

# 504

# M Y R T L E A V E N U E

CLINTON HILL  
BROOKLYN



Between Hall Street and Emerson Place



**Prime retail space**  
for lease at the base  
of a 236 unit  
residential building

LOCATED NEXT TO PRATT INSTITUTE  
CAMPUS IN CLINTON HILL

1,335 SF & 2,100 SF SPACES AVAILABLE

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**retail A**

1,335 sf

**frontage**

21'2"


**ceiling height**

13 ft

**possession**

Immediate

**access**

Three blocks from Clinton-Washington Ave.  Station, servicing 1,609,332 riders annually

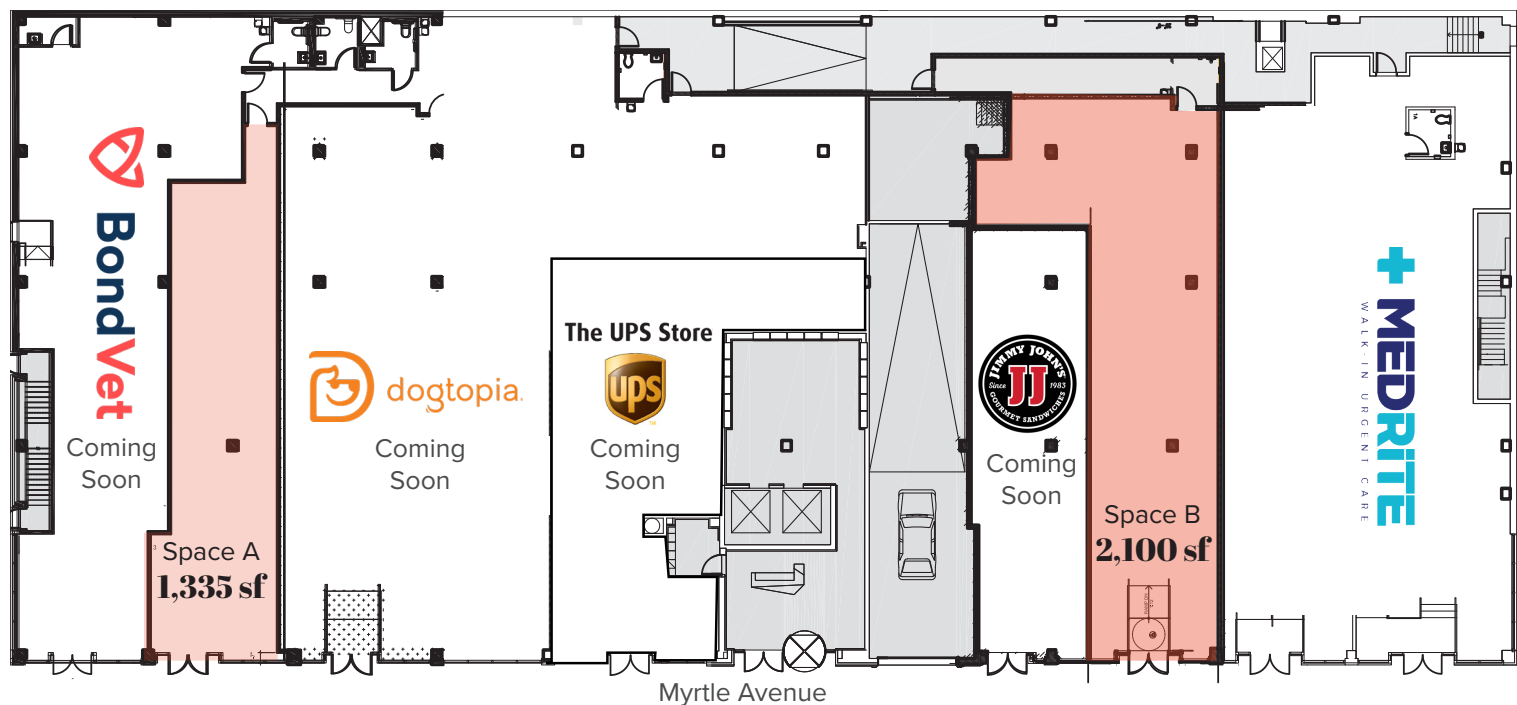
**retail B**

2,100 sf

**comments**

- At the base of a 236-unit residential development The Posthouse and The Refinery
- The retail faces Myrtle Avenue Plaza, a 25,000 sf pedestrian plaza
- Adjacent to Pratt Institute's main building to the East and surrounded by the Pratt campus, with 4,875 students and 1,202 faculty members
- Anchoring Clinton Hill-Myrtle Avenue's most active retail corridor
- Offers great presence in a true Live-Work-Play neighborhood
- Black iron in place for restaurant use
- 96 parking spaces available below grade

## GROUND FLOOR | PROPOSED DIVISIONS

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MYRTLE  
AVENUE

CLINTON HILL  
BROOKLYN



## 162k

AREA RESIDENTS

## 45.5k

DAYTIME POPULATION

## 30.8

MEDIAN AGE

\*WITHIN A 1-MILE RADIUS



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