

COBBLE HILL

BROOKLYN  
NY

# 260 COURT STREET



CONCEPTUAL RENDERING

# SPACE DETAILS

## LOCATION

East block between Kane and Degraw Streets

## SPACE

Ground Floor 2,284 SF\*  
Lower Level 2,372 SF\*

\*Divisible

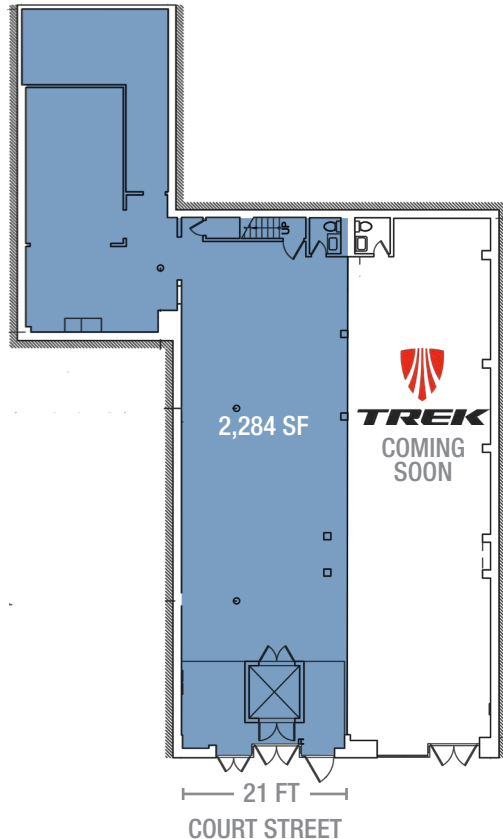
## CEILING HEIGHT

Ground Floor 14 FT  
Lower Level 10 FT

## POSSESSION

Immediate

## GROUND FLOOR



## FRONTAGE

21 FT on Court Street

## NEIGHBORS

Trader Joe's, TD Bank, Intermix, rag & bone, lululemon athletica, Splendid, Free People, Chipotle Mexican Grill, Starbucks, Bareburger, Benefit Cosmetics, Blue Bottle Coffee, Union Market, Cobble Hill Cinema, Pure Barre, Marine Layer, Brooklyn Bodyburn, Ponce De Leon Bank, Chase and Apple Bank

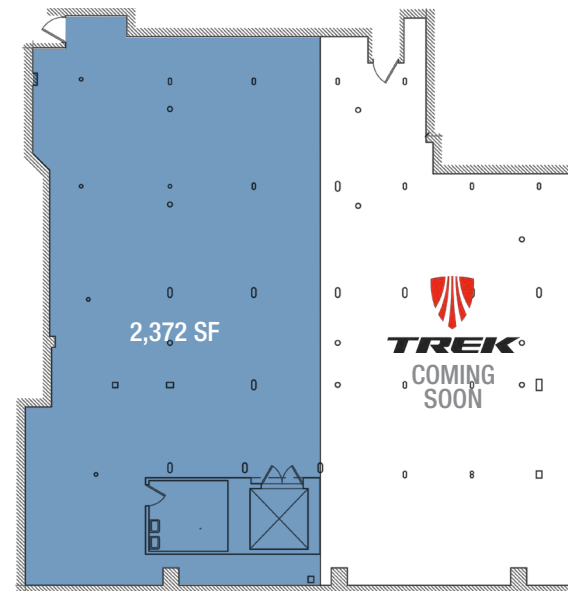
## COMMENTS

260 Court Street is the largest retail space available on Court Street, Brooklyn's most desirable shopping destination

Cobble Hill is one of the most affluent Brooklyn neighborhoods

Close proximity to the Bergen Street subway servicing the **F** **G** trains with an annual ridership of 3,599,389

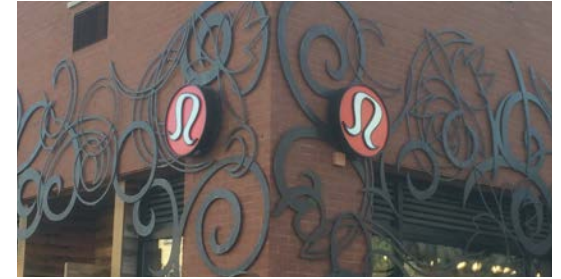
## LOWER LEVEL



# AREA NEIGHBORS



COMING SOON



# AREA DEMOGRAPHICS



**260 COURT STREET**

## TOTAL POPULATION

1/4 mile	11,681
1/2 mile	40,951
1 mile	103,328
1-1/2 miles	201,000

## AVERAGE HOUSEHOLD INCOME

1/4 mile	\$165,467
1/2 mile	\$154,550
1 mile	\$139,182
1-1/2 miles	\$133,084

## DAYTIME POPULATION

1/4 mile	6,755
1/2 mile	29,828
1 mile	117,848
1-1/2 miles	206,994

## POPULATION AGED 25-44

1/4 mile	39.36%
1/2 mile	40.45%
1 mile	40.57%
1-1/2 miles	40.38%

## TOTAL FOOD AND DINING EXPENDITURES PER HOUSEHOLD

1/4 mile	\$16,329
1/2 mile	\$15,439
1 mile	\$14,082
1-1/2 miles	\$13,544

## TOTAL APPAREL EXPENDITURES PER HOUSEHOLD

1/4 mile	\$4,503
1/2 mile	\$4,236
1 mile	\$3,833
1-1/2 miles	\$3,681

2017 numbers

260  
**COURT**  
STREET  
BROOKLYN NY

**CONTACT**  
EXCLUSIVE  
AGENTS

**BARRY FISHBACH**  
212.331.0115  
bfishbach@rkf.com

**ALEX HEDAYA**  
212.351.9343  
ahedaya@rkf.com



**521 FIFTH AVENUE**  
**NEW YORK, NY 10175**

212.599.3700  
INFO@RKf.COM  
RKf.COM

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All renderings presented are conceptual.