



32 4th Avenue

Retail Opportunity

Boerum Hill, Brooklyn, NY

Southwest Corner of 4th Avenue and Pacific Street

Space

Ground Floor	2,400 sf
Mezzanine	1,000 sf
Second Floor	2,400 sf
Lower Level	2,400 sf

Frontage

80' on 4th Avenue
30' on Pacific Street

Possession

Immediate

Comments

- Corner space located at the intersection of Boerum Hill, Park Slope and Downtown Brooklyn; 1/2 block from Barclays Center and Atlantic Terminal
- Directly in-front of Atlantic Terminal, the busiest station in Brooklyn, servicing **2 3 4 5 B D N Q R** lines and the LIRR
- Stand alone commercial building with tremendous exposure from vehicular and pedestrian traffic
- Elevator in building, servicing all floors

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32 4th Avenue



14M
annual area
subway ridership



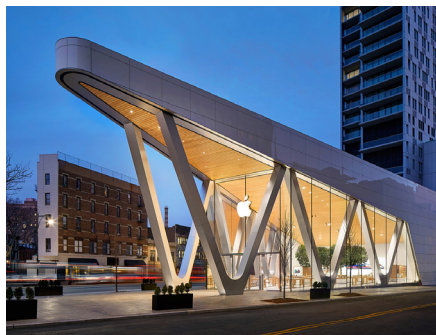
40,252
area employees
(1/2-m radius)



40,484
area residents
(1/2-m radius)



\$113K
median household
income (1/2-m radius)



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