



Myrtle Avenue's Median Asking Rent is **\$73/sf**, and Median Actual Retail Rent is **\$60/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 **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
1,340 sf ground floor + 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**
Available Now
Heller Organization, Joshua Singer
(917) 332-7530

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

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

FORT GREENE between Ashland Place & Vanderbilt Avenue (con't)

7 353 Myrtle Avenue **800 sq ft**
Ideal Properties Group, Curtis Fuller
(347) 227-8998
Asking Rent: \$6,500

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

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**
Winick, Yoel Gorjian
(212) 792-2646
+769 sq ft basement
Available Now

10 504 Myrtle Avenue NEW CONSTRUCTION **3,028-8,000 sq ft**
Winick, Dan DePasquale
(212) 792-2652
Divisible
Available Q3 2017

11 505 Myrtle Avenue **1,000 sq ft**
Property owner, Andra Vebell
(203) 722-5062
+1,000 sq ft basement
Available Now

12 525 Myrtle Avenue NEW CONSTRUCTION **1,700 sq ft**
Winick, Yoel Gorjian, (212) 792-2646
Available Now

13 527 Myrtle Avenue **2,300 sq ft**
Cushman Wakefield, Mitzi Flexer
(718) 307-6504
Asking Rent: \$75/sf
Full kitchen included