651 4TH AVENUE, BROOKLYN, NY 11232

FOR LEASE

800 – 4,000 SF PRIME SOUTH SLOPE GROUND FLOOR RETAIL SPACES

Between 19th Street & 20th Street

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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the South Slope neighborhood of Brooklyn.

HIGHLIGHTS

- High-Pedestrian and Heavy Vehicle Traffic Corridor
- Dense Residential Population Nearby
- Walkable Neighborhood With Vibrant Street Activity
- Steps From Major Subway and Bus Lines
- Convenient Access to Public Transportation

SPACE DETAILS

- Three Ground Floor Retail Spaces Available
- Located at the Base of a Brand-New Luxury Residential Development
- Corner Position With Wraparound Frontage (Space A)
- Brand-New Glass Storefronts With Floor-to-Ceiling Windows
- Excellent Street Frontage and High Visibility
- Window and Storefront Signage Opportunities
- Open Floor Plans With Ceiling Heights of Approximately 15–16 Feet
- HVAC Systems Installed, Plumbing in Place, ADA Compliant, & Direct Ground Floor Access
- Each Space Available for Lease/Purchase
- Space A has an additional 1,485 SF Basement Storage Support Space
- Option to Combine Space B & C: 2,250 SF
- Option to Combine Spaces A, B, & C: 4,000 SF

HOA FEES

- Space A: $1,095/Month
- Space B: $934/Month
- Space C: $605/Month

TRANSPORTATION

D N R W Trains at Prospect Avenue and 25th Street

B37 X37 X27 X38 X28 B63 Bus Lines

NEIGHBORS

Extra Space Storage, Bread & Joe, Brothers Pizza, Mezquila Bar & Restaurant, L'Insolent Coffee, Econo Kitchen & Bath, Rite-Care Pharmacy, UMI Stone | The Source, Little Red Kitchen Bake Shop, El Tenampa Deli and Grocery, GoDoG – Dog Walking & Sitting Brooklyn, China Delight, Tin cup cafe, and more!

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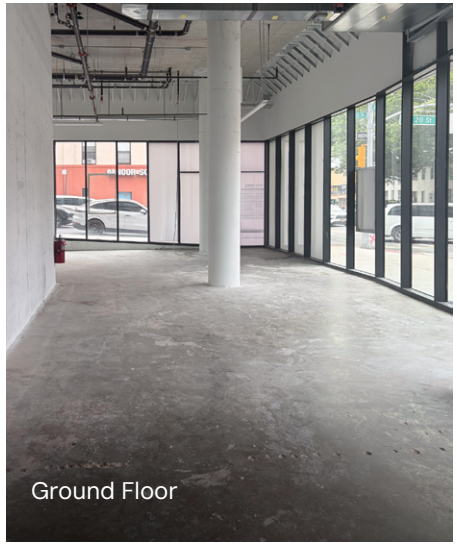
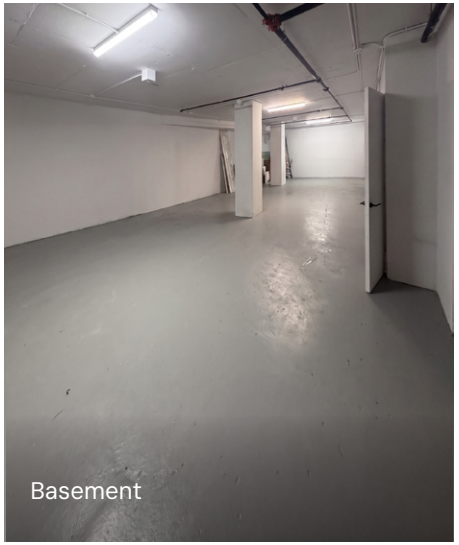
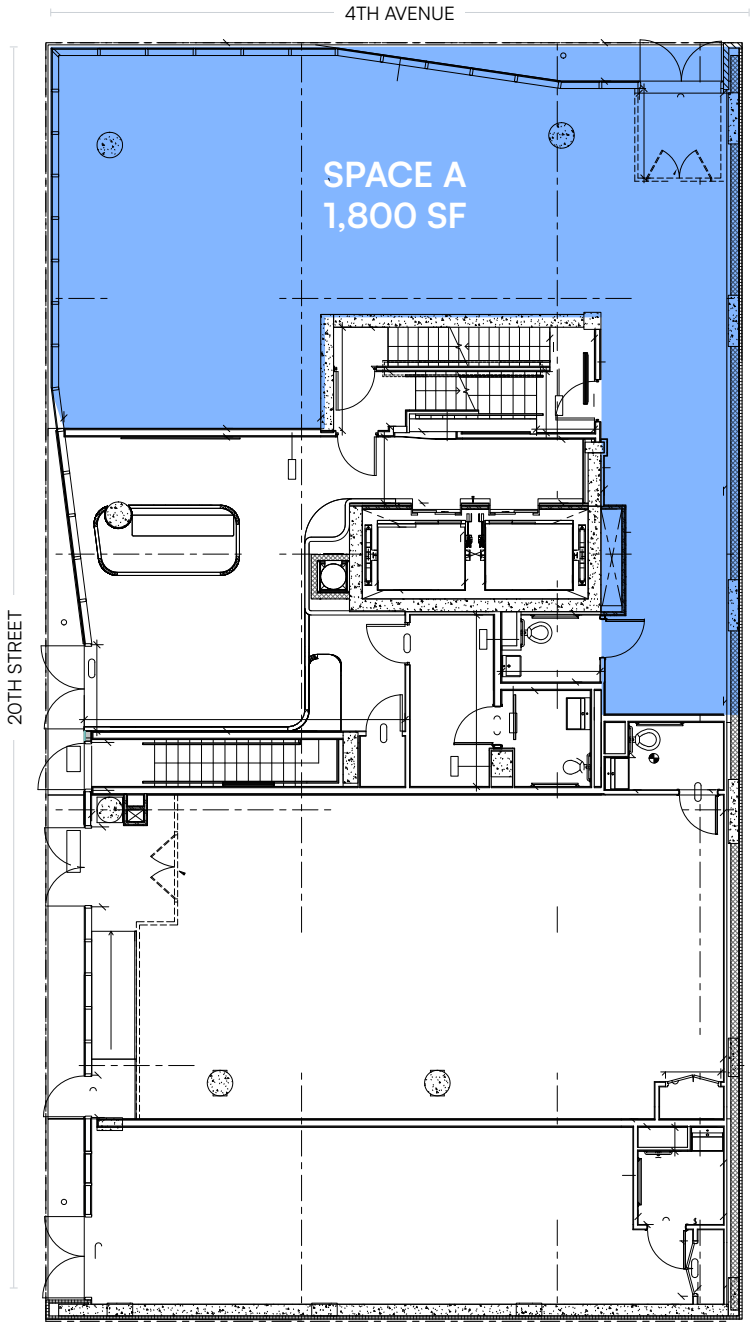
SPACE A

- Space A (Corner): $65/SF on Ground Floor
- 1,800 SF Ground Floor + 1,485 SF Basement Storage/Support Space


Ground Floor


Basement



All square footages are approximate

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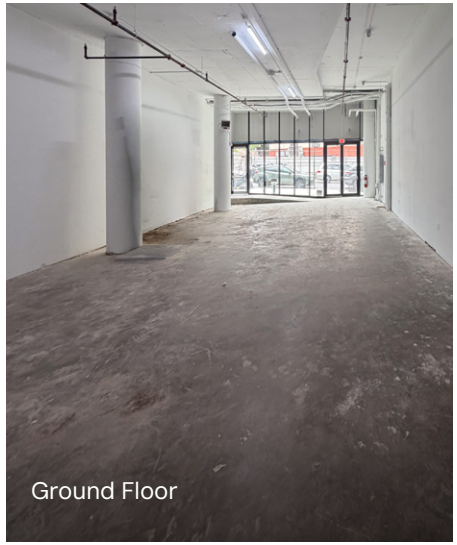
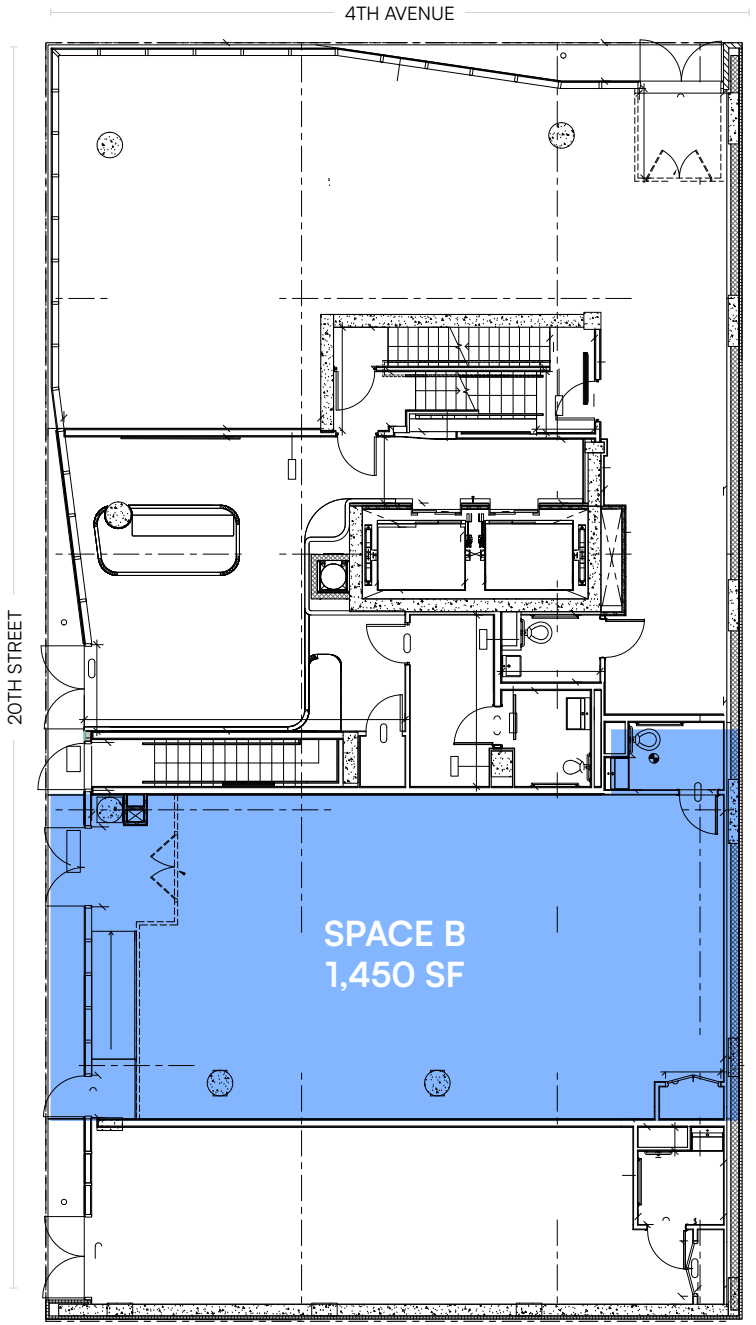
SPACE B

- $55/SF
- 1,450 SF Ground Floor





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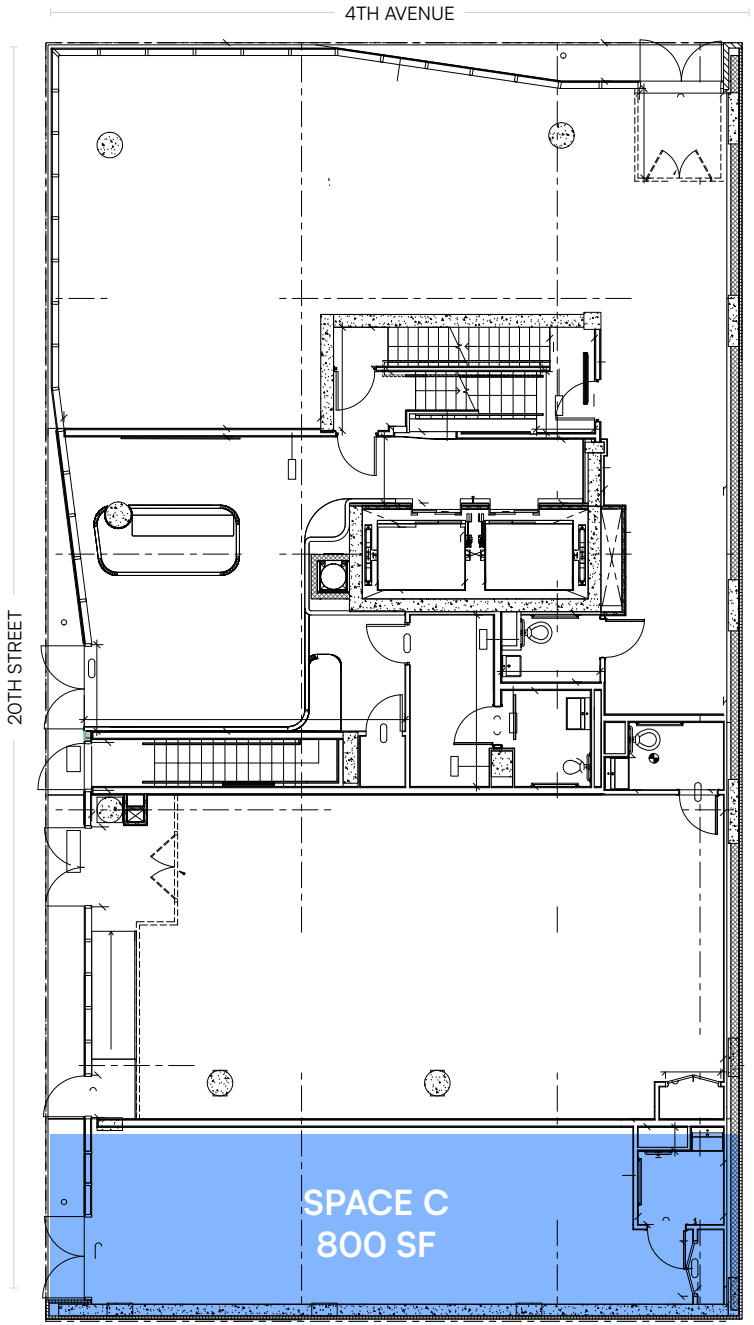
SPACE C

- Office/CF: $45/SF
- 800 SF Ground Floor
- Option to Combine Space B & C: 2,250 SF



All square footages are approximate

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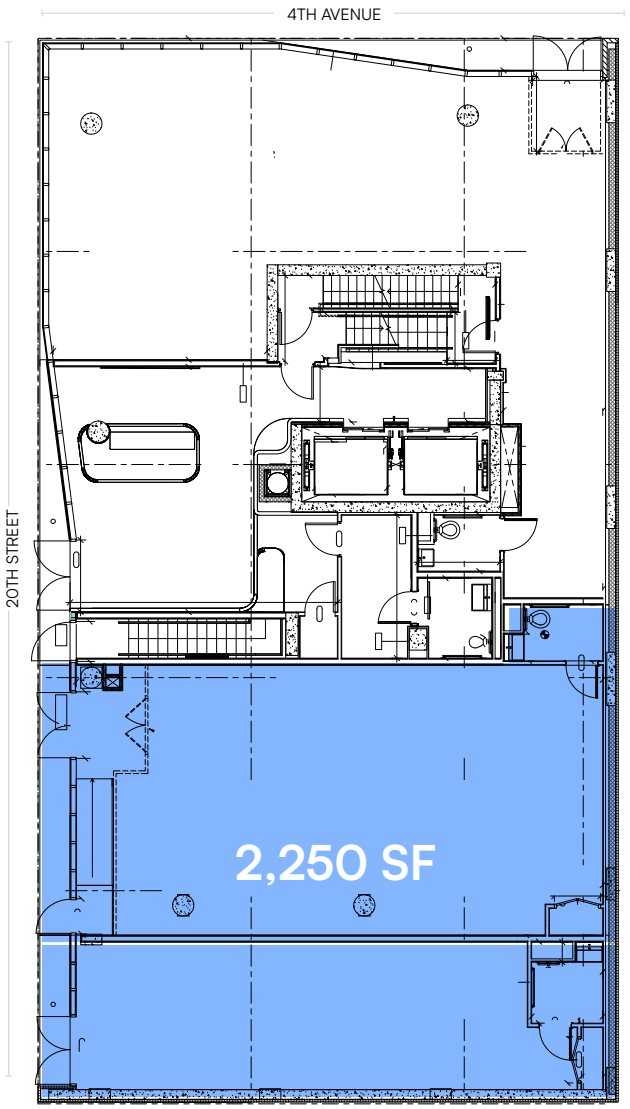
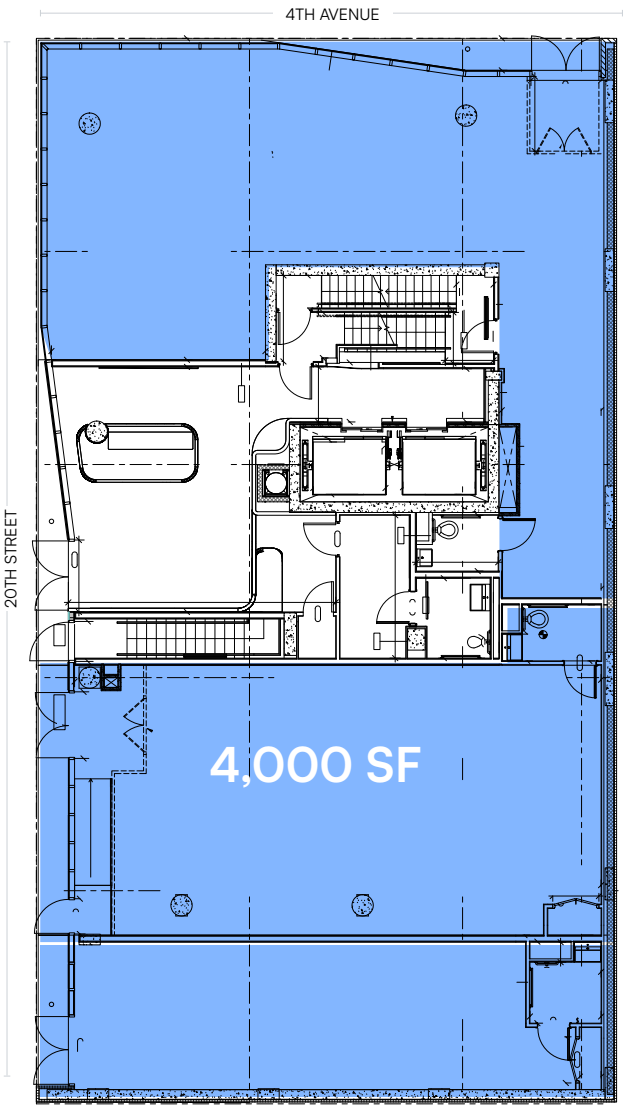
FLOOR PLANS DIVISION OPTIONS



OPTION TO COMBINE SPACE B & C: 2,250 SF



OPTION TO COMBINE SPACES A, B, & C: 4,000 SF

All square footages are approximate

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RETAIL MAP

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LOCATION OVERVIEW

SOUTH SLOPE

South Slope is a vibrant and highly desirable Brooklyn neighborhood known for its tree-lined streets, historic brownstones, and strong residential character. Located just south of Park Slope, the neighborhood offers a welcoming mix of longtime residents, young families, and professionals attracted by its blend of charm, convenience, and community atmosphere. Residents enjoy close proximity to Prospect Park, a diverse selection of local restaurants, cafés, and neighborhood retailers, and an expanding mix of residential and mixed-use developments. With continued investment, a thriving local business scene, and a strong sense of community, South Slope remains one of Brooklyn's most attractive and sought-after neighborhoods.

POINTS OF INTEREST

- Green-Wood Cemetery
- Battle Hill
- Industry City
- Sunset Park

HIGHLIGHTS

- High-Pedestrian and Heavy Vehicle Traffic Corridor
- Dense Residential Population Nearby
- Walkable Neighborhood With Vibrant Street Activity
- Steps From Major Subway and Bus Lines
- Convenient Access to Public Transportation
- Easy Access to Major Highways and Bridges

DEMOGRAPHICS

Within a one-mile radius of the property

30,341	75,160	$200,859
Total Households	People	Avg Household Income

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