

490 FULTON STREET

DOWNTOWN BROOKLYN | NYC



Multi-Level + Over 39,000 SF
Of Mixed-Use Space,
Located On The Prime Retail
Cooridor Of Bustling Fulton
Street, With Over 125,000
Daily Shoppers



THE OPPORTUNITY

490 Fulton Street is a key location in Downtown Brooklyn, boasting a vibrant retail scene with an array of stores, higher education institutions and luxury retail developments. The area is well-served by multiple subway lines, including the A, C, and G trains at the Hoyt-Schermerhorn station, and the 2, 3, 4, 5, N, and R trains at the nearby Jay Street-MetroTech station, ensuring easy accessibility.

This location offers over 39,000 SF of divisible mixed-use space, over 100 FT of combined frontages and high-ceiling heights on the best corridor on Fulton Street.

Along Fulton Street

Ground Floor: 12,000 SF* Second Floor: 17,200 SF
(Potential Ground Floor: 18,720 SF*)

Along Livingston Street

Ground Floor: 5,528 SF*

COMMENTS

- Directly across the street from CityPoint which totals over 600,000 SF of retail, food and entertainment
- Over 14,000 new residential units within a 1-mile radius
- Full size loading dock on Livingston Street

NEIGHBORS

LIDL (coming soon), Trader Joe's, Target, Alamo Drafthouse, Primark, Sephora, Lululemon, Chelsea Piers, H&M, Lifetime Fitness, Guitar Center, Casper, Pandora, Macy's, sweetgreen, Five Below, Dig, Adidas, Burlington, Gap, Banana Republic, and Old Navy

* Divisible

AREA DRIVERS

There are more college students in
DOWNTOWN BROOKLYN
VS.
DOWNTOWN BOSTON,
the market is inanely dense.

Educational/Cultural and Entertainment

ADDITIONAL EDUCATIONAL INSTITUTIONS

- Basis Independent Brooklyn
- Brooklyn Prospect Charter School
- ASA Institute
- Brooklyn Friends School
- Fusion Academy
- International Charter School of NY
- Empire State University | SUNY
- Lightbridge Academy
- Brooklyn Rise Charter

NYC
College
Of
Tech

NYU

Courts and
Municipal
Office
Buildings

Courts and
Borough Hall
Office
Buildings

Brookfield
Commons/
MetroTech
Center

80K +
Employees
5 Million SF
of Office Space

CHASE
Bank
H.Q.

Brooklyn
Point
468
Units

The
Brooklyn
Tower
550
Units

The
Willoughby
476
Units

FORT GREENE
PARK

LIU
Brooklyn
Campus

Bklyn
Tech
High
School

Abolitionist
Place

11
Hoyt
481
Units

City
Point

The
Paxton
376
Units

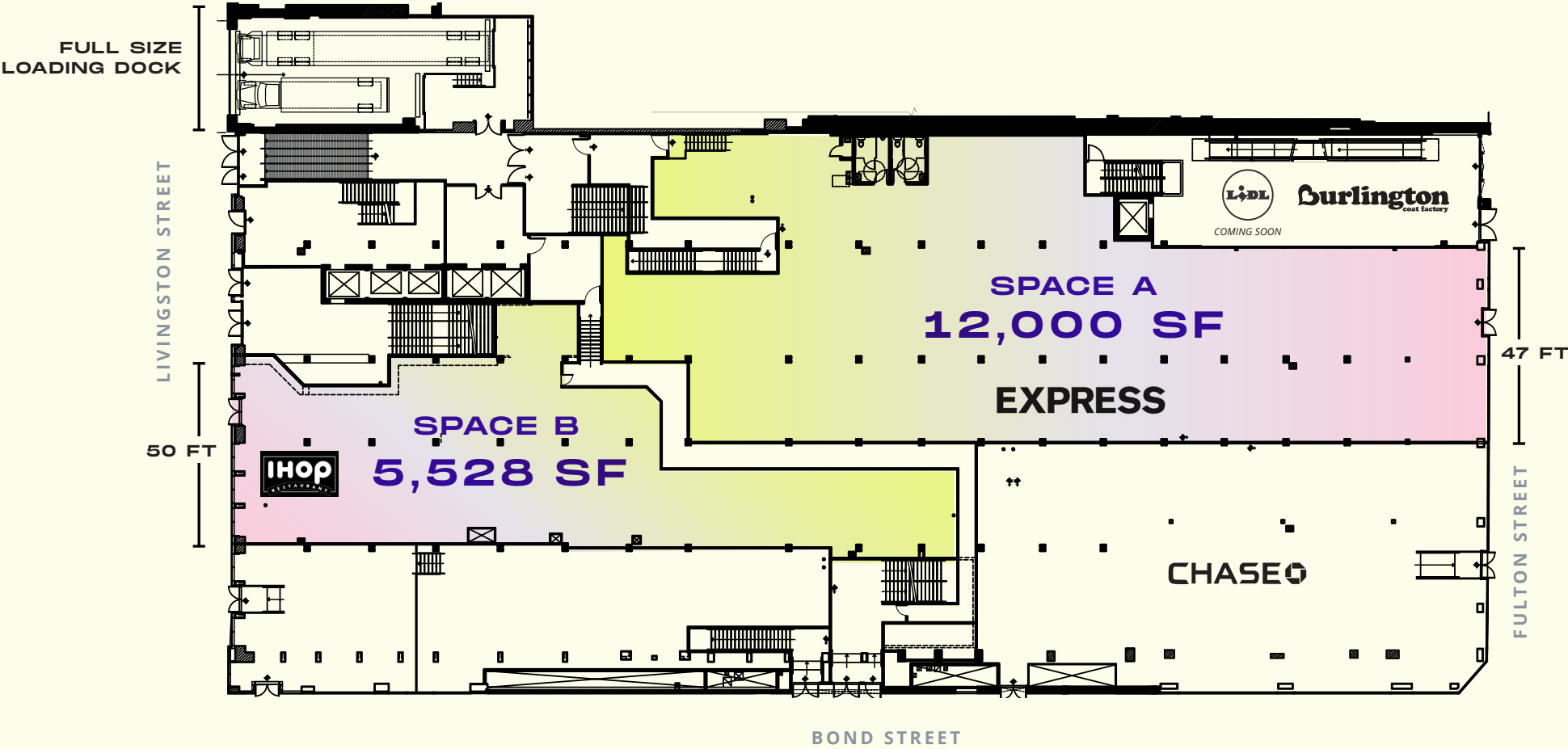
St.
Francis
College

490
FULTON

BAM
Bklyn
Academy
of Music

FLOOR PLANS

EXISTING GROUND FLOOR



SIZES *(Divisible)*

Space A: 12,000 SF
Space B: 5,528 SF

CEILING HEIGHTS

Space A + B: 15 FT

FRONTAGES

Space A: 47 FT on Fulton Street
Space B: 50 FT on Livingston Street

POSSESSIONS

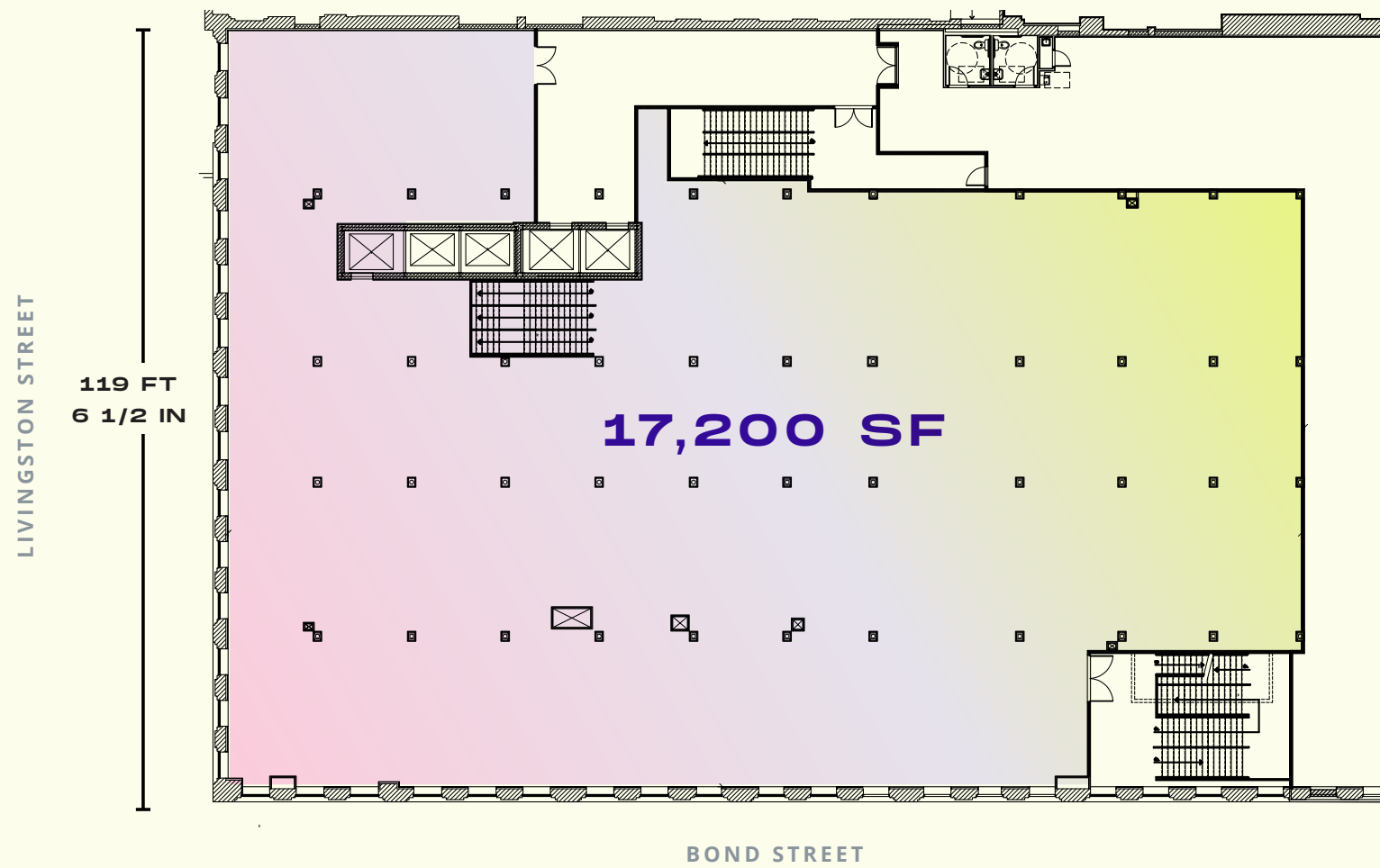
Space A: Immediate
Space B: Arranged

STATUS

Space A: Formerly Express
Space B: Currently iHop

FLOOR PLANS

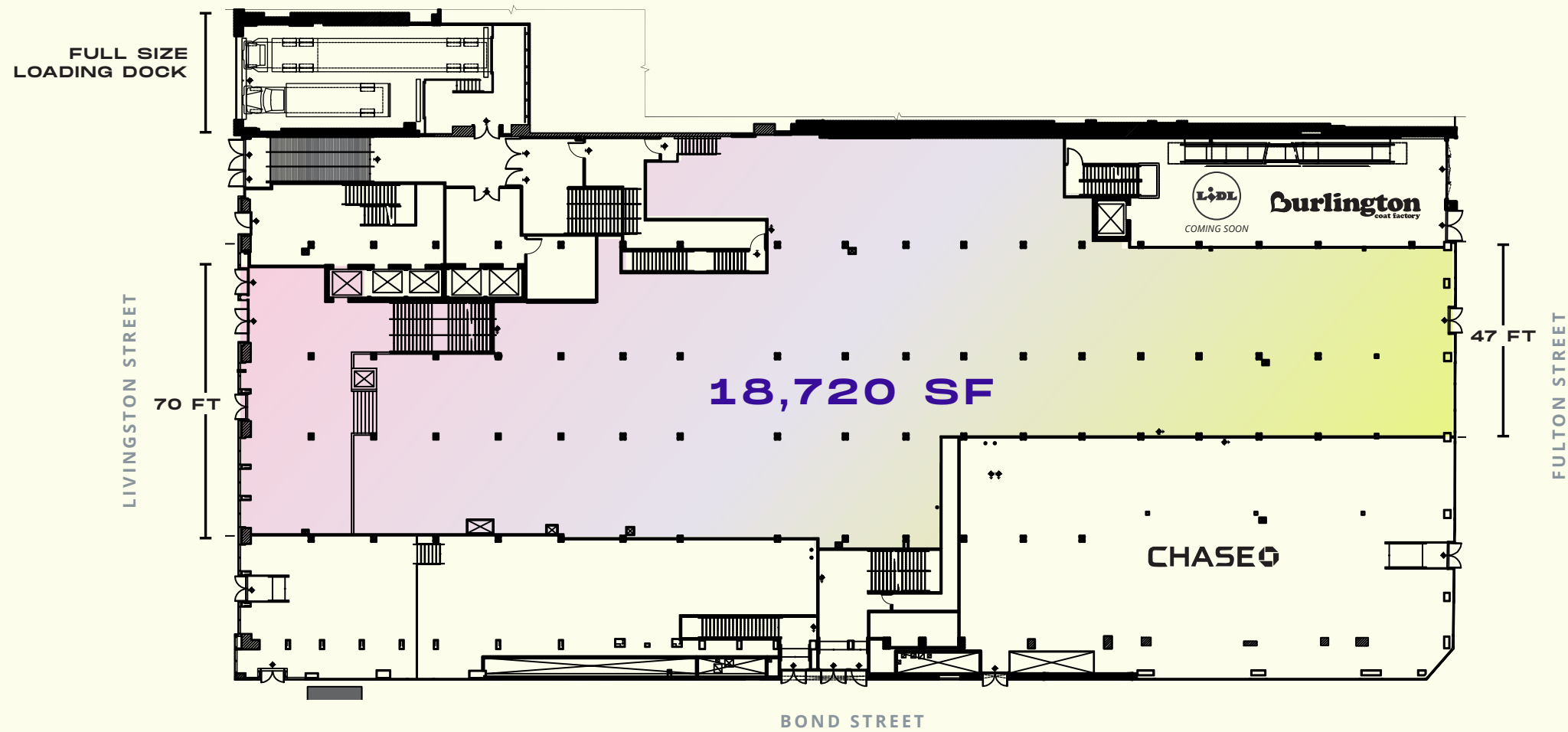
SECOND FLOOR



SIZE	CEILING HEIGHT	FRONTAGE	POSSESSION	STATUS
17,200 SF	14 FT 1 IN	119 FT 6 1/2 IN on Livingston Street	Immediate	Formerly WeWork

FLOOR PLANS

POTENTIAL GROUND FLOOR

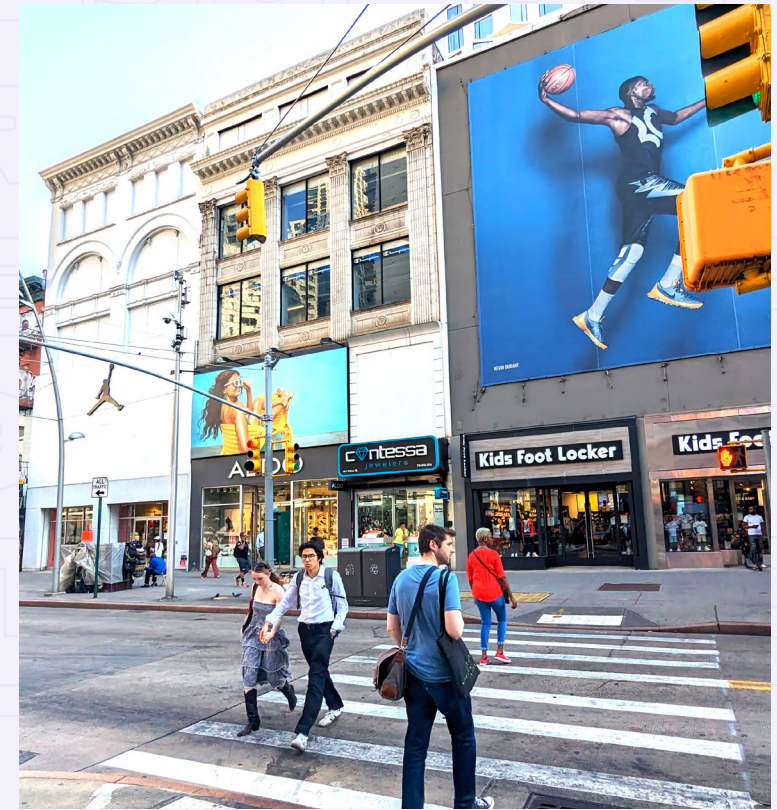


SIZE
18,720 SF

CEILING HEIGHT
16 FT 2 IN

FRONTAGES
47 FT on Fulton Street;
70 FT on Livingston Street

POSSESSION
Immediate



AREA DEMO'S *within a 1/4 mile from site*

FULTON MALL COORIDOR

858

Total Businesses

16K

Total Employees

\$1.5B

Total Annual Expenditures

22K

Daytime Population

\$444M

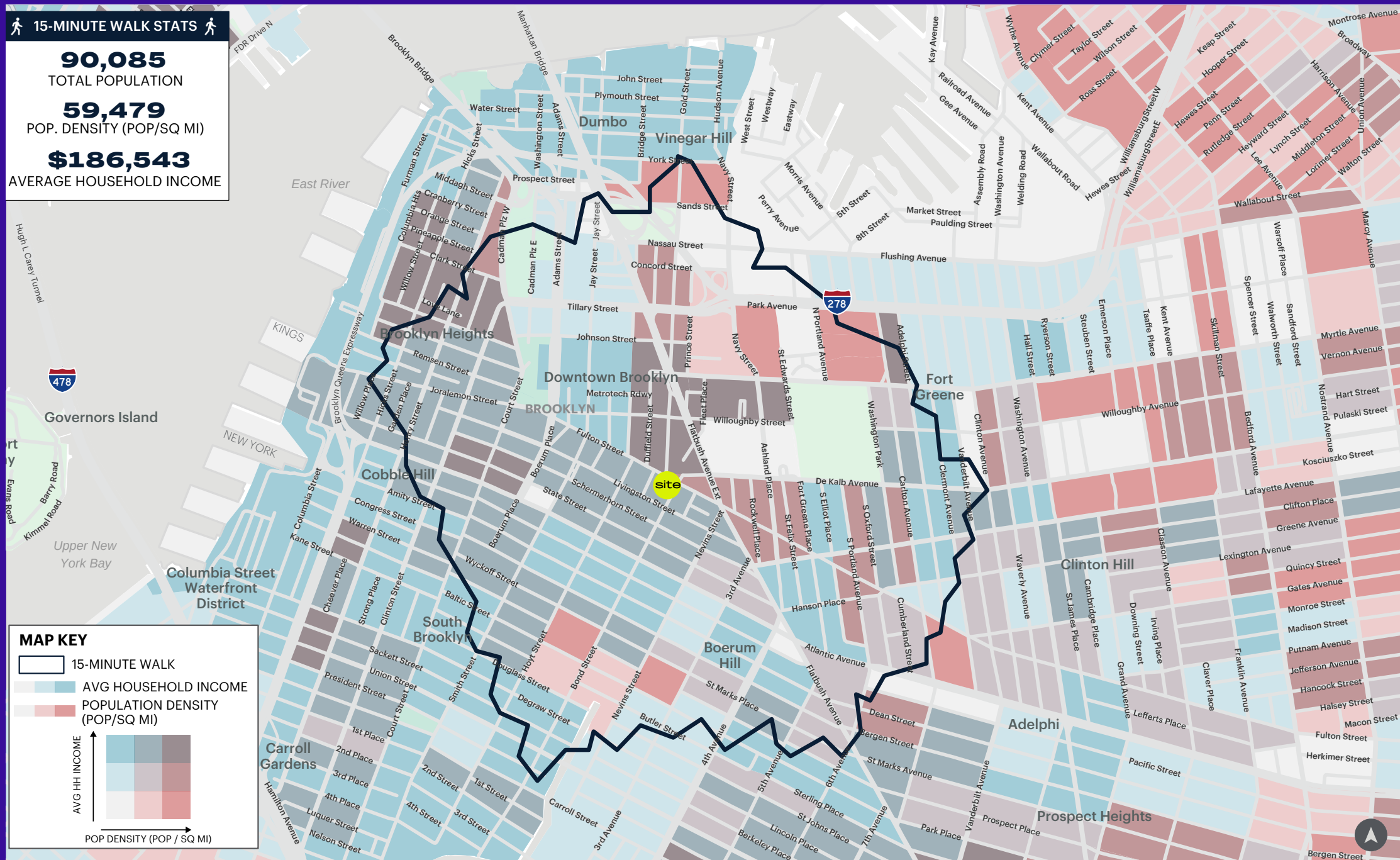
Total Consumer Spending

\$106K

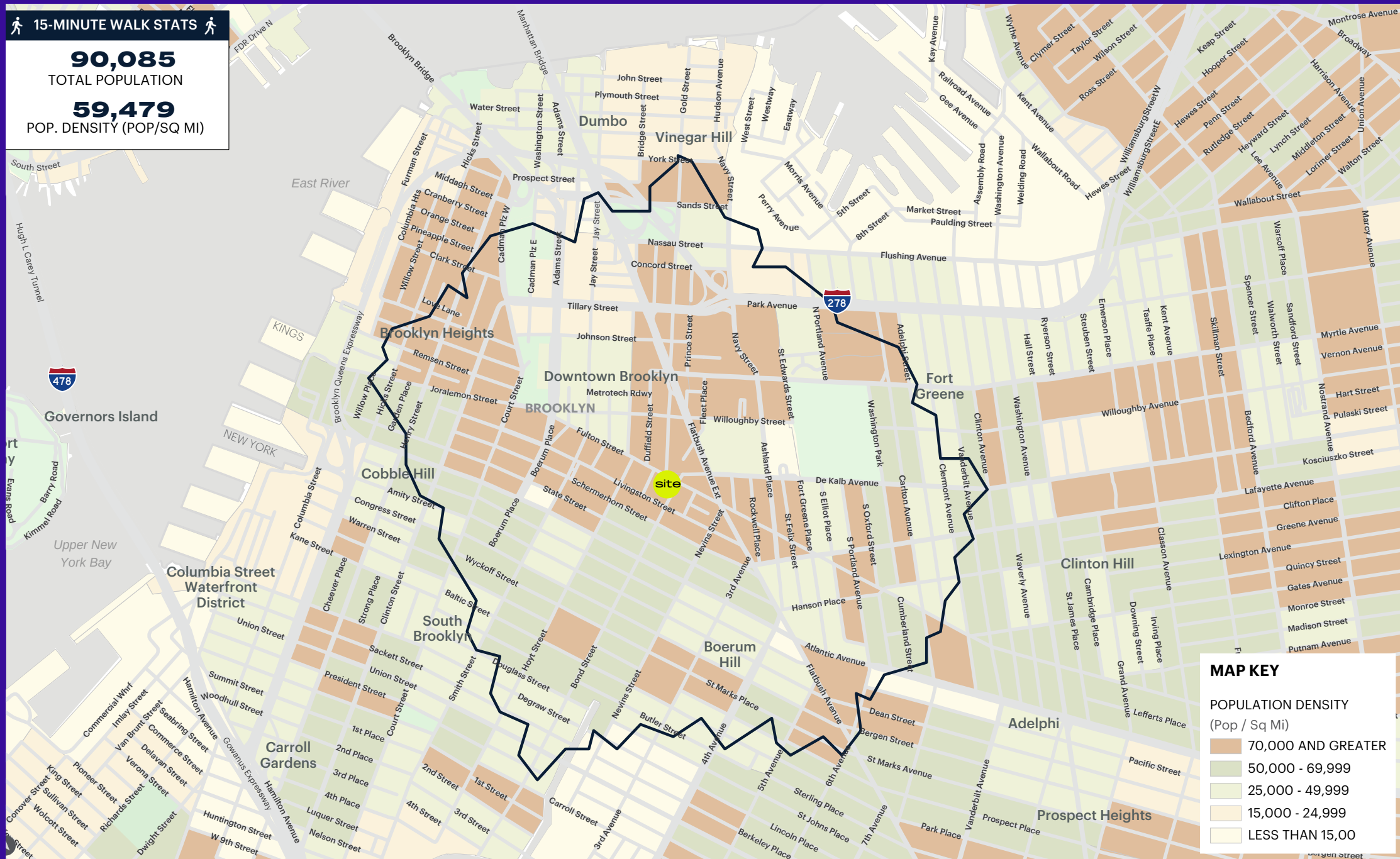
Per Capita Income

6 Million people visited this segment of Fulton Street in 2022.





Population + Income Bivariate Map



Population Density Map

490 FULTON STREET



CONTACT EXCLUSIVE AGENTS 718.233.6565 OR EMAIL:

BEN WEINER
bweiner@ripcony.com

JASON PENNINGTON
jpennington@ripcony.com

RIPCO
REAL ESTATE

32 Court Street
10th Floor
Brooklyn, NY 11201
718.233.6565

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.