WINICK

504 MYRTLE AVENUE

Brooklyn

ADDRESS:
504 Myrtle Avenue, Brooklyn, NY 11205
(Between Hall Street and Emerson Place)

SIZE:

Ground Floor	17,792 Square Feet (Divisions Considered)
CEILING HEIGHTS:	13'
POSSESSION:	Immediate
ASKING RENT:	Upon Request

FRONTAGE: Approx. 165 Feet on Myrtle Avenue

COMMENTS:
- Anchoring Clinton Hill-Myrtle Avenue's most active retail corridor
- Offers great presence in a true Live-Work-Play neighborhood
- 96 Parking Spaces Below Grade
- Three Blocks from Clinton-Washington Ave. G Station with over 1,716,023 Riders Annually

NEIGHBORS:
Pratt Institute, TD Bank, Blick Art Supplies, Dunkin' Donuts, Khim's Millennium Market, Key Food, Bergen Bagels, Salon 718,Wray's, Smoothie King, Medrite, Honey Salon and many more.

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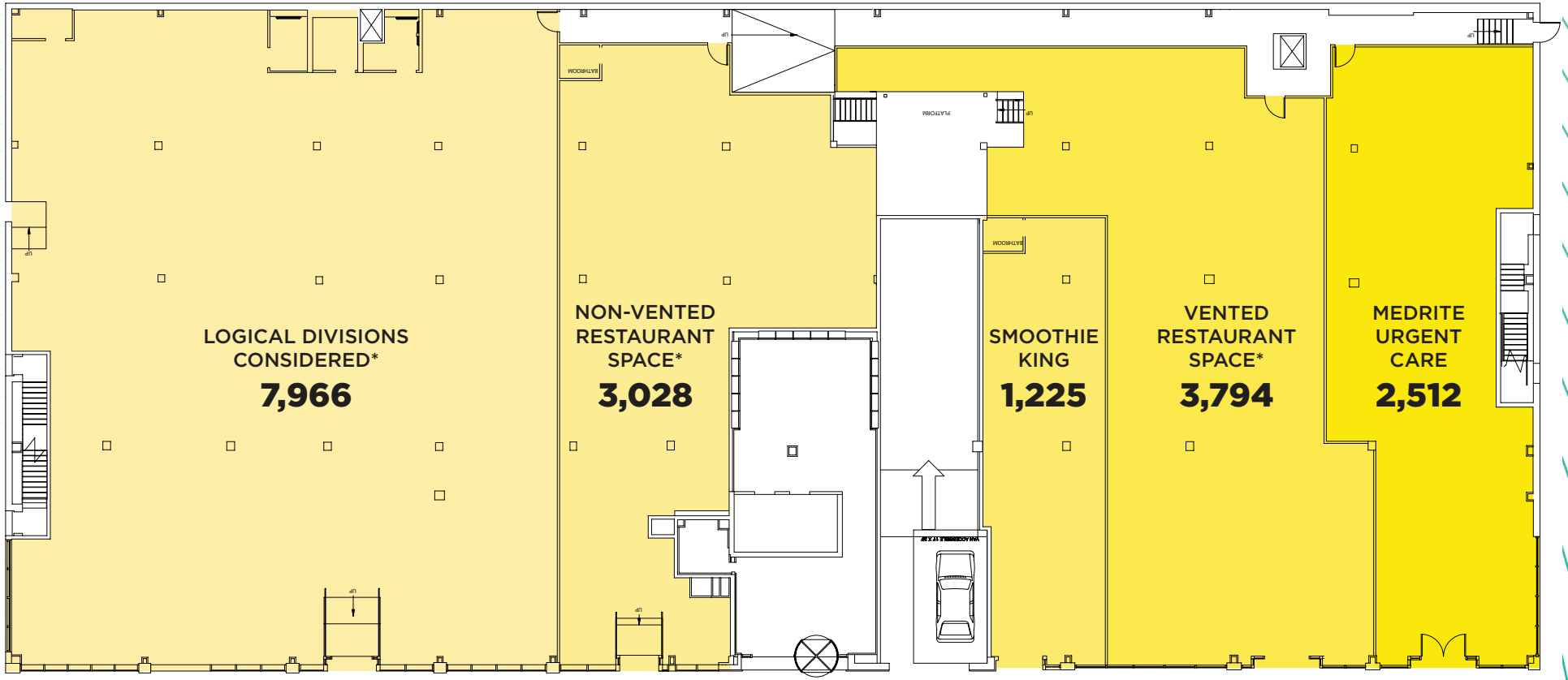


*ALL SPACES CAN BE COMBINED

Floor Plan

Myrtle Avenue Development

490 MYRTLE AVENUE

504 MYRTLE AVENUE

536 MYRTLE AVENUE

MYRTLE AVENUE

TD Bank

KeyFood FRESH

BLICK art materials

Bergen Bagels

Khim's Millenium Market

PRATT Film & Video Building

CLASSON AVENUE

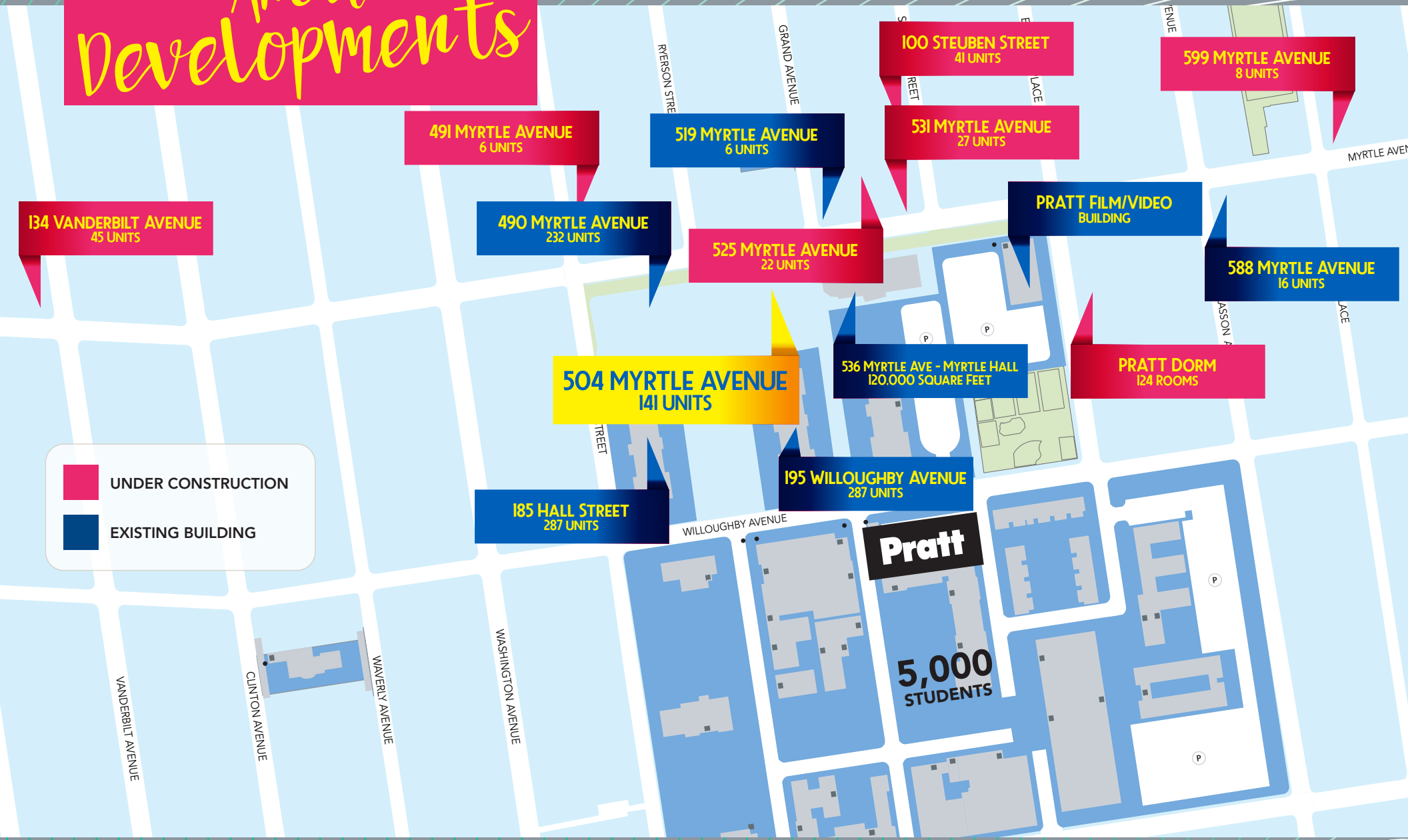
WILLOUGHBY AVENUE

PEDESTRIAN PLAZA

PEDESTRIAN PLAZA

PEDESTRIAN PLAZA

Area Developments



MYRTLE AVENUE
TAEFFE PLACE
CLASSON AVENUE
PS 270
Nathan's
Brewklyn Grind
Taqueria Topanga
EMERSON PLACE
Kaufman Children's Dental Home
Absolutely Yours
Farmer in the Deli
PRATT Film & Video Building
Khim's Millenium Market
Bergen Bagels
BLICK art materials
Pratt
5,000 STUDENTS
STEUBEN STREET
Myrtle Towing
Hookah Cafe
Pratt Hardware
GRAND AVENUE
DUNKIN' DONUTS
Castros
SOCO
Hair & Spa
Fork
Pillow Cafe
Wray's
Sapalo
504 MYRTLE AVENUE
WILLOUGHBY AVENUE
RYERSON STREET
Los Politos Mexican Restaurant
Aristo Gourmet Deli
Corkscrew Wines
Hair & Co. BKLYN
Waza
Kleen R Laundromat
Key Food
TD Bank
HALL STREET
1.7 MILLION RIDERS ANNUALLY
John's Donut and Coffee Shop
Nails by Tina
Mini Mart
Crepes
Cell NY
Spa
Yoga
Kumkau
Liberty Pizza
Day 'N Night Gourmet
Urban Cycles
Animal Clinic
Zaytoons
Polish Bar of Brooklyn
Barking Brown
Yamashiro Japanese Restaurant
WASHINGTON AVENUE
Five Spots Soul Food
A Rod Grocery
Pecks
Bar Bolina's
Bank of America
Liquors
Arima
Salon (718)
El Cofre Restaurant
True Value
Thai 101
Postal Connections
Myrtle Pharmacy Inc.
WAVERLY AVENUE
Mark's Gourmet Burgers
Three Stars Laundry
Yes Cleaners
Doo's Barber Shop
Church
Movement Grace
Connecticut Muffin
Clinton Hill Express Deli
Myrtle Thai
T-Mobile
Owa Afrikan Market
Green in Brooklyn
citibank
CLINTON AVENUE
Putnam's
Sand Box
Cardiff Giant
Myrtle Deli
Modern Image French Cleaners
Falafel House
H&R BLOCK
Liquor Store
Apple Bank
Mr Coco
Jiujitsu
Law Office
verizon
CHASE
VANDERBILT AVENUE
SUBWAY
Health Point Drugs, Inc.
DC Optics

Retailers

MYRTLE AVENUE Offers You

Your customers are

YOUNG

55% of Myrtle Avenue shoppers are "Millennials" and High Earners (ages 20-54)

ECONOMICALLY DIVERSE

25% of households earn <$15,000 /yr

25% of households earn >$75,000 /yr

$37,500 median household income

GROWING

61,000 residents live within two blocks of Myrtle Avenue's commercial district

The population surrounding Myrtle Avenue is growing 30% faster than the rest of Brooklyn

Almost 3,000 residents will move into new buildings on Myrtle Avenue alone over the next two years

EDUCATED

40% of Myrtle Avenue shoppers hold a 4-year degree compared to just 29% in Brooklyn

CONNECTED

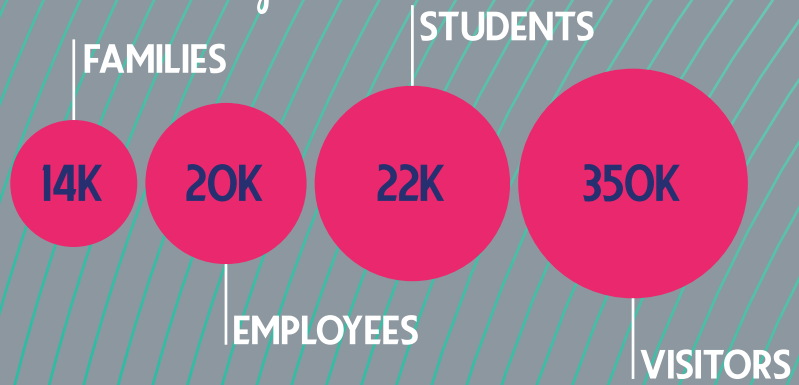
Each day, 504 Myrtle Avenue is passed by:

1,600 Vehicles

11,500 Bus riders

700 pedestrians/hour (average)

Demographics



Within 1/2 mile

10 MIN. WALK

35,000 Current residents

13,300 Households

$80,800 Average H.H. Income

700 New Housing Units planned

1,680 New Residents (estimated)

$28,000,000

RETAIL

College students and creative professionals are looking for more boutique retail options for home goods and clothing. In Clinton Hill-Fort Greene, family fashion retailers and daily needs merchandise are most in demand within this growing residential community.

$23,000,000

GRAB & GO DINING

When commuters return home for dinner or when neighborhood workers need their lunch, they are seeking more quality, healthy and quick food options.

Source: MYRTLE AVENUE BROOKLYN PARTNERSHIP

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Brooklyn

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS

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