

RETAIL/RESTAURANT SPACE

535 CARLTON AVENUE

Northeast Corner of Carlton Avenue and Dean Street

PROSPECT HEIGHTS

BROOKLYN | NY

Up to
1,323 SF
Available for Lease



RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Northeast Corner of
Carlton Avenue and Dean Street

SIZE

Space A 689 SF
Space B 1,323 SF

FRONTAGE

Space A on
Carlton Ave 29 FT 9 IN
Space B on
Carlton Ave 42 FT 8 1/2 IN

CEILING HEIGHTS

Space A 19 FT 8 IN
Space B 18 FT 4 IN

CURRENTLY

New construction

ASKING RENT

Upon request

TAXES

TBD

POSSESSION

Immediate

ASKING RENT

Negotiable

NEIGHBORS

BKLYN Clay, James Restaurant, Barclays
Center, Industrious, Four & Twenty
Blackbirds Pie Counter Bar, Dean
Organic Market, Cain Sloan

COMMENTS

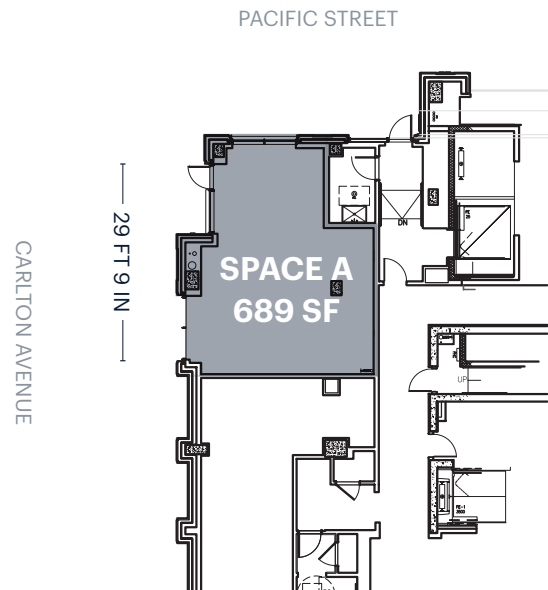
At the base of 298 residential
unit building
Outdoor patio seating available
Two blocks from Atlantic Terminal subway
stop with over 11 subway
lines and the LIRR
6,000 new residential units
coming to immediate area

TRANSPORTATION

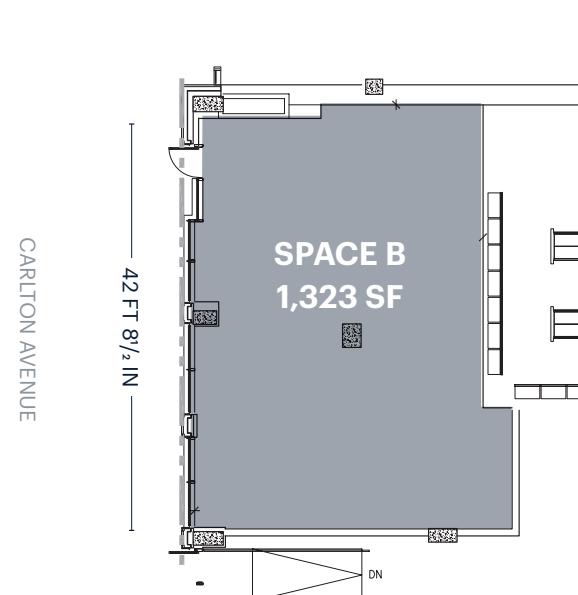
2019 Ridership Report

**Atlantic Avenue/
Barclays Center** **B D N Q R**
2 3 4 5
Annual 13,939,794
Weekday 43,498
Weekend 53,013

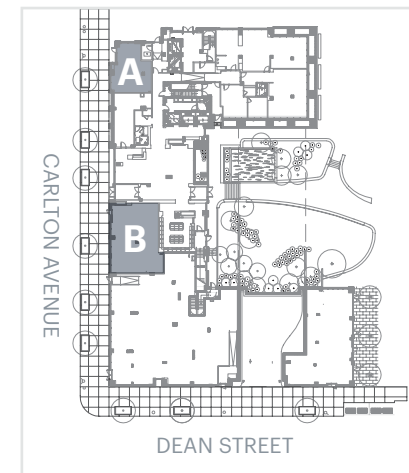
SPACE A



SPACE B



KEY PLAN



AREA RETAIL



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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.