



*As exclusive agents, we are pleased to offer the following retail opportunity:*

- SIZE:** 16,500 Square Feet Ground Floor (*\*11 ½ - 12 Feet*)  
 21,370 Square Feet Second Floor (*\*11 ½ - 12 Feet*)  
 26,722 Square Feet Lower Level (*\*12-14 Feet Lower Level*)  
*\*CEILING HEIGHTS*
- ASKING RENTS:** Upon Request
- POSSESSION:** Arranged
- FRONTAGE:** Approximately 140 Feet
- COMMENTS:**
- High Density Residential
  - New Development Site
  - **All Glass Front**
  - Interior Elevator and Escalator
  - **90 Car Parking on Site, Arena Parking - 1,200 Cars, 4,500 Car Parking Within 5 Block Radius**
- NEIGHBORS:** Nets Arena, Barclays Arena, Atlantic Terminal, Atlantic Yards, Atlantic Center

**FOR FURTHER INFORMATION PLEASE CONTACT:**

**Ann La Centra**  
 (212) 792-2652  
[ann@winick.com](mailto:ann@winick.com)

**Diana D. Boutross**  
 (212) 792-2608  
[diana@winick.com](mailto:diana@winick.com)

**Winick Realty Group LLC - Licensed Real Estate Brokers**

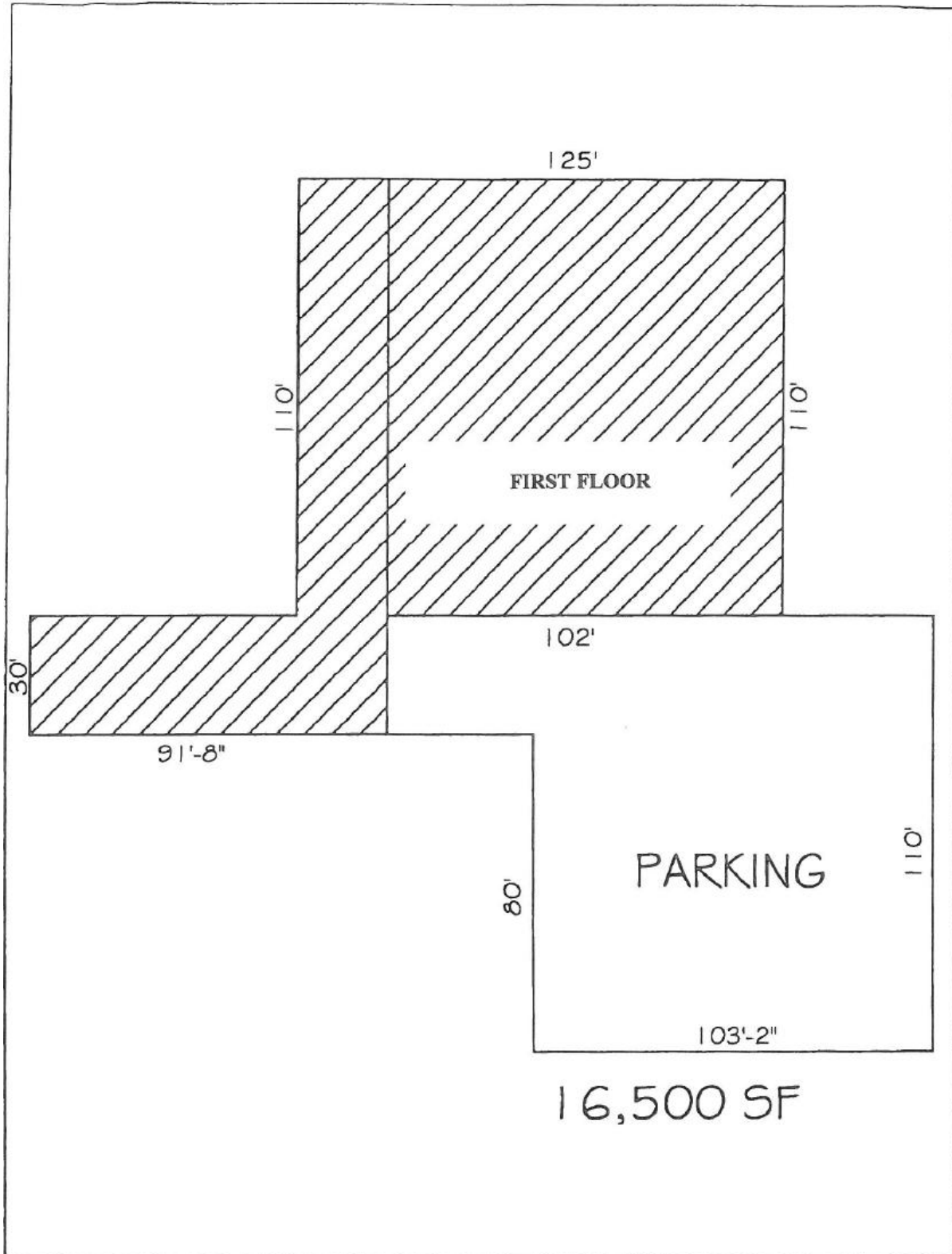
655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 [www.winick.com](http://www.winick.com)

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**RETAIL**

# 594 DEAN STREET

Between Carlton and Vanderbilt Avenues  
Brooklyn, NY 11238



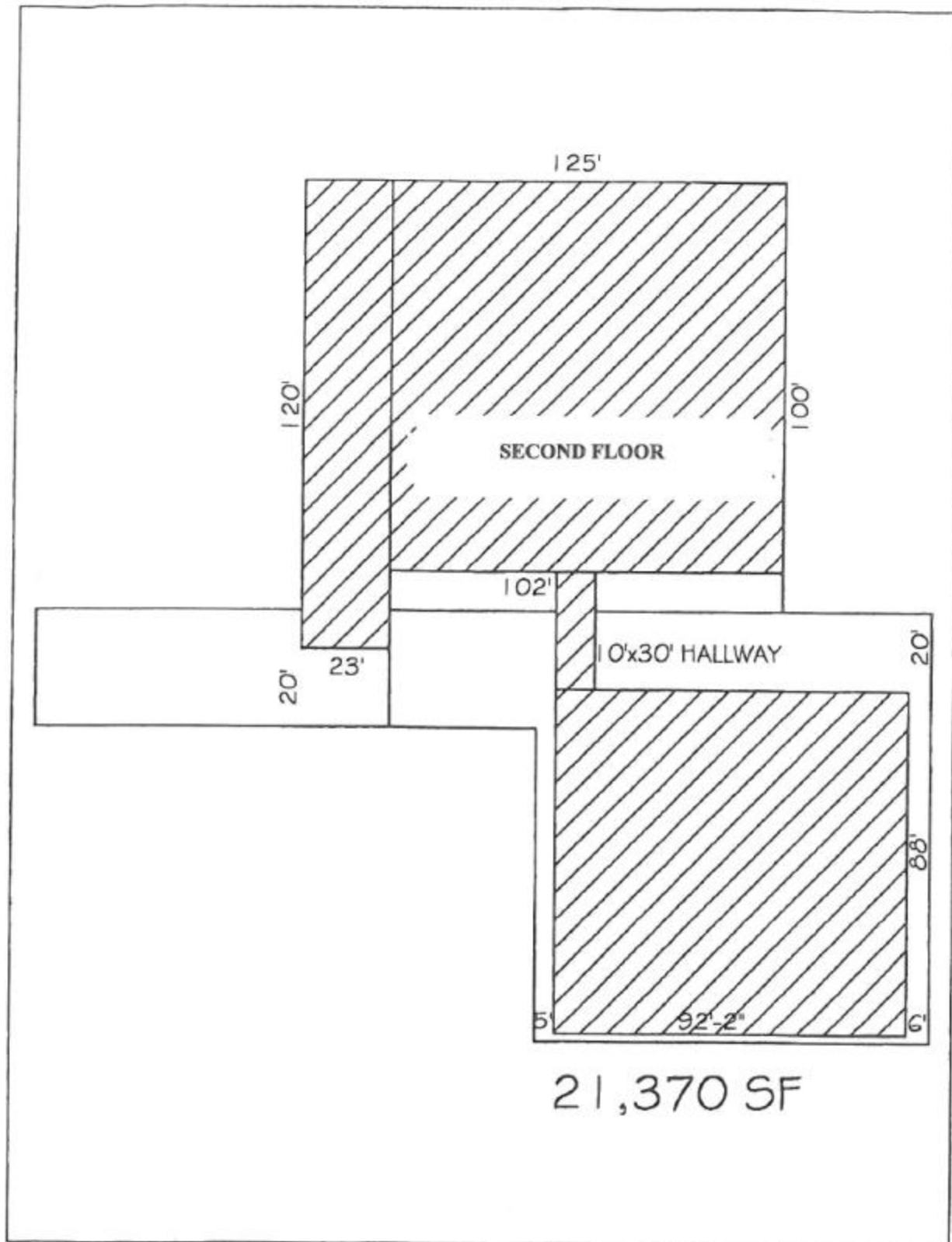
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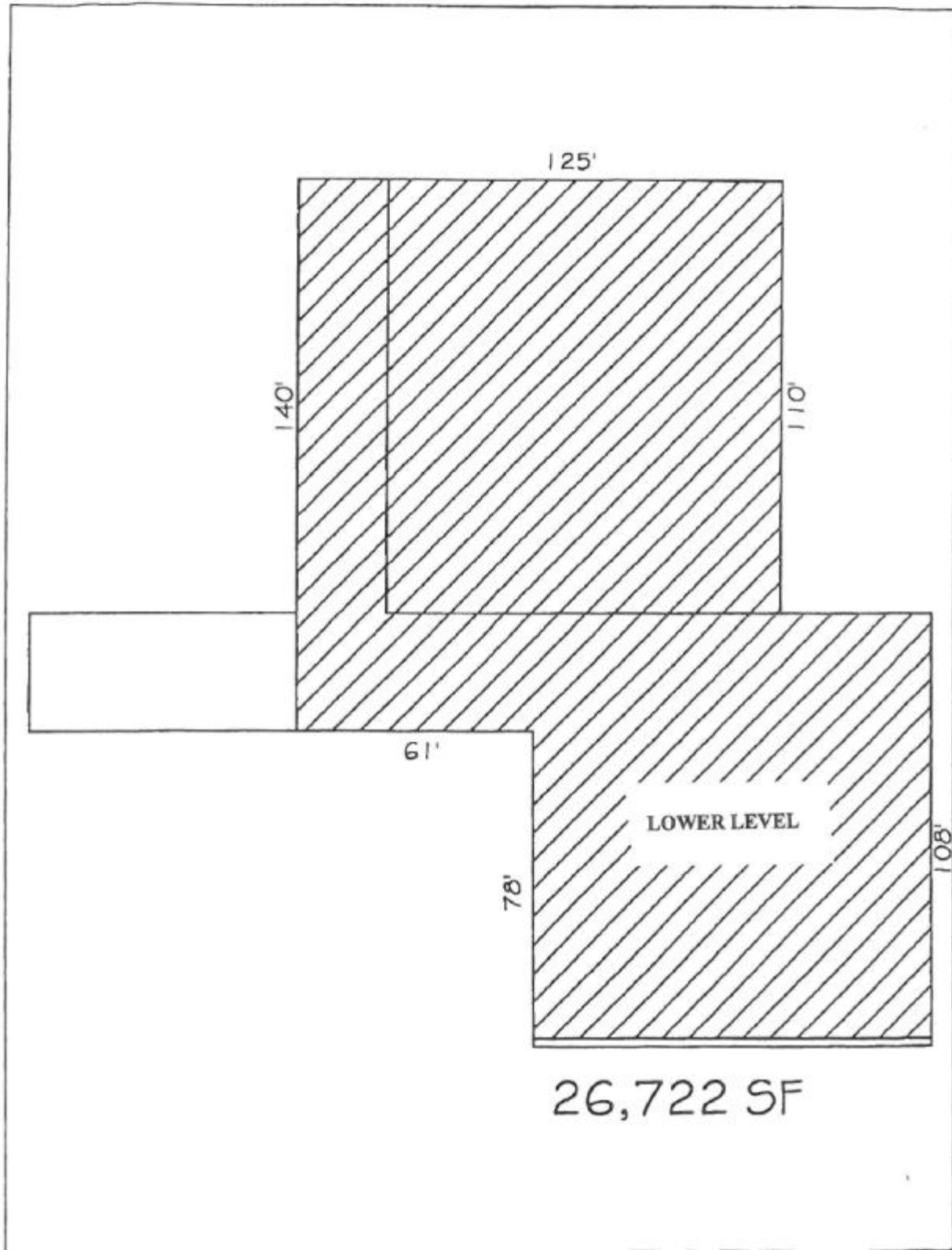
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Brooklyn, NY 11238



## 594 Dean Street

### Map Legend

Project	Address	Units
109	230 Ashland Place	109
1	31 Saint Felix Street Condo	3
2	31 Saint Felix Street Condo	3
3	237 Cumberland Street	4
4	264 Cumberland Street	13
5	One Hanson Place Condo	217
6	Jacobs Condo	443
7	443 Clinton Avenue	10
8	525-527 Vanderbilt Ave. Condo	525
9	525 Vanderbilt Avenue	34
10	525 Clinton Avenue	34
11	582 Pacific Street	0/6
12	102 Saint Marks Pl. Condo	4
13	118 St. Marks Place Condo	3
14	118 Saint Marks Place	3
15	543 Dean Street	4
16	Dean Carlton Condo	3
17	536 Carlton Avenue	4
18	689 Degraw Street Condo	3
19	145 Park Place	74
20	98 Saint Marks Avenue Condo	4
21	162 St. Marks Ave. Condo	3
22	162 Saint Marks Avenue	3
23	658 Union Street	3
24	Park Slope West Condo	10
25	133 Sterling Place	61
26	171 Prospect Phase Condo	4
27	171 Prospect Phase	4
28	135 Berkeley Phase Condo	3
29	38 7th Avenue Condo	4
30	38 7th Avenue	4
31	172 Sterling Place	8
32	215 Park Place Condo	4
33	215 Park Place	4
34	263 Prospect Phase Condo	4
35	Barclay's Center	6,500
36	Total	7,096

### Existing Housing

Project	Address	Units
37	673 Atlantic Avenue	80
38	161 South Elliot	88
39	170 South Portland	112
40	Greenhouse Condo	36
41	383 Carlton Ave	311
42	Atlantic Terminal	306
43	Second Atlantic Terminal	306
44	Private Housing Units	4,744
45	Combined Total	11,940

### Retail Sites

Retailer Site	Highlights	Retail Space
594 Dean Street	Proposed site	65,000 sq ft
		18,000 seats, 20,000 sq feet
		4,500 sq ft

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