

VERADA

535 Carlton Ave

Prospect Heights

Prime Retail
Opportunity



Excellent retail opportunity at 535 Carlton Avenue, located at the base of a 298-unit residential development in the heart of Prospect Heights, Brooklyn. This newly constructed building offers 689 SF of ground-floor retail space with prime street-level exposure, 29'9" of frontage along Carlton Avenue, and 19'8" ceiling heights, creating an open and inviting atmosphere. Positioned at the corner of Carlton Avenue and Dean Street, the property is just two blocks from Atlantic Terminal, providing access to 11 subway lines and the LIRR, and is within close proximity to Barclays Center. Situated within the Atlantic Yards/Pacific Park development, the area is experiencing rapid growth with over 9,000 new residential units planned or under construction, making it an ideal location for retailers looking to serve this expanding neighborhood.

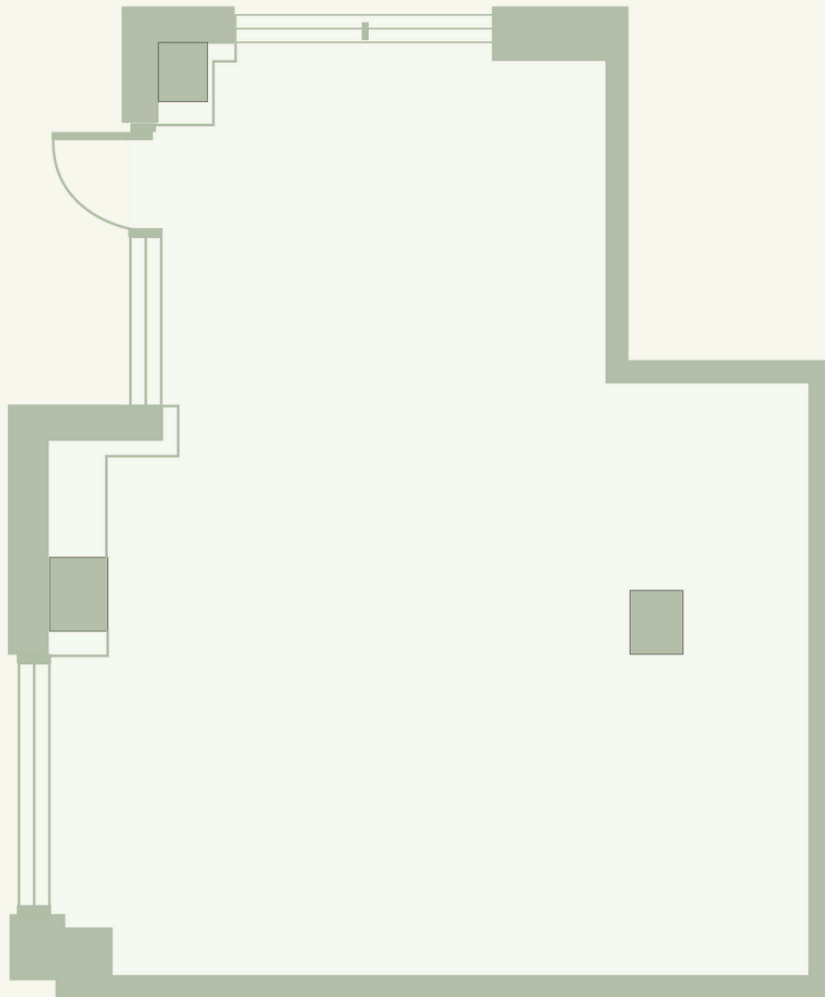
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Pacific Street

Carlton Ave



Total Square Footage	689 SF
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Divisible	No
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Frontage	29 FT 9 IN
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Ceiling Height	19 FT 8 IN
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Building Co- Tenancy	Studio Pilates BKLYN clay
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Market Concessions	Ownership will provide market concession for qualified tenant
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V 535 Carlton Ave

Food & Beverage

Transportation

Grocery

Entertainment

Health & Wellness

Education

Neighborhood Description:

- Situated at Carlton Avenue & Dean Street
- Steps from Barclays Center and surrounded by vibrant local businesses, eateries, and fitness centers.
- Subway: Just two blocks from Atlantic Terminal, offering access to 11 subway lines and the LIRR.

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