

Myrtle Avenue Monthly Real Estate Report



MAY 2017



Myrtle Avenue's Median Asking Rent is **\$75/sf**, and Median Actual Retail Rent is **\$56/sq ft**, based on lease data collected from 56% of current leaseholders.

DOWNTOWN between Flatbush Avenue Ext. & Ashland Place

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. Additionally, workers from nearby MetroTech and visitors from Fort Greene Park could be a large part of a new business' customer mix.

1 180 Myrtle Avenue, 81 & 86 Fleet Place **28,035 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

2 218 Myrtle Avenue **11,340 sq ft**
 Winick Realty, Thomas Caliendo
 (212) 792-2617, tcaliendo@winick.com + 10,000 sq ft in basement

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 establishments predominately serve local residents, and restaurants rely on both local residents and daytime workers from the surrounding neighborhood and the nearby Navy Yard.

3 322 Myrtle Avenue **1,200 sq ft**
 Available Now
 NGKF, Joseph Colista
 (718) 372-2191
 Asking Rent: \$7,000

4 352 Myrtle Avenue **900 sq ft**
 Available Now
 G-way Property Management
 718-399-9300

5 349 Myrtle Avenue **1,400 sq ft**
 Cushman & Wakefield +1,200 sq ft basement & 300 sq ft yard
 Mitzi Flexer: (718) 307-6504
 Asking Rent: \$75/sf

6 353 Myrtle Avenue **800 sq ft**
 Ideal Properties Group, Curtis Fuller
 (347) 227-8998
 Asking Rent: \$6,500

7 362 Myrtle Avenue **2,500 sq ft**
 Cushman Wakefield, Jordan Kaplan
 (212) 841-7704
 Available Now
 Asking Rent: \$75/sf

8 374 Myrtle Avenue **1,200 sq ft**
 Citi Habitats, Renee Miller
 (516) 439-0922
 Available 3/1/2017
 Asking Rent: \$6,000

CLINTON HILL between Vanderbilt Avenue & Classon Avenue

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.

9 441-Rear Myrtle Avenue, at Waverly Ave **300 sq ft**
 Edward Barbaro, Property Owner
 (646) 996-3939
 Available Now
 Asking Rent: \$2,000

10 491 Myrtle Avenue **1,190 sq ft**
 NEW CONSTRUCTION
 Winick, Yoel Gorjian
 (212) 792-2646
 +769 sq ft basement
 Available Now

11 505 Myrtle Avenue **1,000 sq ft**
 Property owner, Andra Vebell
 (203) 772-5062
 +1,000 sq ft basement
 Available June 1

12 504 Myrtle Avenue **20,304 sq ft**
 NEW CONSTRUCTION
 Winick, Dan DePasquale
 (212) 792-2652
 Divisible
 Available Q2 2017

13 525 Myrtle Avenue **2,008 sq ft**
 NEW CONSTRUCTION
 Two retail condos for sale by News Realty
 (718) 899-1102

14 531 Myrtle Avenue **2,250 sq ft**
 NEW CONSTRUCTION
 RKF, Eddie Mamiye
 (212) 916-3386
 Available Q1 2017
 Asking Rent: \$65/sq ft

Contact us at (718) 230-1689 or chad@myrtleavenue.org for more info