

PRESENTING

204 FOURTH AVENUE

GOWANUS | PARK SLOPE

JOIN



204 FOURTH AVENUE
BROOKLYN, NY 11217

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SIZE:

SPACE A 558 SF Ground Floor

SPACE B: 2,927 SF Ground Floor

SPACE C: 1,565 SF Ground Floor

FRONTAGE: A: 20' 3" | B: 26' 5" | C: 76' 2"

CEILING HEIGHTS: 19'

POSSESSION: Immediate

TRANSPORTATION: R

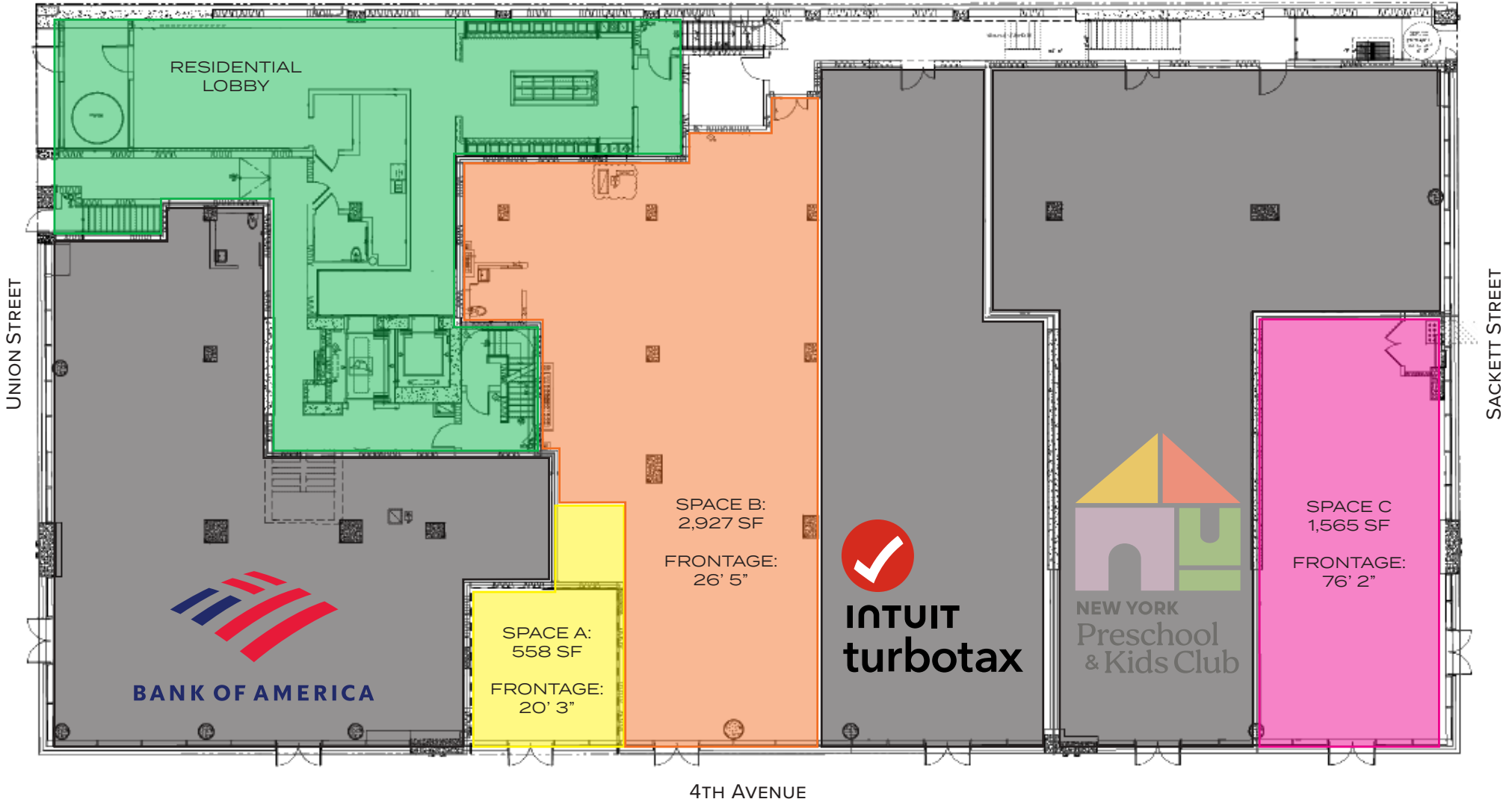
HIGHLIGHTS:

- **Situated at the base of a new 200-unit luxury residential building with full amenity offerings**
- **Division-friendly retail spaces with all-glass storefronts**
- **Located directly in front of the Union Street subway station**
- **High ceilings allows for maximum exposure**
- **Excellent retail opportunities along bustling 4th Avenue**
- **Neighboring Tenants:**
New York Preschool & Kids Club, Bank of America, Intuit, Whole Foods, F45, Union Market, Paulie Gee's, Staples, Pep Boys, Starbucks, Puregym, 7th Street Burger, Dinosaur BBQ, Threes Brewing, Pizza Secret, Spear PT, Blank Street, Staples, Blinds to Go, Code Ninjas, Inspira PT & Pilates, Brooklyn Eye Center, Brooklyn Society for Ethical Culture, Bright Start Child Learning Center, Lidl, Goodvets, Pure Barre, Barclays Center & more!

AREA MAP:



FLOOR PLANS:
GROUND FLOOR



AREA DEMOGRAPHICS

6,000+

New housing units under construction + planned

36,541

Total Population

3.4%

Population Growth since 2025-2030
(more than 3x the rate of NYC)

77%

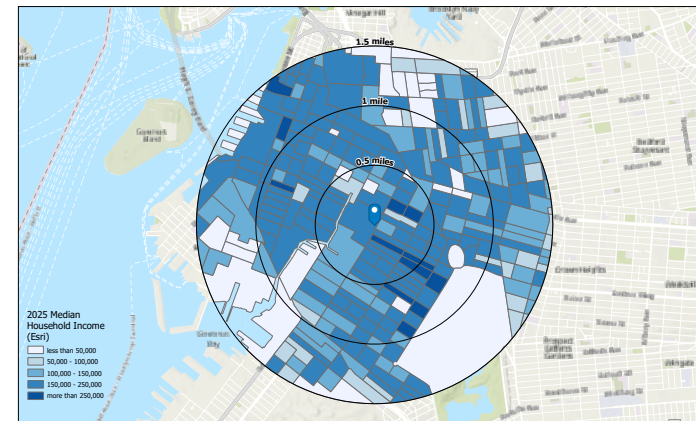
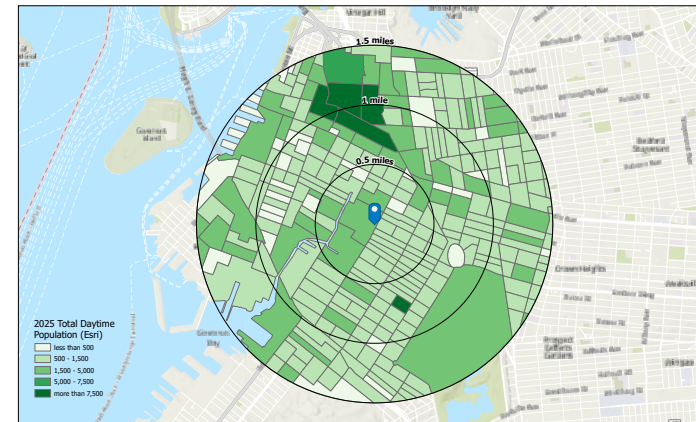
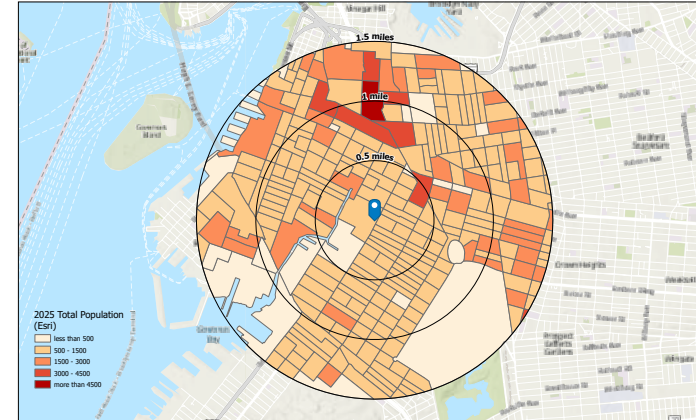
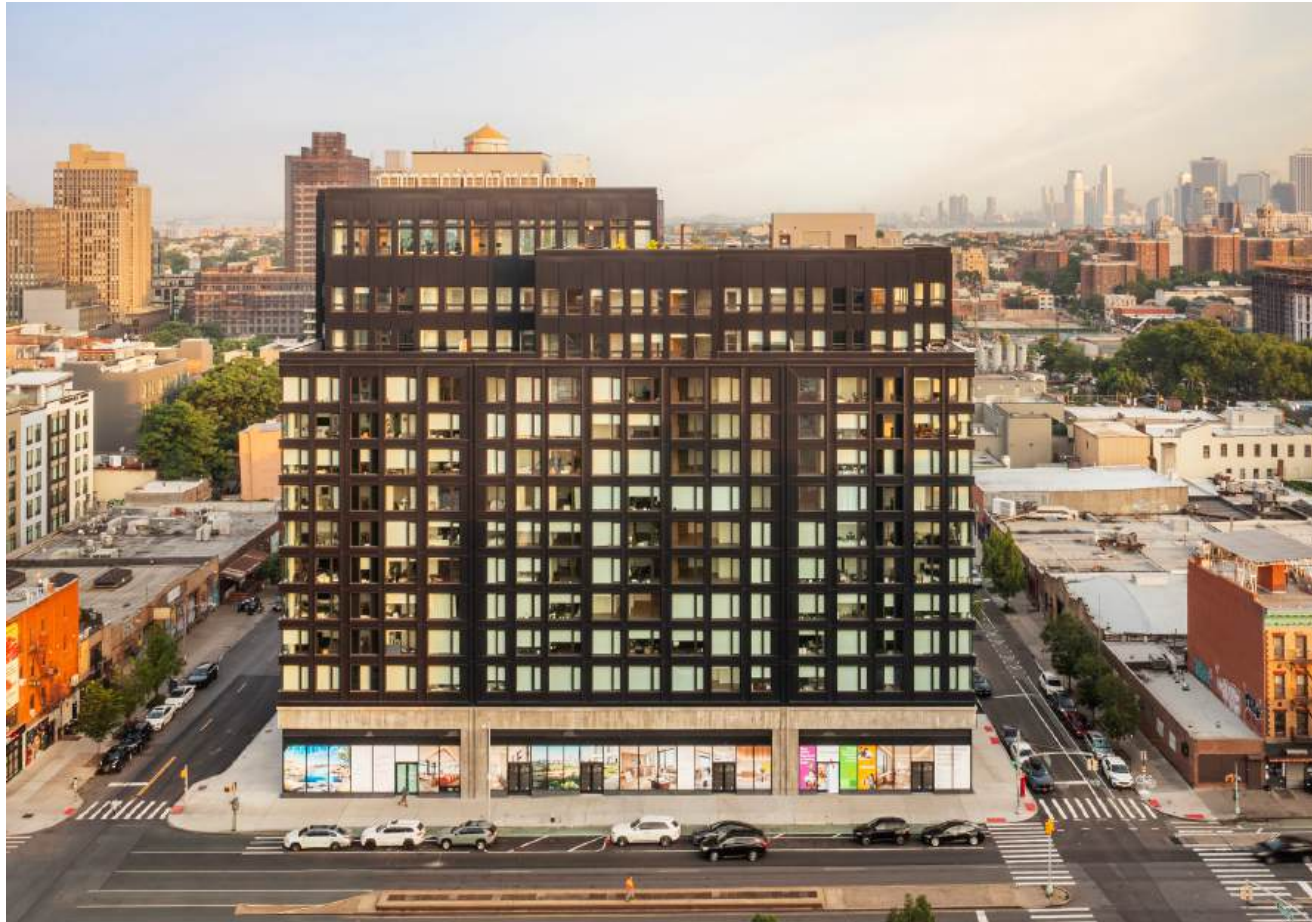
of residents have a Bachelor's Graduate or Professional Degree

2.19

Average household size

\$184,261

Median household income



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FOR MORE INFORMATION,
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CAPITAL

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