322 Myrtle Avenue

Between Washington Park and Carlton Avenue
Brooklyn, NY 11205

HELLER ORGANIZATION

Prime Retail Space Available

Full commission to outside broker

SIZE:	Ground 1,200 SF	Basement 800 SF
POSSESSION:	Immediate	
FRONTAGE:	15’	
CEILING HEIGHTS:	12’	

COMMENTS:

- **FULL COMMISSION TO OUTSIDE BROKER**
- Direct metered utilities, tenant-controlled HVAC system in place
- ADA compliant bathroom
- Basement w/ interior and street access/egress
- Steps from Fort Greene Park
- Proximity to Barclays Center, BAM Cultural District, Pratt Institute, and Brooklyn Technical High School
- All uses considered

NEIGHBORS:

- Walgreen’s
- Carver Bank
- Lucky Lotus
- Energy Fuel
- Chipotle
- Starbucks
- Chase Bank
- Domino’s Pizza
- Gnarly Vines Wines
- Red Lantern Bicycles
- Invite Health
- Bravo Supermarket

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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

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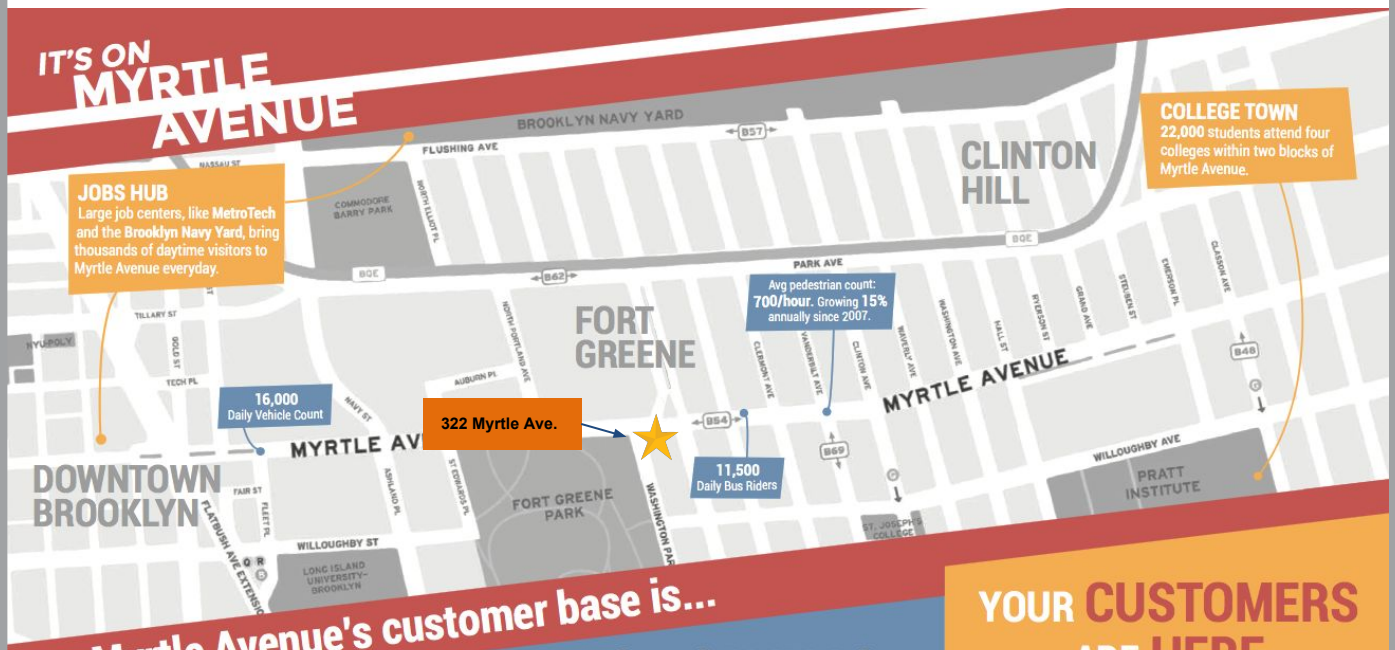

Myrtle Avenue's customer base is...

YOUNG

45% of Myrtle Avenue shoppers are young, affluent "trendsetters" (ages 20-40).

GROWING

64,000 residents live within two blocks of Myrtle Avenue's commercial district.

The neighborhood surrounding Myrtle Avenue is growing **30% faster** than Brooklyn.

Almost **3,000 residents** are moving onto Myrtle Avenue alone within 11 new residential buidlings.

ECONOMICALLY DIVERSE

32% of households earn <$15,000 /yr

12% of households earn >$75,000 /yr

$42,300 median household income

EDUCATED

43% of Myrtle shoppers hold a 4-year degree, compared to just 33% in Brooklyn.

All data shown here was collected in 2016.

YOUR CUSTOMERS ARE HERE

EMPLOYEES report to work at local job centers near Myrtle Avenue — **20K**

COLLEGE STUDENTS attend class within 2 blocks of Myrtle Avenue — **22K**

VISITORS flock each year to nearby destinations like Fort Greene Park and Bldg92 — **350K**

YOUR BUSINESS IS IN DEMAND

Myrtle Avenue's business district is robust, with over 170 existing businesses. Even so, customers are demanding more dining and shopping options.

Myrtle Avenue has

$396,000,000

in unmet consumer demand

Local consumers collectively have millions of dollars to spend at these specific types of businesses:

$32 MILLION

SPECIALTY FOOD Topping the list in this category is a full-service butcher and an ice cream shop.

$32 MILLION

RETAIL In Clinton Hill, college students and creative professionals are looking for more boutique retail options for home goods and clothing. In Fort Greene, family fashion retailers and daily needs merchandise are most in demand within this growing residential community.

$28 MILLION

HEALTH & PERSONAL CARE Retail and services focused on well being - from urgent care centers to gyms - are in high demand.

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