

AT CROSSROADS
OF FIVE PRIME
BROOKLYN
NEIGHBORHOODS

RETAIL OPPORTUNITIES
AT THE EPICENTER OF
DOWNTOWN BROOKLYN

ATLANTIC TERMINAL RETAIL



MADISON
INTERNATIONAL
REALTY



ATLANTIC TERMINAL

Located at the intersection of Flatbush Avenue and Atlantic Avenue, Atlantic Terminal is a three-story 371,000 sf retail complex visited by over 20 million shoppers annually. The complex is also at the base of a 400,000 sf office tower and is connected via a skybridge to Atlantic Center, a 394,000 sf shopping center with multiple national brand anchors.

Atlantic Terminal is located across the street from Barclays Center, home of the NBA Brooklyn Nets. Barclays Center is one of the highest-grossing event venues in the country with over 250 events annually and 5.7 million annual visitors.

Situated above New York City's third largest transit hub, Atlantic Terminal is accessible by the Long Island Rail Road, the 2, 3, 4, 5, B, D, N, Q, R and W subway trains; and the B41, B45, B63, B65 & B67 bus lines.

Atlantic Terminal also features an on-site 650-space parking garage, along with Tesla Supercharging stations, providing guests a compelling charging solution for both long and short duration visits to the property.

At the epicenter of Brooklyn, Atlantic Terminal is in proximity to 120,000 workers, 60,000 college students.

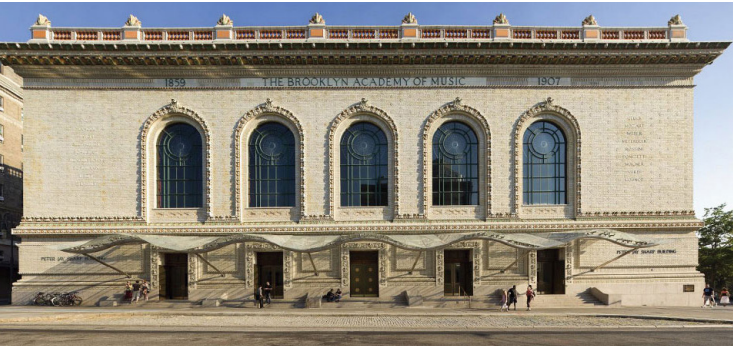


ATLANTIC TERMINAL



SHAPING THE FUTURE:
RECENT OPENINGS IN THE AREA

Apple	Nike
KITH	Y7
Whole Foods	Shake Shack
Warby Parker	Chic-Fil-A
Ace Hotel	Snipes
Tacombi	Sweetgreen (2 locations)
Just Salad	*Openings in the past 10 years



BROOKLYN ACADEMY OF
MUSIC

A premier performing arts and cinema venue in Brooklyn. Each year BAM presents in excess of 200 live performances to an annual audience of over 650,000 guests.

THE BARCLAYS CENTER

One of the highest-grossing event venues in the country with over 250 events annually and 2.5 million+ annual visitors.



THE
NEIGHBORHOOD

- Situated above the **busiest transit hub** in the Outer Boroughs, with nine subway lines and six LIRR tracks providing easy access
- **175,000+** residents in the neighboring areas of Fort Greene, Prospect Heights, Park Slope, Boerum Hill & Downtown Brooklyn
- **74,300+** vehicles per day at Flatbush Avenue & Atlantic Avenue
- **49,000+** new residential units completed or under way within 1.5-m
- **131,000+** visitors to Atlantic Terminal per week

ATLANTIC TERMINAL

RETAIL A

Ground Floor:
4,990 sf

FRONTAGE
43'7"

CEILING HEIGHT
24'

STATUS
Vacant

POSSESSION
Immediate

RETAIL B

Ground Floor:
Up to 7,785 sf

Lower Level
18,240 sf

EXTERIOR FRONTAGE
39'

CEILING HEIGHT
Ground Floor: 21'6"
Lower Level: 17'6"

STATUS
Vacant; formerly Guitar Center

POSSESSION
Immediate

RETAIL C

Ground Floor:
1,475 sf

FRONTAGE
25'

CEILING HEIGHT
21'3"

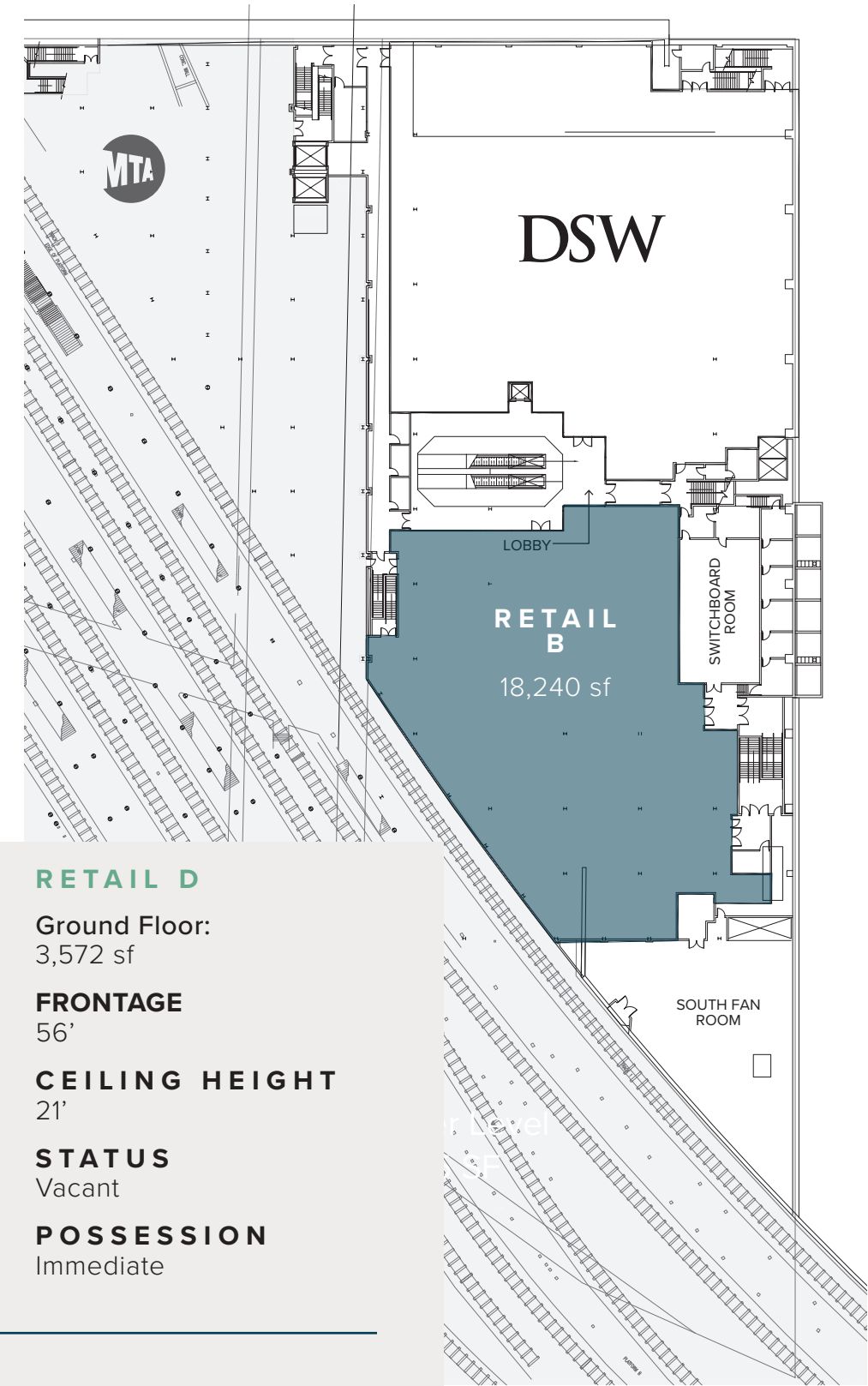
STATUS
Occupied by Atlantic Dental

POSSESSION
Arranged

ASKING RENT

Available upon request

LOWER LEVEL



RETAIL D

Ground Floor:
3,572 sf

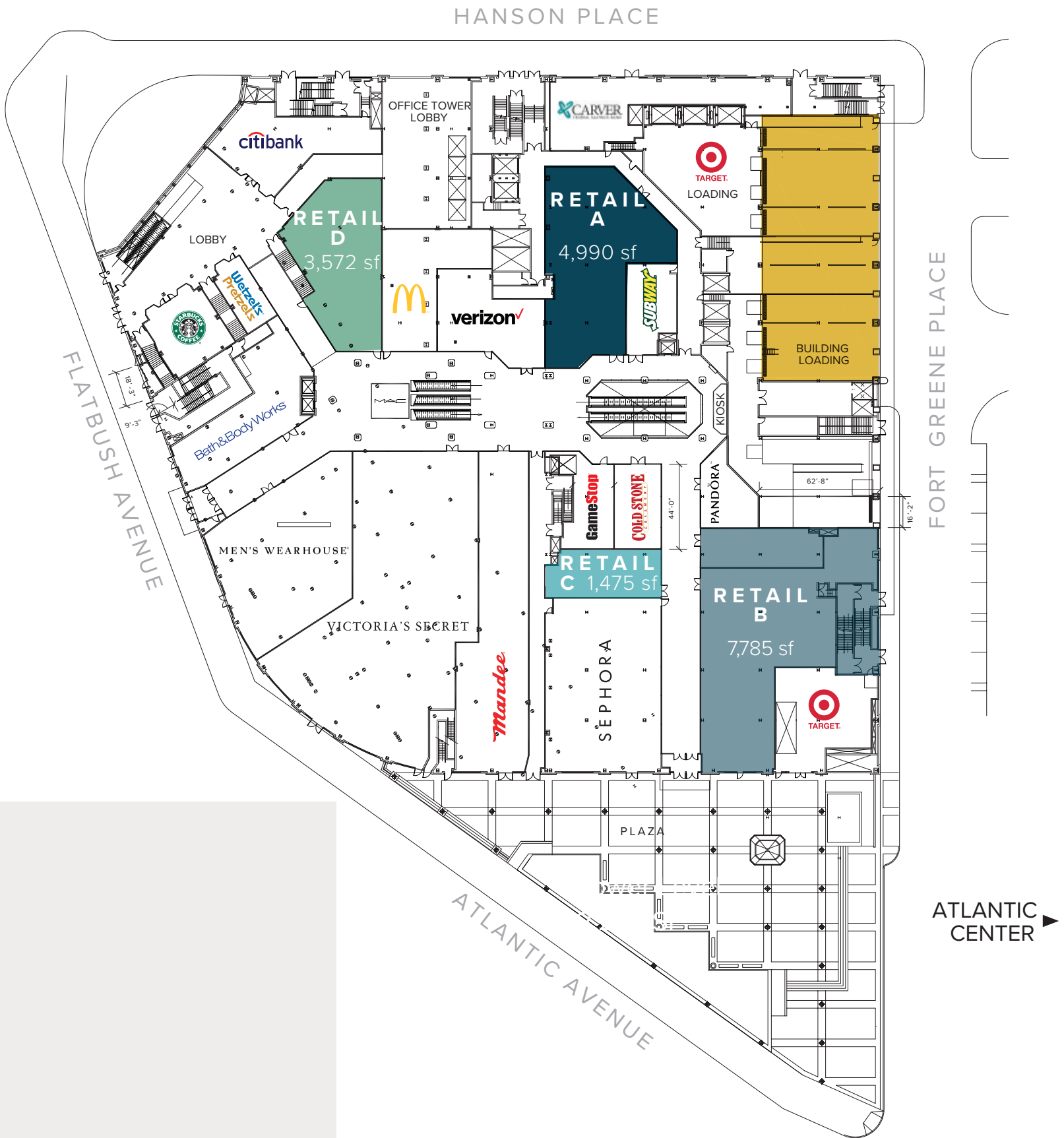
FRONTAGE
56'

CEILING HEIGHT
21'

STATUS
Vacant

POSSESSION
Immediate

GROUND FLOOR



Floor plans are not to scale

ATLANTIC TERMINAL

RETAIL E

Second Level:
2,510-8,660 sf

FRONTAGE
100”

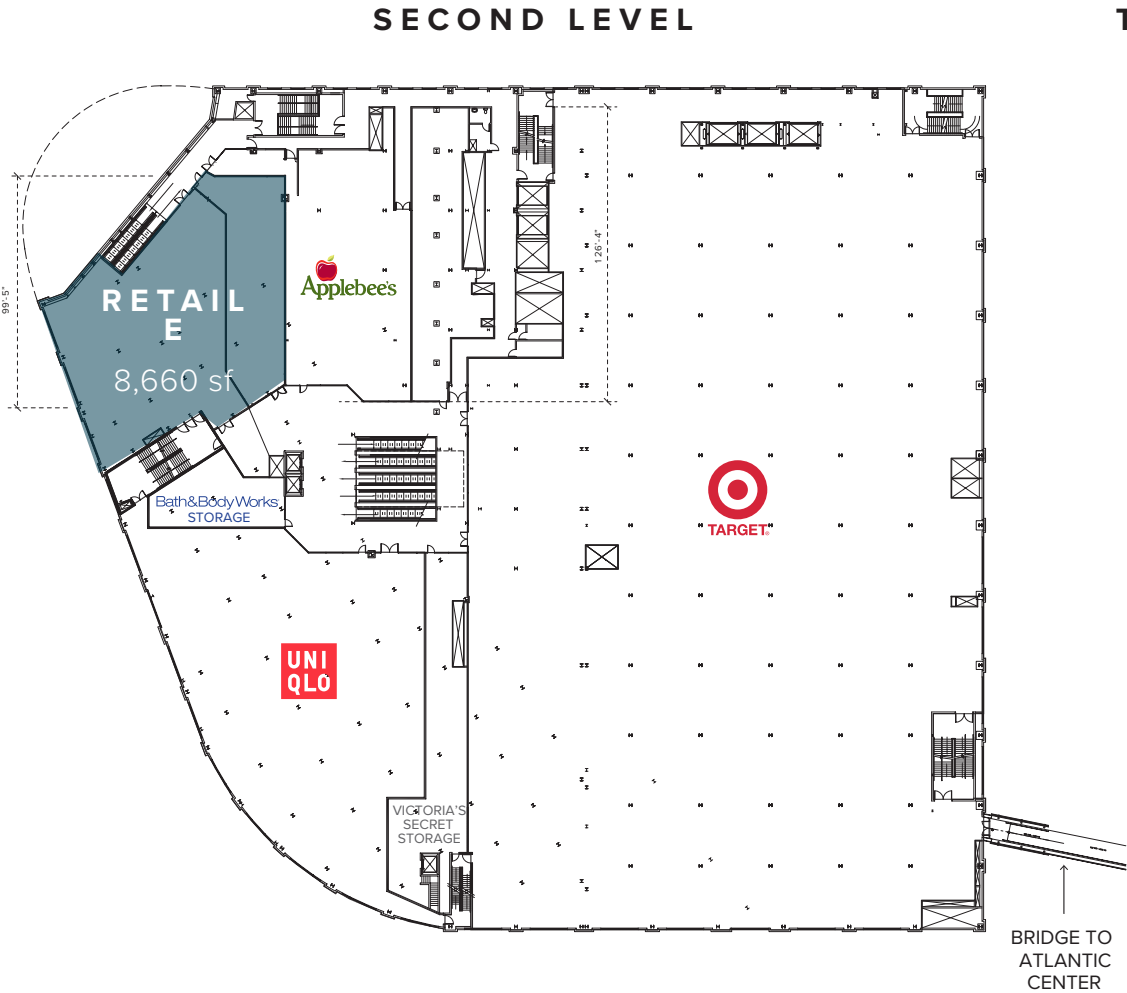
CEILING HEIGHT
17’6”

STATUS
Vacant

POSSESSION
Immediate

COMMENTS
Restaurant infrastructure in
place

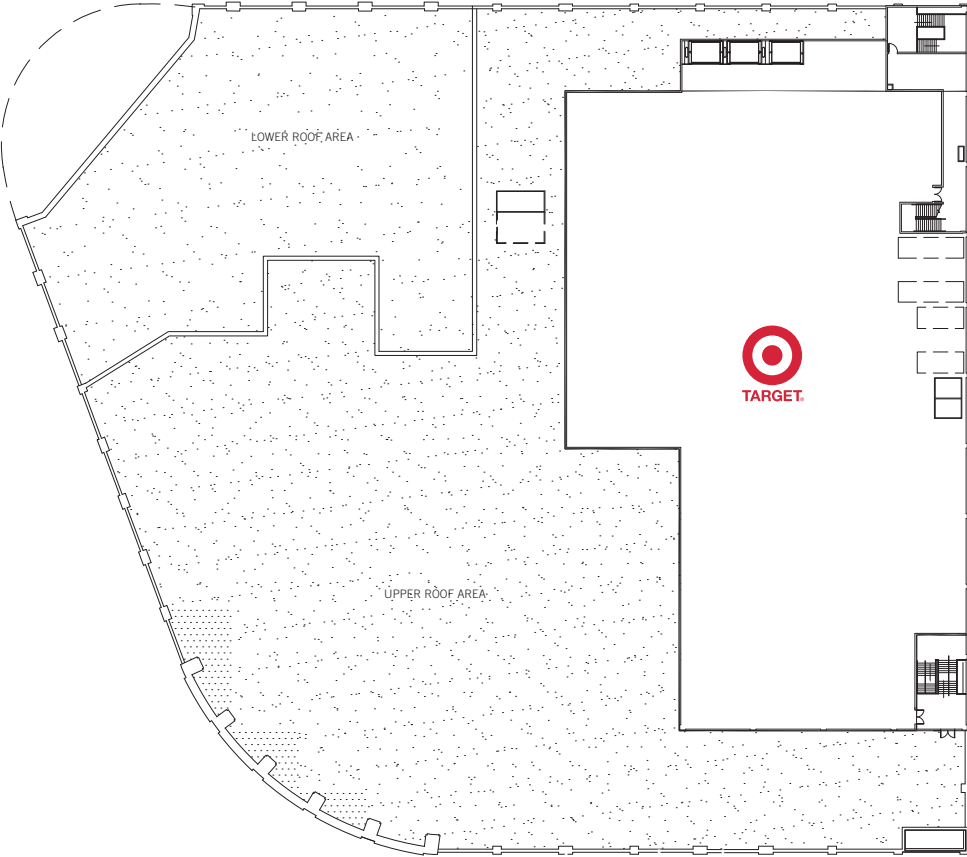
ASKING RENT
Available upon request



THIRD FLOOR



FOURTH FLOOR



Floor plans are not to scale

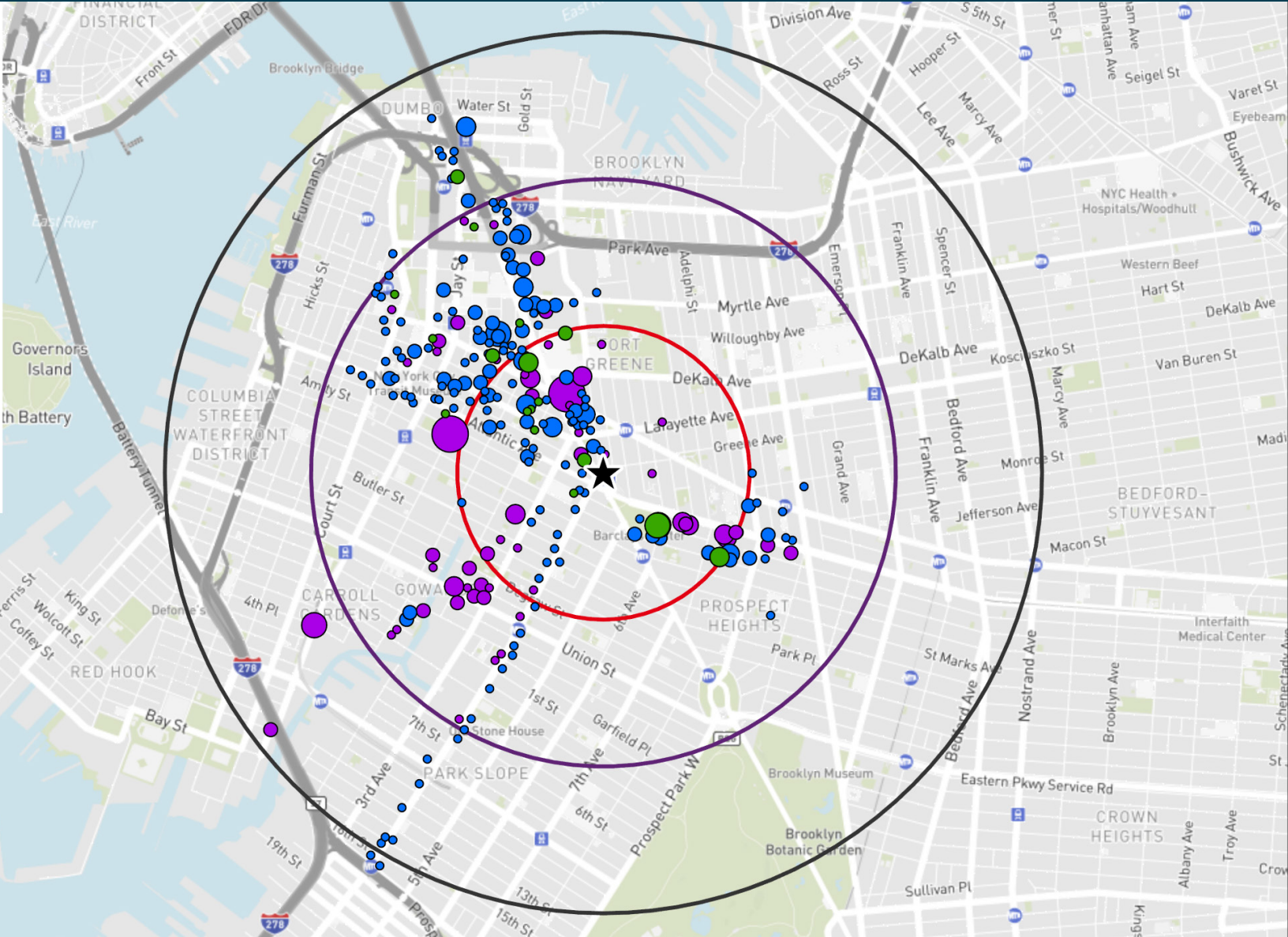
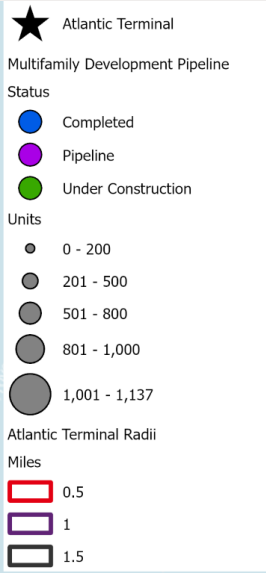
ATLANTIC TERMINAL

AREA RESIDENTIAL
DEVELOPMENT CONCENTRATION

45,298

Total multifamily projects
within 1-mile radius:

Completed	25,304
Under construction	4,463
In the pipeline	15,531





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