

554 COURT STREET, BROOKLYN, NY 11231

EXCLUSIVE RETAIL LEASE

VERNIGHTS • WALKING



NYC

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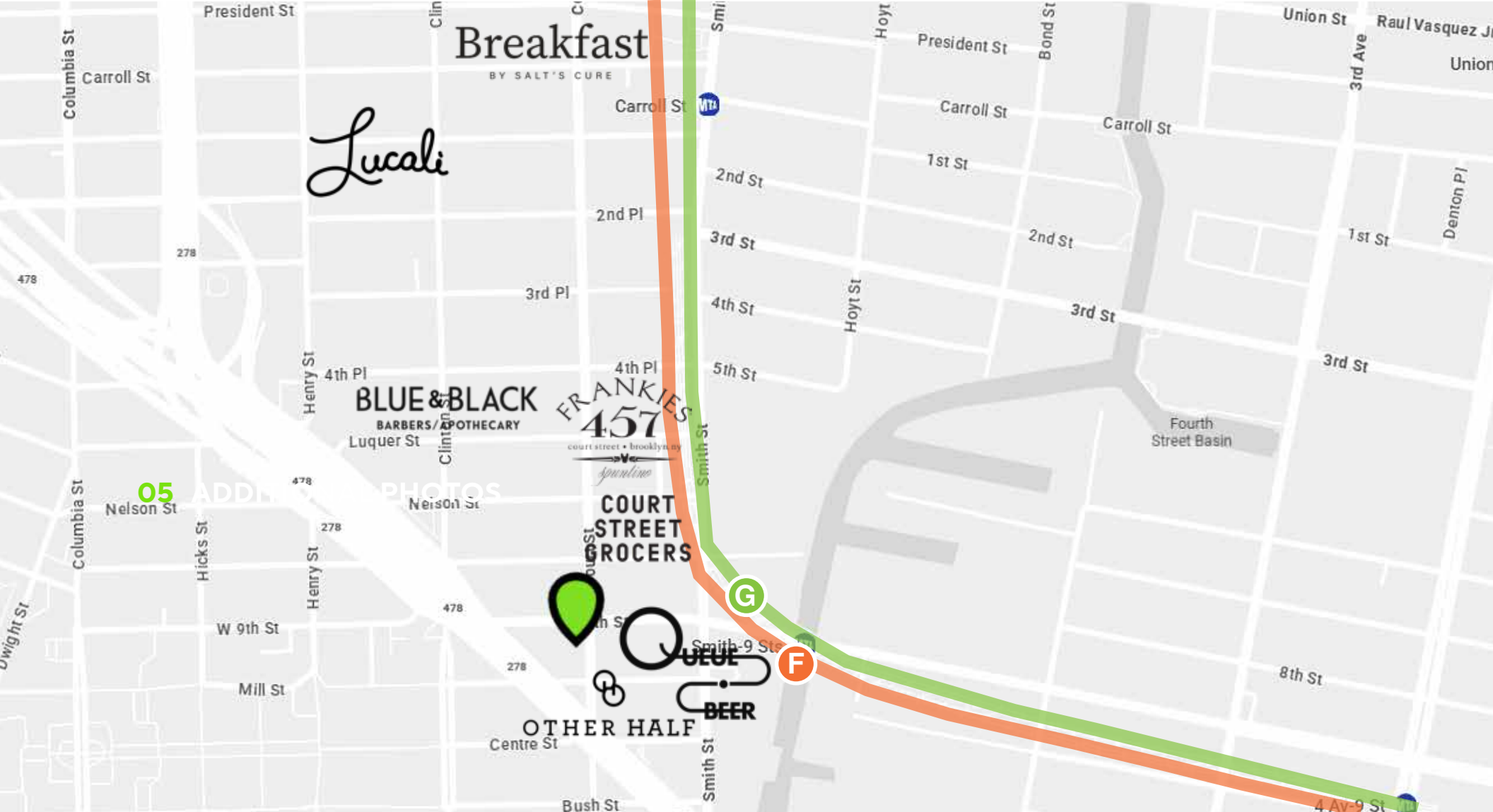
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EXECUTIVE SUMMARY

554 COURT STREET





Neighbors:

Court Street Grocers, Other Half Brewing, Frankies 457 Spuntino, Travel Bar, nerd be cool. Espresso Lab, Queue Beer, Blue&Black Barber Shop, Lucali, Breakfast by Salt's Cure



ASK

\$8,000/Month

LEASE HIGHLIGHTS

1,600 SF w/ Full Basement
Size

20'
Frontage

10'
Ceiling Heights

Immediate
Possession

F, G, R
Transportation

COMMENTS

- Located Directly Adjacent to Bus Stop
- Plug & Play Space Available for All Uses
- Multiple Bathrooms in Place / Large Basement
- Prime Carroll Gardens Location with Great Foot and Driving Traffic

ADDITIONAL SPACE PHOTOS



ADDITIONAL SPACE PHOTOS



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NEIGHBORHOOD OVERVIEW

554 COURT STREET



CARROLL GARDENS

Carroll Gardens is one of Brooklyn's most charming and sought-after neighborhoods, celebrated for its tree-lined streets, historic brownstones, and tight-knit community vibe. A blend of old-world Brooklyn charm and contemporary sophistication, this area attracts families, professionals, and creatives alike with its serene residential feel and thriving local scene. Home to a delightful mix of cozy cafes, acclaimed restaurants, boutique shops, and cultural gems like the Carroll Park and the Brooklyn Public Library's Carroll Gardens branch, the neighborhood offers a welcoming yet dynamic atmosphere.

Renowned for its Italian-American heritage and architectural allure, Carroll Gardens features front gardens that lend a unique suburban touch within an urban setting. Its bustling Court and Smith Street corridors provide a steady stream of foot traffic, making it an ideal spot for retail and dining ventures. The area boasts an array of culinary treasures, from classic trattorias to modern eateries, appealing to a diverse clientele. With excellent connectivity via the F and G subway lines and proximity to Manhattan, Carroll Gardens combines accessibility with a distinct neighborhood identity. Its timeless appeal and growing popularity make it a prime destination for those seeking an authentic Brooklyn experience.

DEMOGRAPHICS/AREA HIGHLIGHTS

- Population: **81,979 / 897,962**
- Average Age: **38.3 / 36.7**
- Average Household Income: **\$124,321 - \$150,752**
- **Carroll Street (F, G) Average Daily Riders**
 - Weekday Riders: 11,814
 - Weekend Riders: 11,297
- Near 300 Huntington: A new construction 6-story,
- 110,000 RSF, fully-entitled commercial mixed-use development featuring 83,000 RSF of office space.



NOTABLE ATTRACTIONS

Carroll Parks



Frankies 457 Spuntino



South Congressional Church Complex



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. Several large, multi-story buildings are visible, including a prominent one with a rounded top on the left. The surrounding area is filled with dense urban development and greenery.

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