



Myrtle Avenue's Median Asking Rent is **\$75/sf**, and Median Actual Retail Rent is **\$58/sq ft**, based on lease data collected from 55% 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 **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 **1,340 sf ground floor**
(212) 792-2617, tcaliendo@winick.com **+ 10,000 sf 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 here relies on local residents, while restaurants rely on both local residents and daytime workers from nearby, like the Brooklyn Navy Yard.

3 322 Myrtle Avenue **1,200 sq ft**
Heller Organization, Joshua Singer **Available Now**
(917) 332-7530

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

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

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

7 374 Myrtle Avenue **1,200 sq ft + 600 sq ft basement**
Citi Habitats, Renee Miller **Available Now**
(516) 439-0922 **Asking Rent: \$5,000**

8 381 Myrtle Avenue **2,200 sq ft**
Corcoran, Wassim Fakhereddine, (646) 339-0407

9 440 Myrtle Avenue **1,100 sq ft**
Eastern Consolidated, Joe Robinson **Asking Rent: \$90/sf**
(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.

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

11 504 Myrtle Avenue **NEW CONSTRUCTION** **3,028-8,000 sq ft**
Winick, Dan DePasquale **Divisible**
(212) 792-2652 **Available Q3 2017**

12 505 Myrtle Avenue **1,000 sq ft**
Property owner, Andra Vebell **+1,000 sq ft basement**
(203) 772-5062 **Available Now**

13 507 Myrtle Avenue **700 sq ft**
Winick, Yoel Gorjian, (212) 792-2646 **+200 sq ft basement**
Available Now

14 525 Myrtle Avenue **NEW CONSTRUCTION** **1,700 sq ft**
Winick, Yoel Gorjian, (212) 792-2646 **Available Now**

15 527 Myrtle Avenue **2,300 sq ft**
Cushman Wakefield, Mitzi Flexer **Asking Rent: \$75/sf**
(718) 307-6504 **Full kitchen included**

16 578 Myrtle Avenue **800 sq ft**
Corcoran, Bo deRosa **Available Now**
(347) 681-0789 **Asking Rent: \$4,500**