



RETAIL OPPORTUNITY 5,059 SF AVAILABLE



THE OPPORTUNITY

Address

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

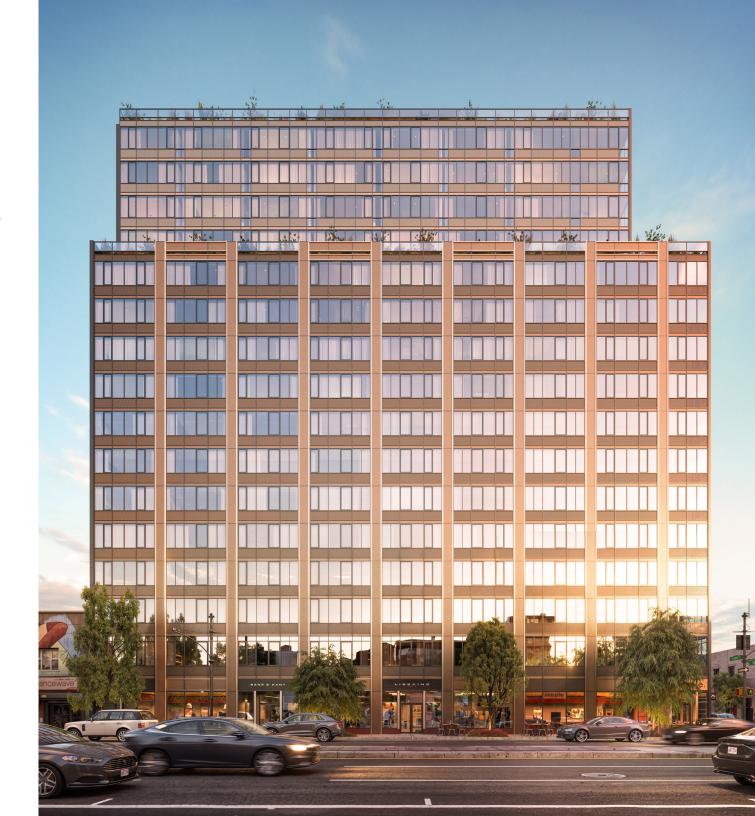
Q3 2025

Features

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

Neighboring retailers

- Threes Brewery
- Insa
- Goldfish Swim School
- Littlefield
- Brooklyn Boulders
- Wild East Brewing
- Gotham Gymnastics





LOCATION & GOWANUS DISTRICT DEVELOPMENT

164 4th Avenue is positioned at a premier location, near the intersection of Carroll Gardens, Boerum Hill, Prospect Heights and Park Slope neighborhoods

Over 2.5M sf of new residential developments are projected to be built in the next three years in the Gowanus District and the immediate area.

The new residential development will be accompanied by approx. 100K sf of commercial space.



Under construction* 5,399 UNITS

Recently completed 1,835 UNITS

TOTAL UNITS: 9,403

*Units under construction as of April 2025

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GROUND FLOOR

