



**NEWLY CONSTRUCTED FOR SUPERMARKET/GROCERY STORES  
FRESH PROGRAM SITE**

# BROOKLYN, NY

**171 YORK STREET | DUMBO NEIGHBORHOOD**

**SIZE**

11,000 SF + 2,000 SF Basement

**ASKING RENT**

Upon Request

**POSSESSION**

Q4 2024

**CEILING HEIGHTS**

11 FT on ground + 16 FT in Basement

**FRONTAGE**

104 FT 3 IN on York Street

**NEIGHBORS**

Lifetime Fitness, Apple Bank, Petits Poussins Daycare, The Animal Cardiology Center, Westville, Magnolia, Chase Bank, Tous Les Jours, Hounds Town

**COMMENTS**

- Newly constructed building with 11,000 SF of FRESH Designated Grocer Space at the base of 218 apartments in the heart of Dumbo
- Seeking supermarket, groceries and gourmet markets for the retail space who will benefit from tax incentives under FRESH Program
- Extremely dense neighborhood with 24,000+ residents and 30,000+ daytime employees within a 15-minute walking radius
- Surrounded by a strong mix of both local and national retailers as well as education and medical facilities
- Exclusive 33'9" by 19'1" loading dock for easy loading directly into the cellar
- Total of three ADA bathrooms within the space; two on ground and one in cellar
- Paid public parking in the cellar open for employees and customers
- Steps away from the York Street subway station with the **F** subway line

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



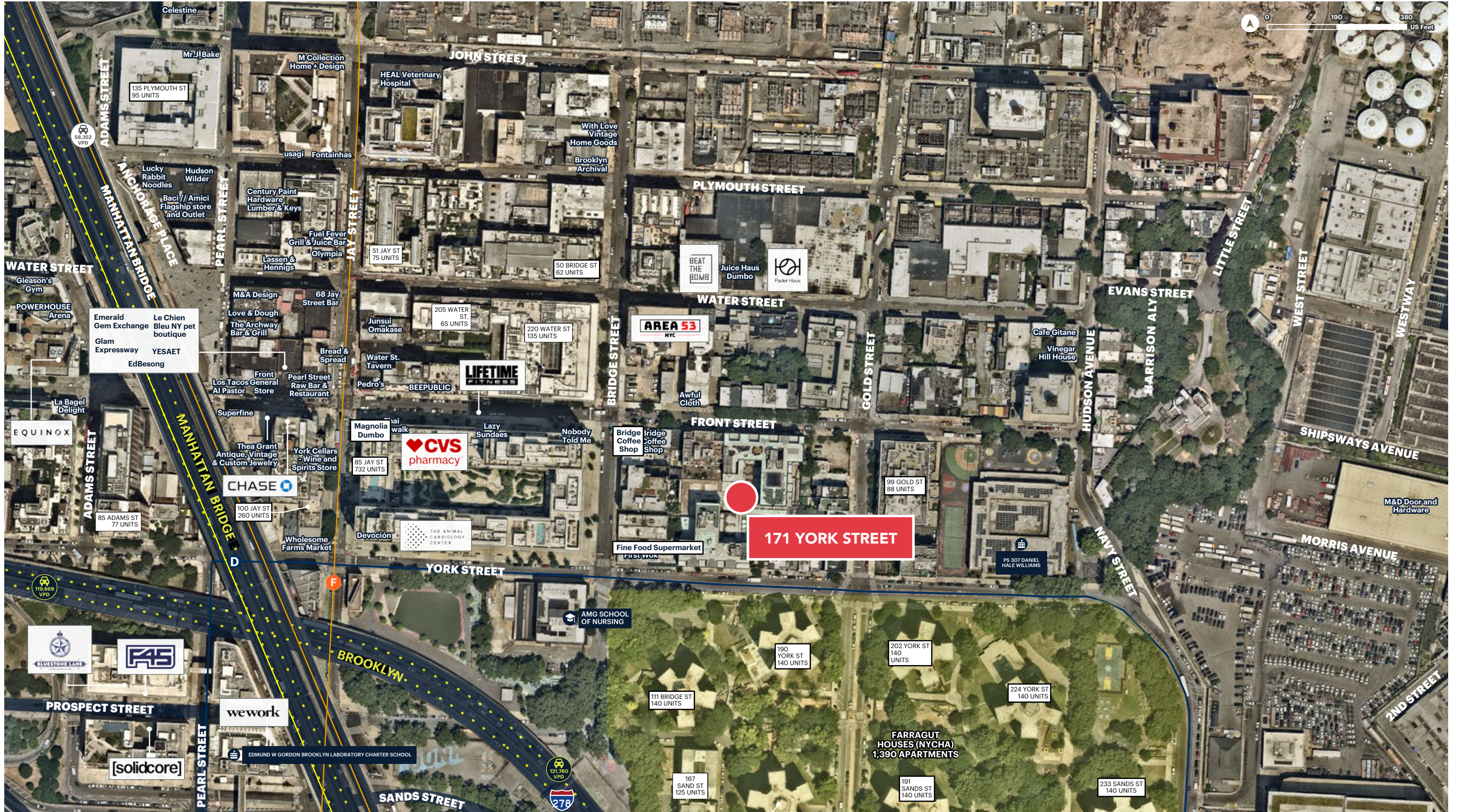
# MARKET AERIAL



**MAP KEY**

- PUBLICSCHOOLS (10)
- PRIVATE\_SCHOOLS (2)
- BK NAVY YARD SHUTTLE STOPS
- ATLANTIC TERMINAL LINE
- DUMBO LINE
- DUMBO-ATLANTIC LINES

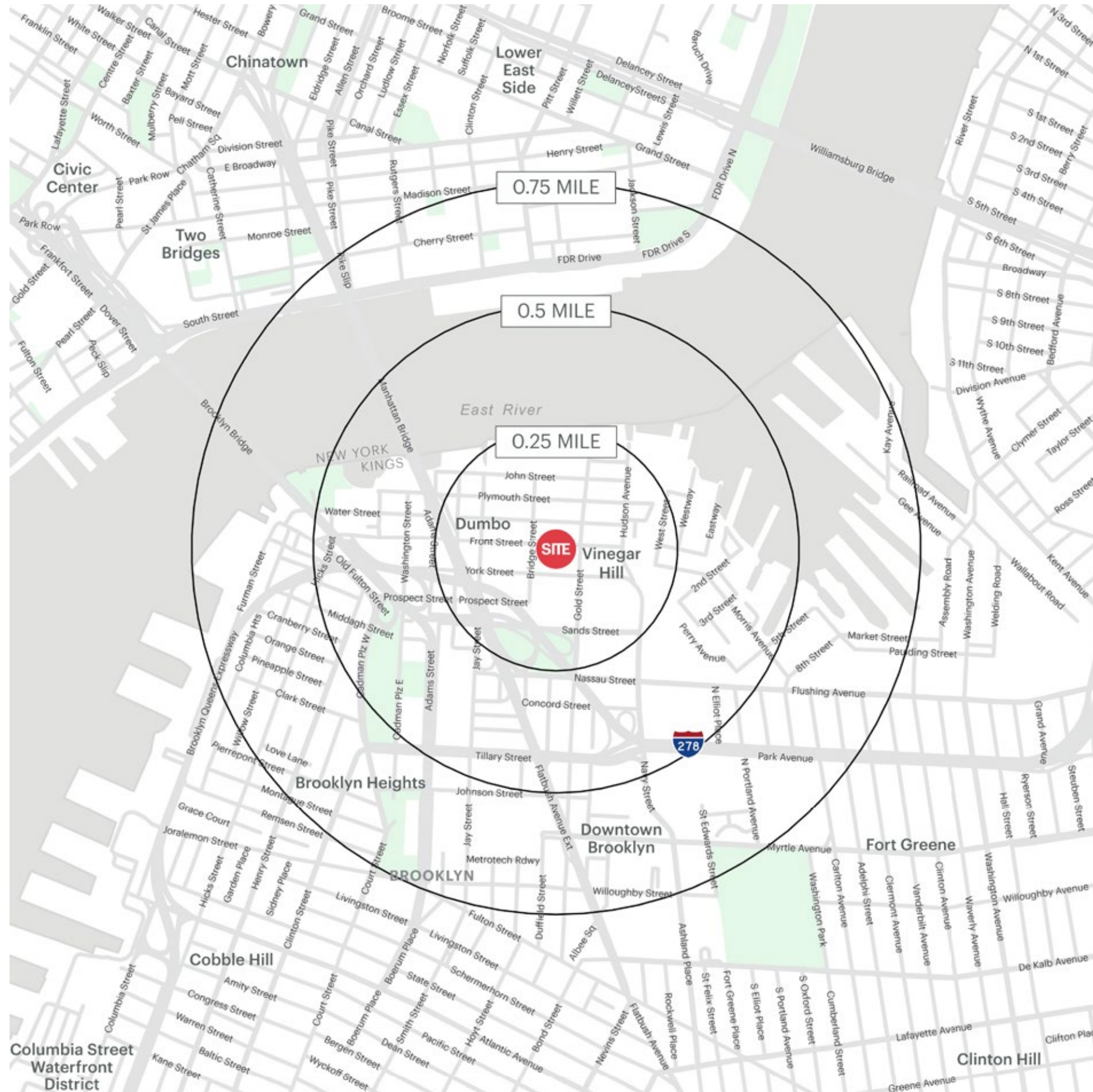








# AREA DEMOGRAPHICS



## .25 MILE RADIUS

### POPULATION

6,532

### HOUSEHOLDS

2,726

### AVERAGE HOUSEHOLD INCOME

\$160,103

### MEDIAN HOUSEHOLD INCOME

\$74,787

### COLLEGE GRADUATES (BACHELOR'S +)

2,035 - 23.7%

### TOTAL BUSINESSES

550

### TOTAL EMPLOYEES

5,295

### DAYTIME POPULATION (W/ 16 YR +)

9,254

## .5 MILE RADIUS

### POPULATION

18,269

### HOUSEHOLDS

8,398

### AVERAGE HOUSEHOLD INCOME

\$199,404

### MEDIAN HOUSEHOLD INCOME

\$142,665

### COLLEGE GRADUATES (BACHELOR'S +)

8,898 - 43.8%

### TOTAL BUSINESSES

1,441

### TOTAL EMPLOYEES

20,910

### DAYTIME POPULATION (W/ 16 YR +)

28,894

## .75 MILE RADIUS

### POPULATION

44,889

### HOUSEHOLDS

20,814

### AVERAGE HOUSEHOLD INCOME

\$188,779

### MEDIAN HOUSEHOLD INCOME

\$126,630

### COLLEGE GRADUATES (BACHELOR'S +)

21,653 - 42.5%

### TOTAL BUSINESSES

3,123

### TOTAL EMPLOYEES

64,244

### DAYTIME POPULATION (W/ 16 YR +)

84,561



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