

# 535 ATLANTIC AVENUE

## BOERUM HILL, BROOKLYN



### FEATURES

<b>TOTAL SF</b>	<b>3,600 SF</b>
<b>535 ATLANTIC AVE</b>	
<b>GROUND FLOOR:</b>	<b>1,800 SF</b>
<b>LOWER LEVEL:</b>	<b>1,800 SF</b>

<b>FRONTAGE</b>	
<b>ATLANTIC AVE</b>	<b>22'</b>

#### HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 3,600 SF
- MARKET: BOERUM HILL

### ABOUT THIS PROPERTY

**UNPARALLELED LOCATION:** Along Atlantic Avenue's busy retail corridor, 535 Atlantic Ave. is anchored in the heart of Brooklyn's up-and-coming Boerum Hill neighborhood. Located mere steps from the Barclay's Center and adjacent to the Atlantic Yards Project, this property is a compelling choice for your next location.

**HEAVILY TRAFFICKED SHOPPING DISTRICT:** Atlantic Avenue already boasts some of Boerum Hill's trendiest tenants. This popular shopping district also contains many hip retailers including Brooklyn Industries, Trader Joe's, Barney's CO-OP, and more. 535 Atlantic Ave. is conveniently located one block from the bustling Atlantic Terminal with 12 subway lines, and mere steps from the Long Island Rail Road, making the property visible to potentially 123,000 commuters daily.

**EXCELLENT RETAIL OPPORTUNITY:** 535 Atlantic Ave. offers 1,800 SF and 22' of frontage. The recently renovated 19th century brick building features exposed brick interiors, 15-foot ceilings, and a landscaped garden.



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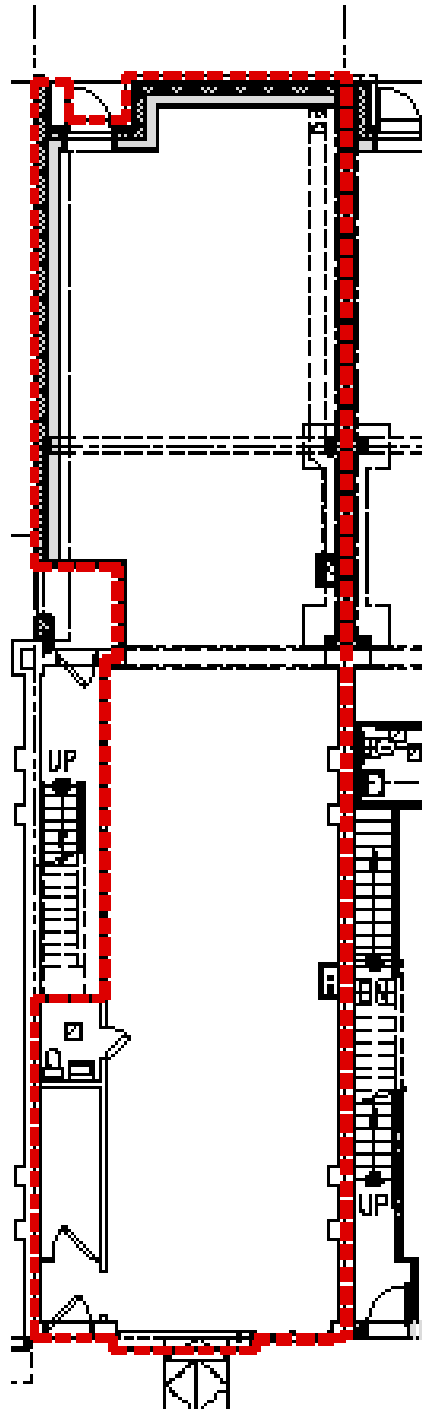
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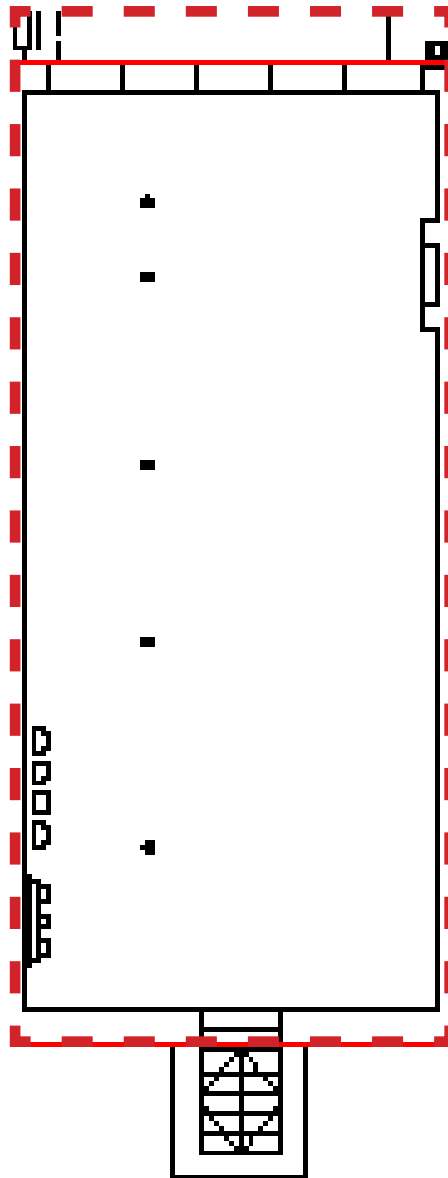
*535 ATLANTIC AVENUE*

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535 ATLANTIC AVENUE  
GROUND FLOOR

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535 ATLANTIC AVENUE  
LOWER LEVEL

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