



Myrtle Avenue's Median Asking Rent is **\$70/sf**, and Median Actual Retail Rent is **\$61/sq ft**, based on lease data collected from 50% of current leaseholders.

## DOWNTOWN between Flatbush Ave Ext. & Ashland Pl

A recent market analysis of this section of Myrtle Avenue found that storefronts within new buildings here are best suited for low-cost and casual dining, national convenience retailers, and a blend of independently-owned and regional chain businesses that serve the needs of residents in the immediate area.

**1 180 Myrtle Avenue, 81 & 86 Fleet Place** **23,927 sq ft**  
Leasing Now  
NEW CONSTRUCTION  
Retail space can be subdivided, with up to 16 separate spaces available ranging from 780 to 2,542 sq ft.  
Winick Realty, Thomas Caliendo  
(212) 792-2617, [tcaliendo@winick.com](mailto:tcaliendo@winick.com)

## FORT GREENE between Ashland Place & Vanderbilt Avenue

Recent market analysis and surveys of local residents found the most in-demand business categories on this stretch of Myrtle Avenue include healthy fast food, specialty grocery, and both low-to-moderate and higher priced retail shops that cater to local residents. Retail here relies on local residents, while restaurants rely on both local residents and daytime workers from nearby, like the Brooklyn Navy Yard.

**2 322 Myrtle Avenue** **1,200 sq ft**  
Available Now  
Heller Organization, Joshua Singer  
(917) 332-7530

**3 336 Myrtle Avenue** **800 sq ft**  
Full basement + backyard  
Available Jan 1, 2018  
Contact the BID for more information  
(718) 230-1689 ext 1#

**4 345 Myrtle Avenue** **2,200 sq ft**  
Available Now  
Ben Landy, Urban Property Group  
(917) 513-0798

**5 349 Myrtle Avenue** **1,100 sq ft**  
Asking Rent: \$6,500  
Cushman & Wakefield +1,100 sq ft basement & 200 sq ft yard  
Mitzi Flexer, (718) 307-6504

## FORT GREENE between Ashland Place & Vanderbilt Avenue (cont)

**6 352 Myrtle Avenue** **900 sq ft**  
Available Now  
G-way Property Management  
(718) 399-9300

**7 353 Myrtle Avenue** **800 sq ft**  
Asking Rent: \$5,500  
Ideal Properties Group, Curtis Fuller  
(347) 227-8998

**8 440 Myrtle Avenue** **1,100 sq ft**  
Asking Rent: \$90/sf  
Eastern Consolidated, Joe Robinson  
(646) 780-4905

## CLINTON HILL between Vanderbilt Ave & Classon Ave

Independent clothing boutiques, home furnishings, and both upscale and fast casual dining businesses are most in demand on this portion of Myrtle Avenue. Retailers and restaurants here serve local residents, students from Pratt Institute, neighborhood visitors and daytime workers. In addition to meeting needs of locals, retailers and restaurants that attract out-of-neighborhood visitors can also perform well here.

**9 491 Myrtle Avenue** NEW CONSTRUCTION **1,190 sq ft**  
+769 sq ft basement  
Available Now  
Winick, Yoel Gorjian  
(212) 792-2646

**10 504 Myrtle Avenue** NEW CONSTRUCTION **3,028-7,966 sq ft**  
Divisible  
Available Q3 2017  
Winick, Dan DePasquale  
(212) 792-2652

**11 525 Myrtle Avenue** NEW CONSTRUCTION **1,700 sq ft**  
Available Now  
Winick, Yoel Gorjian, (212) 792-2646

**12 527 Myrtle Avenue** **2,300 sq ft**  
Asking Rent: \$75/sf  
Full kitchen included  
Cushman Wakefield, Mitzi Flexer  
(718) 307-6504

Recent Openings &  
Lease Signings:

