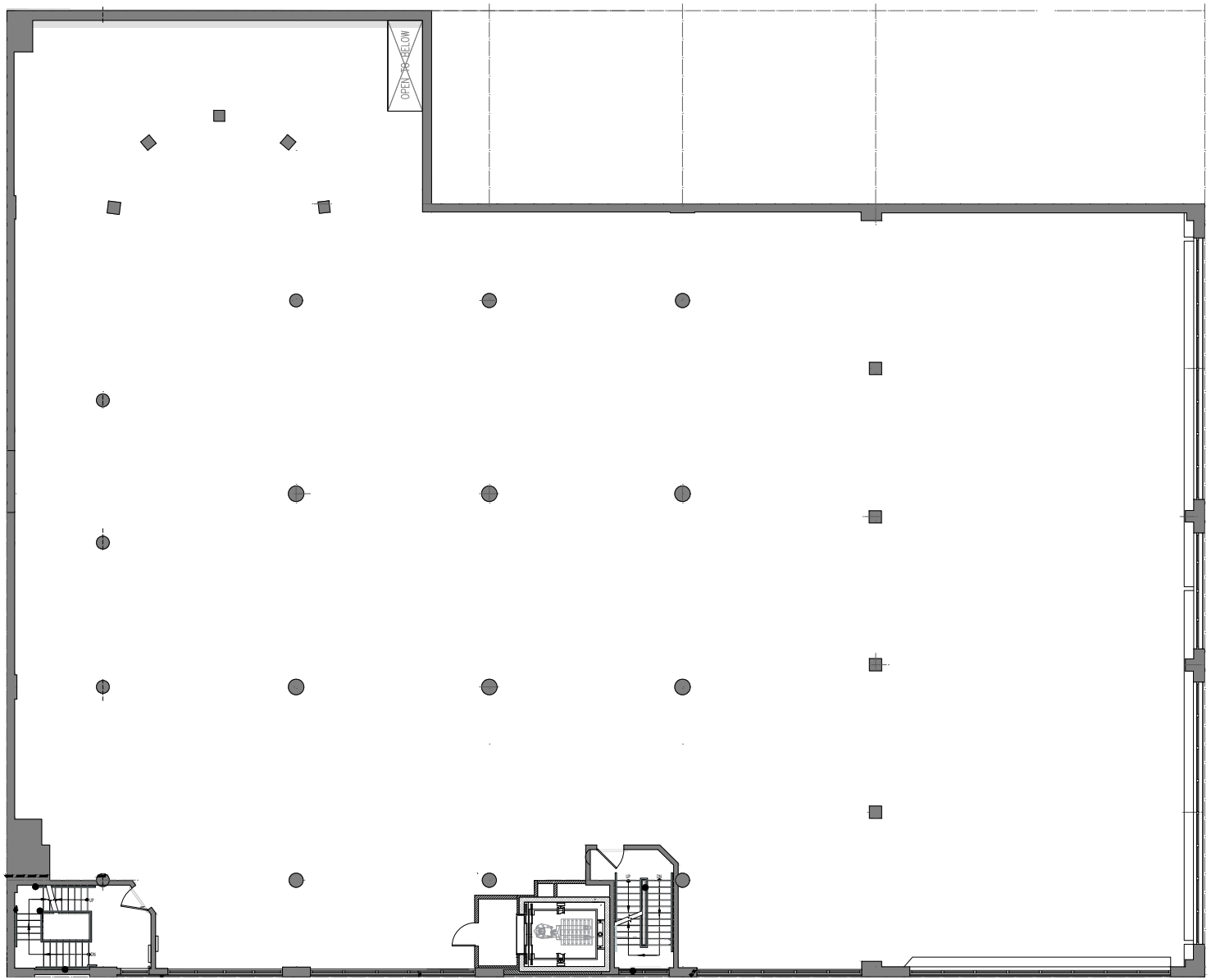
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FLOOR PLAN | 3RD FLOOR



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NEIGHBORHOOD OVERVIEW



DEMOGRAPHICS

	5 MIN WALK	10 MIN WALK	15 MIN WALK
Population	12,560	37,914	67,328
Households	5,654	17,243	31,706
Avg. HH Income	$127,268	$125,321	$121,948
Daytime Population			58,678
Median Age			36.8
Total Households			42,588

NEIGHBORS

PROSPECT HEIGHTS | CLINTON HILL

AAMUP DISTRICT

Located in the Prospect Heights neighborhood of Brooklyn on the border of Clinton Hill, and in the middle of the AAMUP up-zoned district, which will allow the development of 4,600 new housing units with new mixed-use zoning in place, and public funding for infrastructure and community improvements of $235 million.

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