

ONE PARK POINT  
BROOKLYN

# Double Height Retail/Education Space

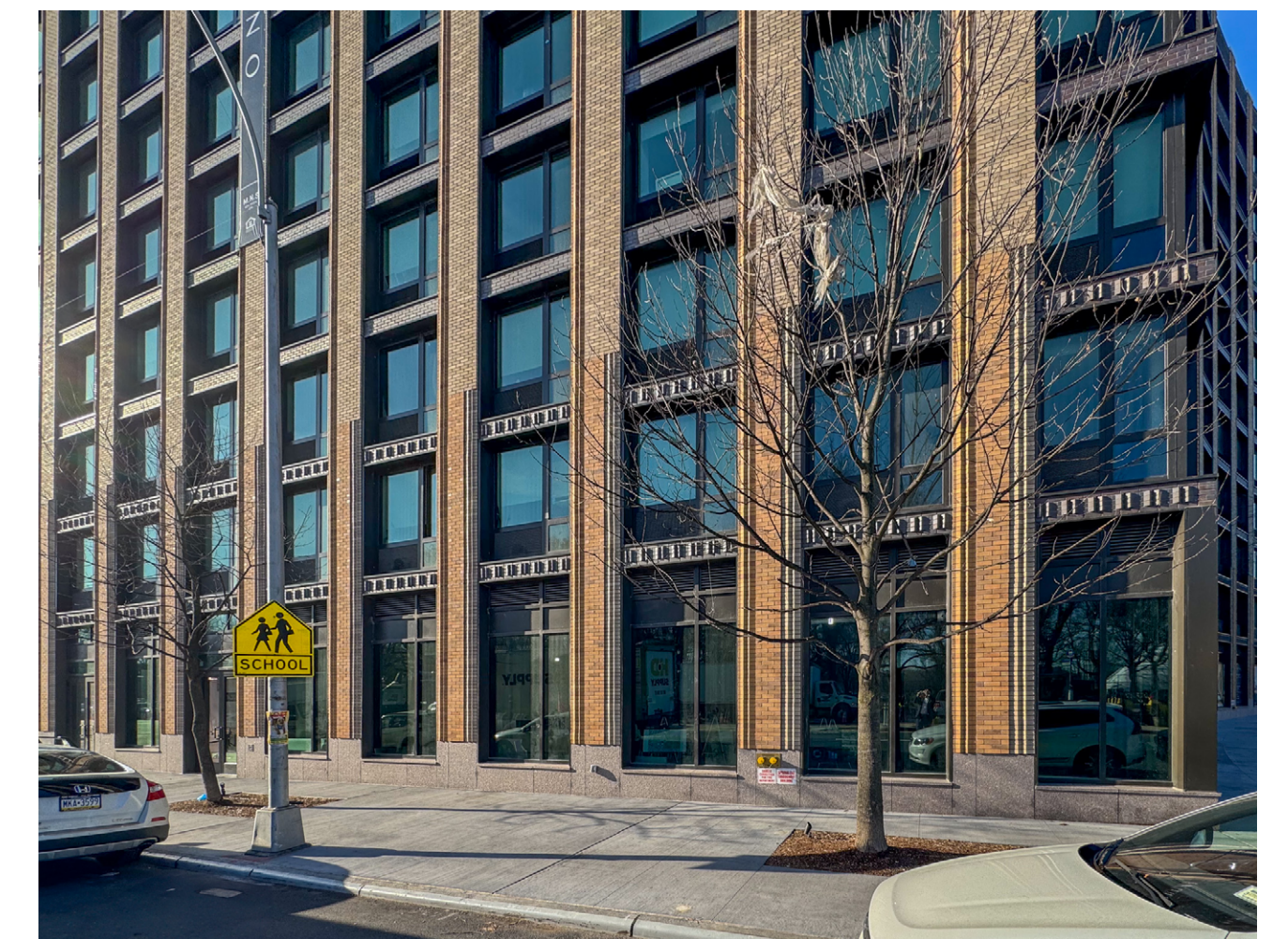
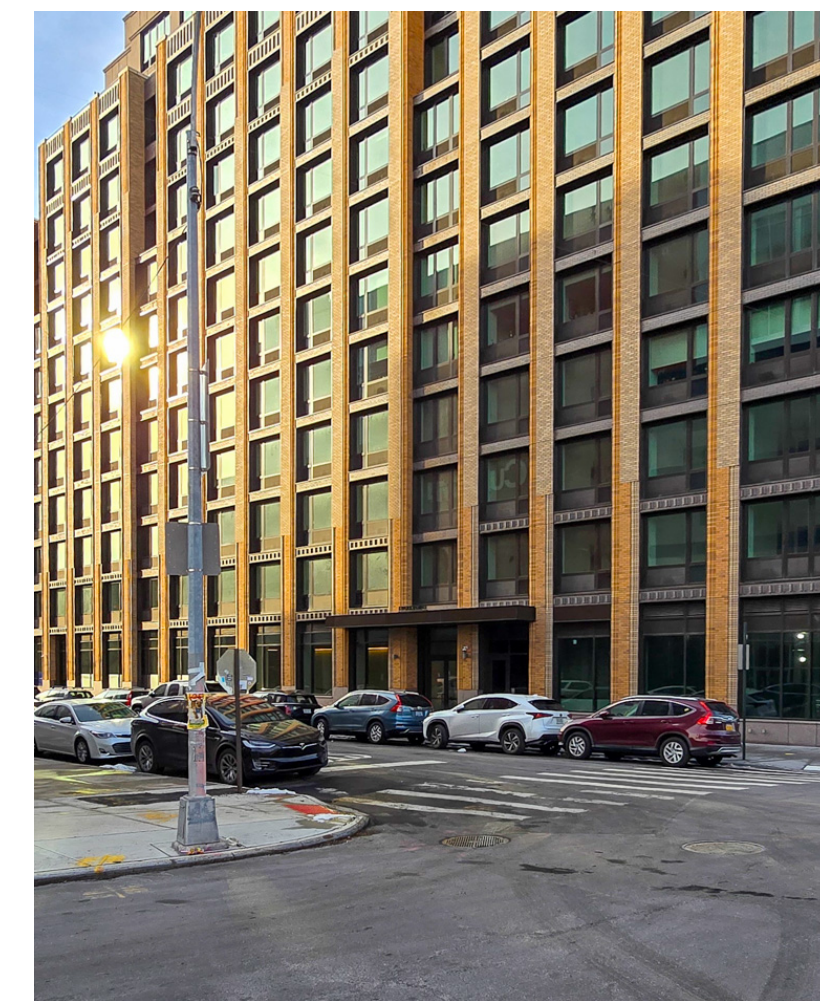
Windsor Terrace  
Prospect Park South, Brooklyn, NY

- Retail Facing Prospect Park
- Base of 375 Unit Luxury
- Residential Building

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# OUTDOOR PICTURES



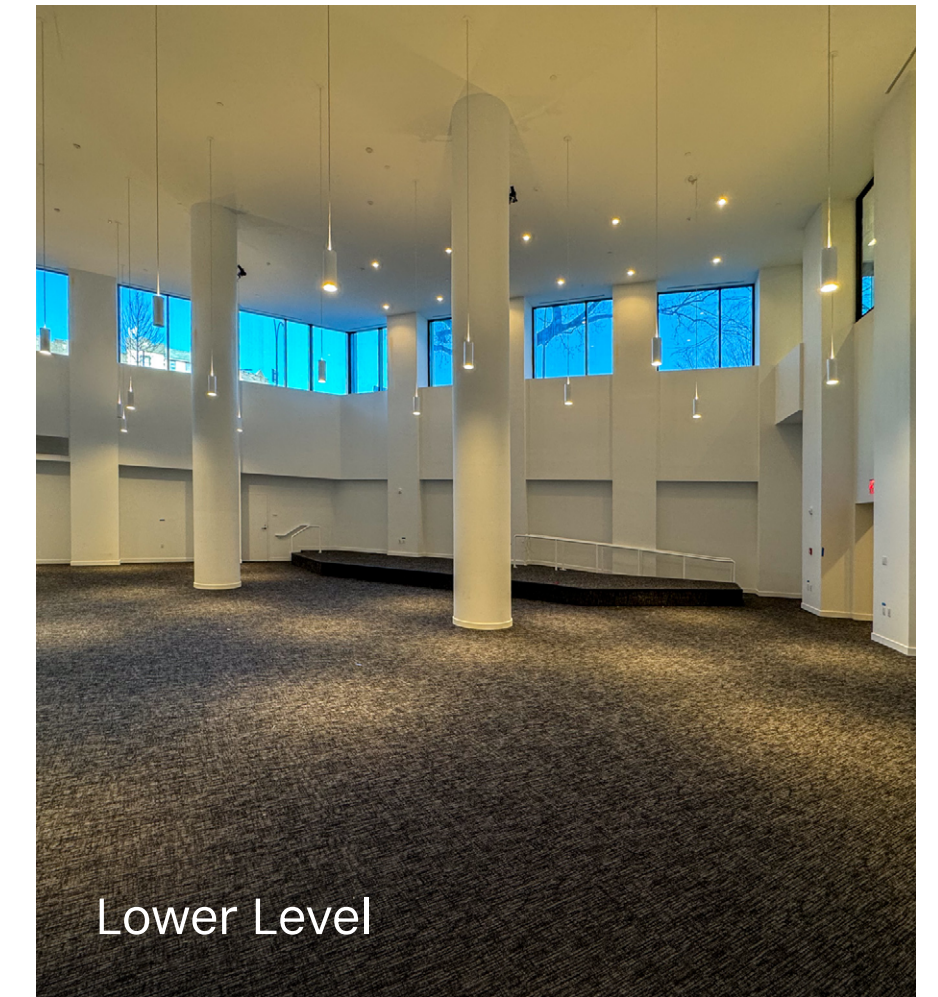
# INTERIOR PICTURES



Lower Level



Lower Level



Lower Level



Lower Level

# SPACE RENDERINGS - LOWER LEVEL



Indoor Playground



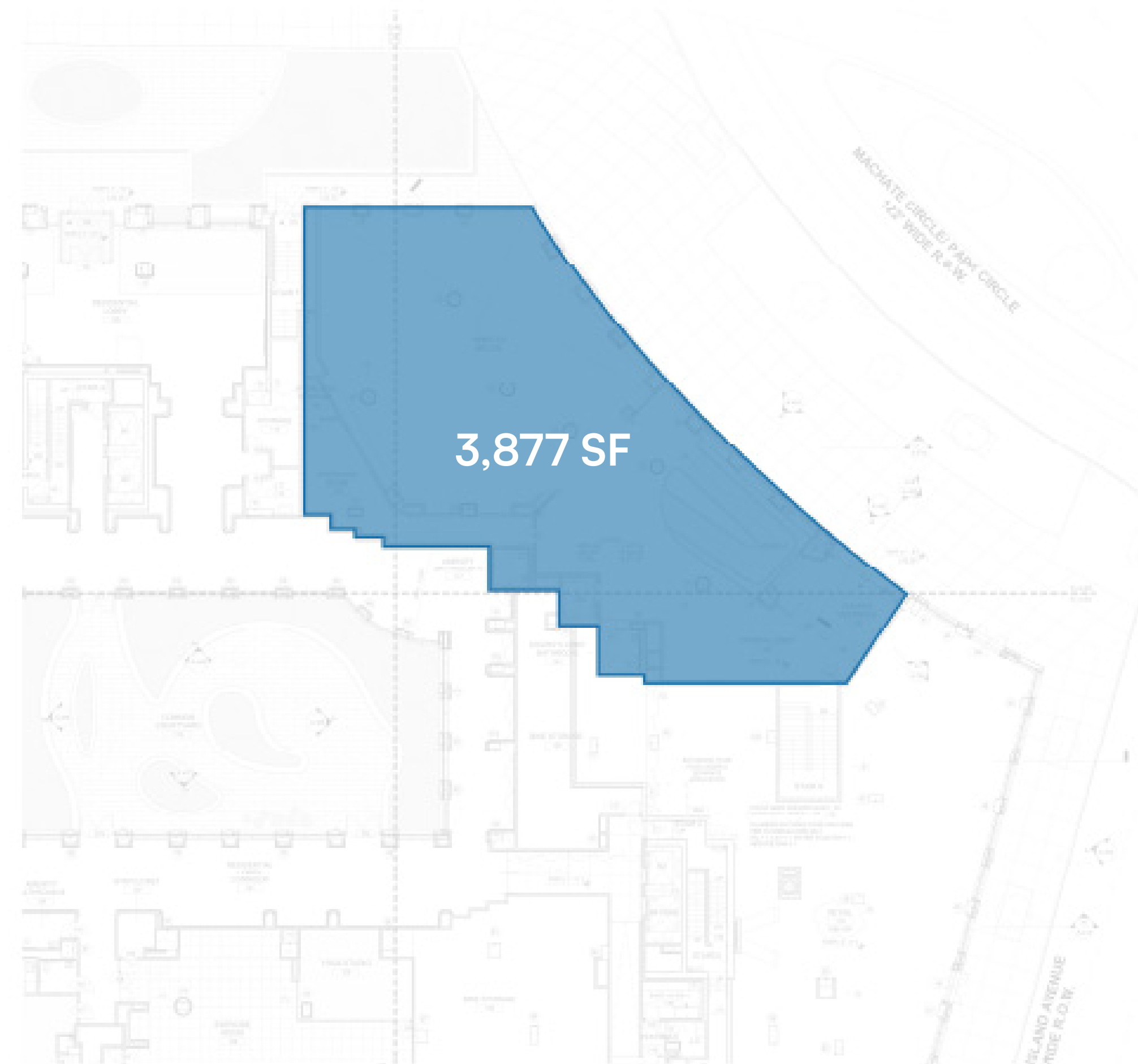
Climbing Wall Studio

# FLOOR PLAN

## FIRST FLOOR

- 3,877 GSF
- 12 FT | Ceiling height
- 140 FT Wraparound frontage

Windsor Terrace  
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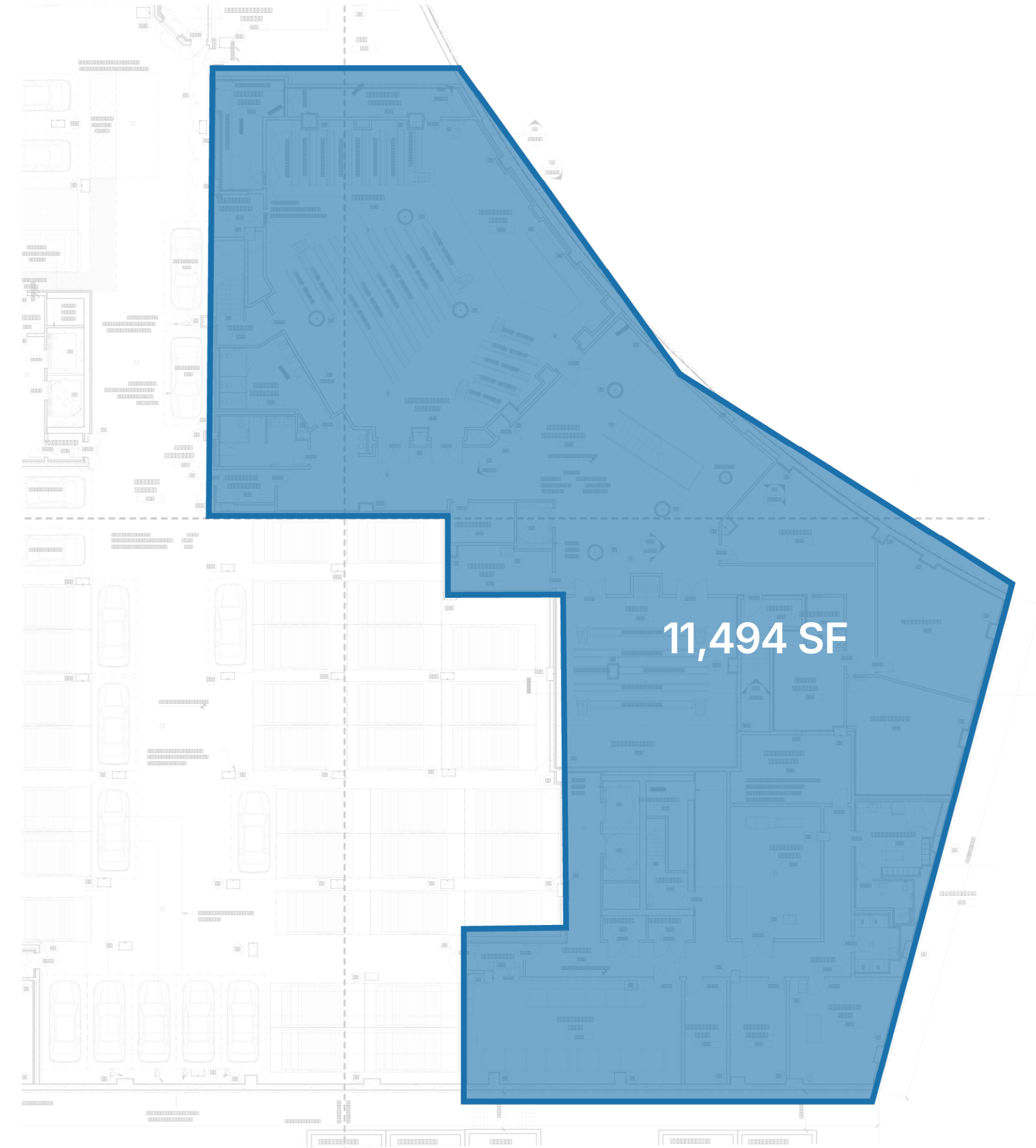


# FLOOR PLAN

## LOWER LEVEL

- 11,494 SF
- 12 FT - 24 FT | Ceiling height

Windsor Terrace  
Prospect Park South, Brooklyn, NY



# TRANSPORTATION

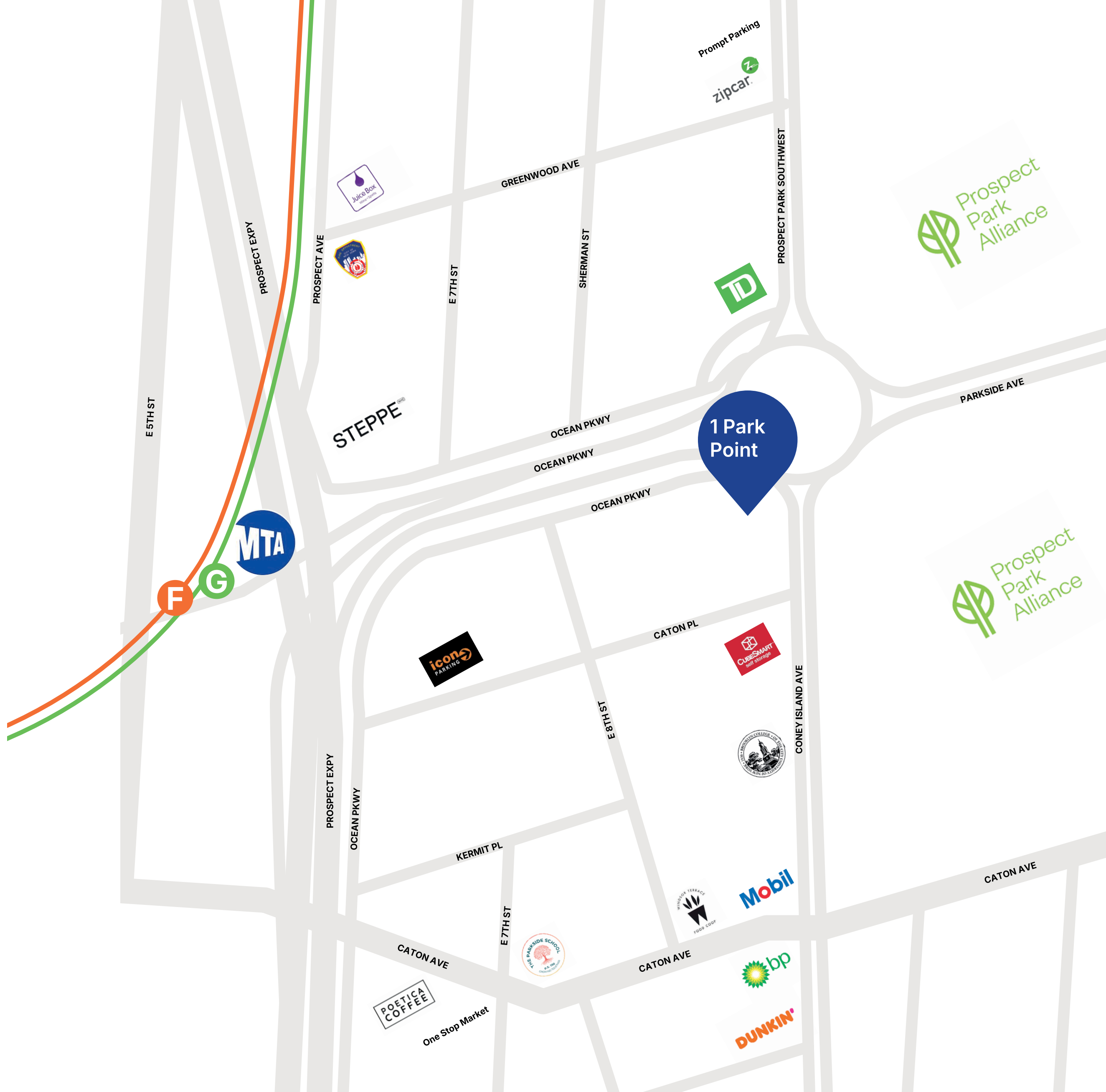
Residents of Windsor Terrace / Prospect Park South have access to both the F and G trains, which get to Midtown in just over 40 minutes.

Other options include four local bus routes and several express routes. Drivers have easy access to the Prospect Expressway, which runs through the middle of the neighborhood.



## COMMUTE TIMES

By Train	23 min	By Train	42 min
By Car	10 min	By Car	25 min
Atlantic Terminal		Union Square	
By Train	47 min	By Train	37 min
By Car	25 min	By Car	15 min
Grand Central		Wall Street	



# KEY FACTS

Windsor Terrace is located in the northwest section of the borough, strategically nestled between Prospect Park, Park Slope, and Greenwood Cemetery. This charming neighborhood boasts a delightful suburban ambiance characterized by its brick rowhouses and contemporary condominiums tailored for families. With its tranquil residential streets, Windsor Terrace exudes a serene atmosphere, complemented by a plethora of small-scale shops, boutiques, and eateries.

In recent years, Windsor Terrace has emerged as a sought-after destination, attracting attention from new residents and families seeking refuge from the escalating prices and rapid gentrification experienced in other parts of Brooklyn. The neighborhood's allure lies not only in its convenient proximity to green spaces and cultural landmarks but also in its welcoming community vibe

## AGE

**28%**

25-34

**24%**

35-44

**17%**

45-54

## AVERAGE HOUSEHOLD INCOME

**\$141,765**

Park Slope

**\$111,967**

Windsor Terrace

**\$96,499**

Prospect Park South



# NEIGHBORHOOD

The neighboring Prospect Park provides the local community with an extensive array of recreational opportunities and cultural experiences. From numerous sports fields to engaging water activities, scenic bike paths, and a vibrant local Farmers Market, there's something for everyone to enjoy amidst the park's expansive greenery. Whether it's a leisurely stroll along the winding pathways, a spirited game on the sports fields, or a day of relaxation by the water, Prospect Park serves as a cherished sanctuary where individuals and families alike can come together to unwind, recharge, and connect with nature and one another. The neighborhood is served by reputable public elementary schools such as The Windsor Terrace School and the Parkside School. Additionally, the Brooklyn College Academy oversees two campuses for high school education: a freshman and sophomore annex situated on Coney Island Avenue, alongside a main campus catering to juniors and seniors. Furthermore, the St. Joseph the Worker Catholic Academy, inaugurated in 2012, offers another educational option within the vicinity.

## LOCAL HIGHLIGHTS



Prospect Park



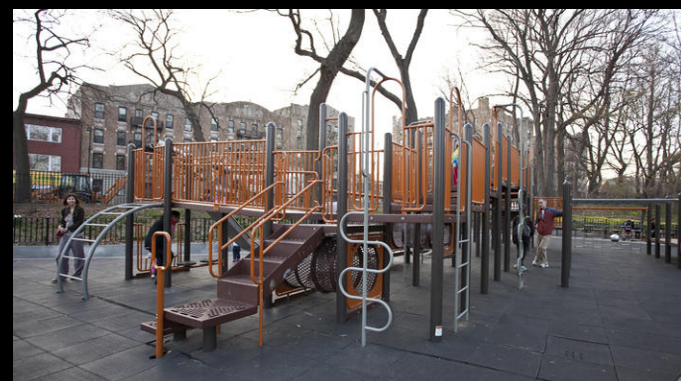
Brooklyn Botanic Garden



Brooklyn Museum



Farmers Market



Windsor Terrace  
Playground



LeFrak Center  
at Lakeside



# ONE PARK POINT

BROOKLYN

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