

120

FIFTH AVENUE

PARK SLOPE, BROOKLYN

JOIN CO-TENANTS LIDL, CVS, AND WELLS FARGO BANK

Grocery and Pharmacy Anchored • Seeking All Retail Users

Flexible Divisions • Dedicated Loading • On-site Parking • Dedicated Storage

RIPCO
REAL ESTATE

THE NEIGHBORHOOD

Home to a diverse population of roughly 150,000 people, Park Slope is one of the most well-established communities in Brownstone Brooklyn. The traditional boundaries are Prospect Park to the east, Fourth Avenue to the west, Flatbush Avenue to the north, and Prospect Expressway to the south.

This vibrant neighborhood is home to a diverse population that includes young professionals and new families who have flocked to the area in recent years.



Park Slope



AREA DEMOS

WITHIN 1 MILE RADIUS OF SITE

75K
TOTAL HOUSEHOLDS

161K
AREA POPULATION

\$210K
AVERAGE HOUSEHOLD
INCOME



6K
TOTAL BUSINESSES

\$3.8B
TOTAL
CONSUMER SPENDING -
RETAIL GOODS



ARTIST'S RENDERING



THE SPACE

120 5th Avenue in Park Slope, Brooklyn, is a distinguished 180-unit mixed-use development offering a unique blend of residential comfort and commercial convenience. Nestled at its base, the available retail spaces offer versatile layouts to accommodate a range of uses. This site is surrounded by an array of charming boutiques and shops that contribute to the area's diverse retail landscape.

With an inviting retail pass-through adorned with outdoor seating opportunities, residents and visitors can indulge in a leisurely shopping experience. The property also boasts the added benefit of onsite parking, catering to both residents and the family-friendly atmosphere of the neighborhood.

ARTIST'S RENDERING



LANDSCAPED RETAIL PASS THROUGH

POTENTIAL FOR OUTDOOR SEATING

FLOOR PLANS

Ceiling Heights

RETAIL B

Clear under beams is approx. 17 FT-5 1/2 IN. Within the first 10 FT under the terrace the clear height is 16 FT-8 IN clear

RETAIL C

Approx. 17 FT-5 1/2 IN clear

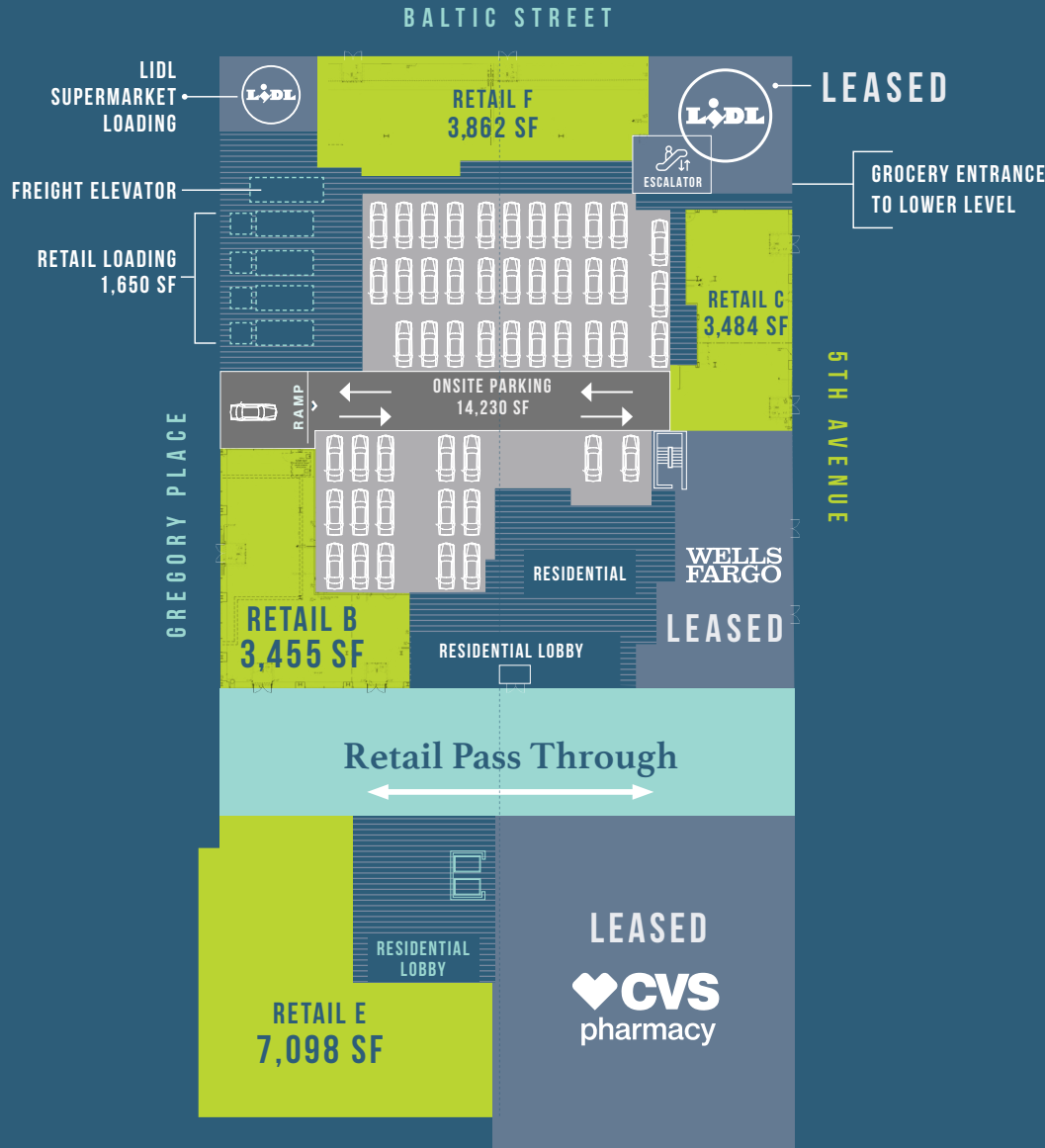
RETAIL F

Approx. 17 FT-8 IN clear

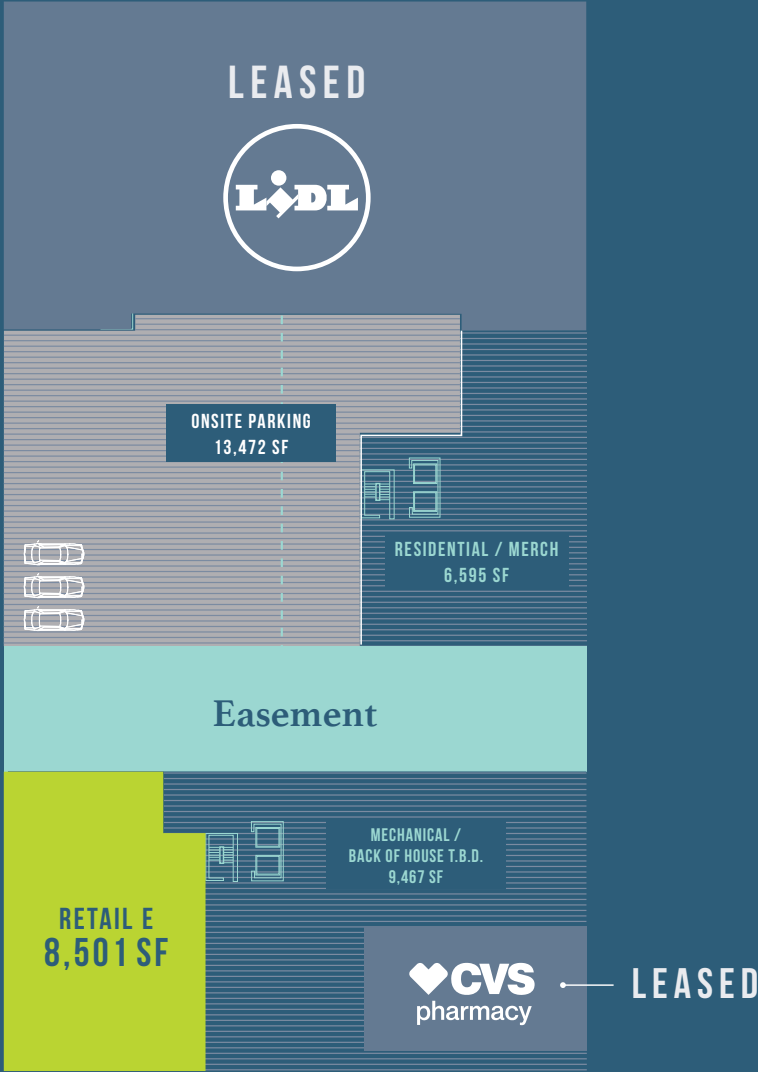
RETAIL E

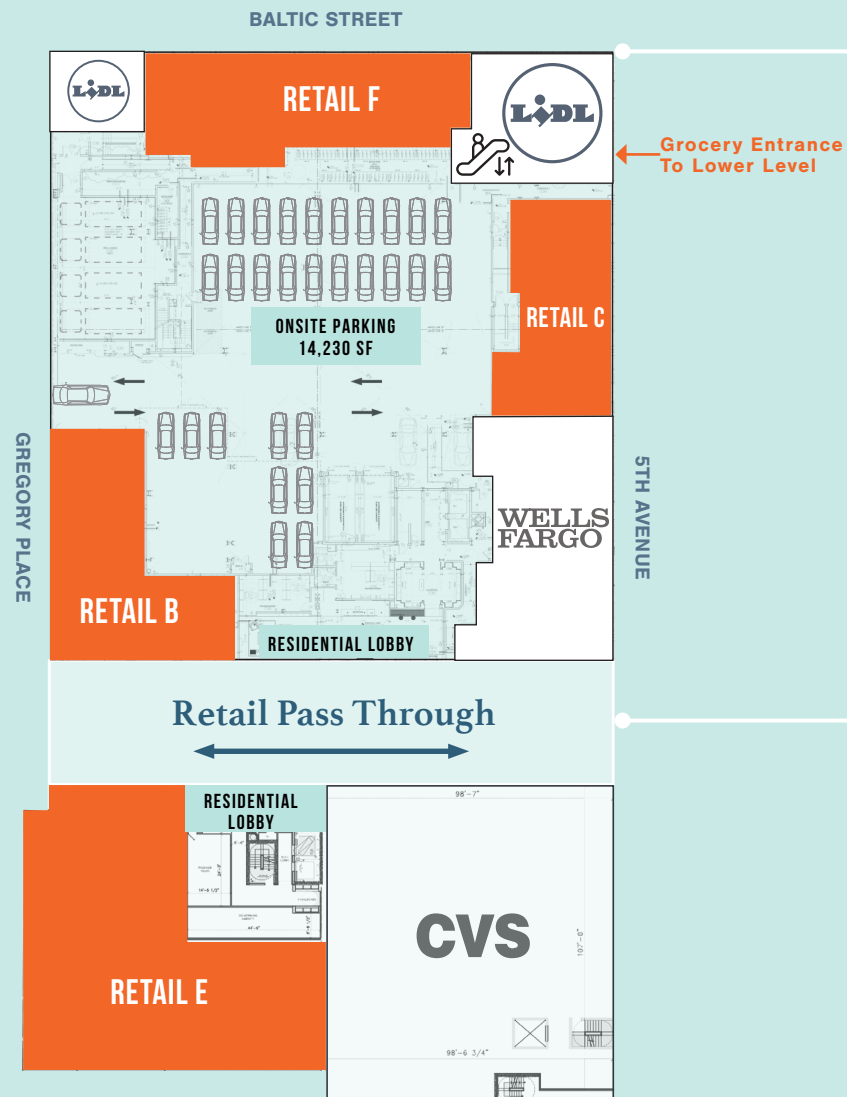
clear under beams is approx. 19 FT-9 IN. Within the first 10 FT under the terrace the clear height is 19 FT

GROUND FLOOR



LOWER LEVEL





BIG-BOX CO-TENANTS & PROPERTY VIEWS

NORTH EAST CORNER OF 5TH AVENUE AND BALTIC STREET



RETAIL PASS THROUGH BETWEEN 5TH AVENUE AND GREGORY PLACE



AREA RETAIL MAP & DRIVERS

WITHIN 1 MILE FROM SITE
COURT STREET TO
WASHINGTON AVENUE

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

BROWNSTONE
BROOKLYN

PROSPECT
PARK



RETAIL KEY LEGEND

- Electronics
- Department Store
- Fitness
- Food Market
- Home Improvement
- Household Goods
- Apparel Retail (Footwear + Clothing)
- Sporting Goods
- Wholesale

TRANSPORTATION 2023 Ridership Report

ATLANTIC TERMINAL/ BARCLAYS CENTER	2 3 4 5 B D N Q R
Annual	9,583,506
Weekday	29,183
Weekend	40,074
Long Island Rail Road	117,900 Daily Riders
7TH AVENUE	B Q
Annual	2,160,144
Weekday	7,104
Weekend	6,529
GRAND ARMY PLAZA	2 3
Annual	1,653,318
Weekday	5,055
Weekend	6,749
UNION STREET	R
Annual	1,646,253
Weekday	5,142
Weekend	6,338
B67	B 67
Annual	899,165
Weekday	3,004
Weekend	2,471

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FIFTH AVENUE

PARK SLOPE • BROOKLYN

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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.