



473 TOMPKINS AVENUE

Bedford-Stuyvesant | Brooklyn, NY 11216



±1,250 SF

GROUND FLOOR RETAIL

20 FT

OF FRONTAGE

PRIVATE

USABLE BACKYARD

A/C TRAIN

5-MIN WALK

THE OPPORTUNITY

473 Tompkins Avenue offers ±1,250 SF of turnkey ground-floor retail with 20 feet of frontage and a private, usable backyard — a rare amenity in the trade area — on one of Bedford-Stuyvesant's most vibrant independent retail corridors. Set among classic brownstone blocks with strong daytime and evening foot traffic and steps from the A/C at Kingston-Throop Avenues, the space suits retail, food & beverage, wellness, office, or medical users looking to plant a flag on Tompkins Avenue.

PROPERTY DETAILS

ADDRESS	473 Tompkins Avenue, Brooklyn, NY 11216
NEIGHBORHOOD	Bedford-Stuyvesant
AVAILABLE SPACE	±1,250 SF — Ground Floor
FRONTAGE	20 FT
OUTDOOR	Private usable backyard
BUILDING	Mixed-use, residential above
POSSESSION	Immediate
ASKING RENT	Upon request

HIGHLIGHTS

- Private, usable backyard — rare outdoor space in the corridor
- 20 feet of frontage on the Tompkins Avenue retail corridor
- ±1,250 SF turnkey ground-floor space
- Dense brownstone Bed-Stuy trade area with strong foot traffic
- Steps from the A/C trains at Kingston-Throop Avenues
- Suitable for retail, F&B, wellness, office, or medical uses

LOCATION & TRANSIT

- 5-minute walk to Kingston-Throop Avs (A/C trains)
- Bedford-Nostrand Avs (G train) nearby
- Vibrant Tompkins Avenue independent retail & dining corridor
- Walker's Paradise — highly walkable brownstone blocks

THE BACKYARD

A private, usable rear yard — rare on the corridor — ideal for outdoor seating, storage, or extended operations.