

28 HERBERT

RETAIL FOR LEASE



RETAIL FOR LEASE

*Located on the corner of Herbert
and Humboldt Streets*

SPACE

| | |
|--------------|----------|
| GROUND FLOOR | 4,465 SF |
| OUTDOOR | 390 SF |
| BASEMENT | 500 SF |

COMMENTS

Outdoor space
ADA ramp
Dry use only
Logical divisions will be considered
Wraparound frontage
Luxury multi-family new
development
Additional storage space can be
arranged

Exit 33 on the Brooklyn Queens
Expressway

Close proximity to McCarren Park,
Msgr. McGolrick Park, and
Bushwick Inlet Park

Subway lines: G, M, J

EXPECTED COMPLETION
MARCH 2025

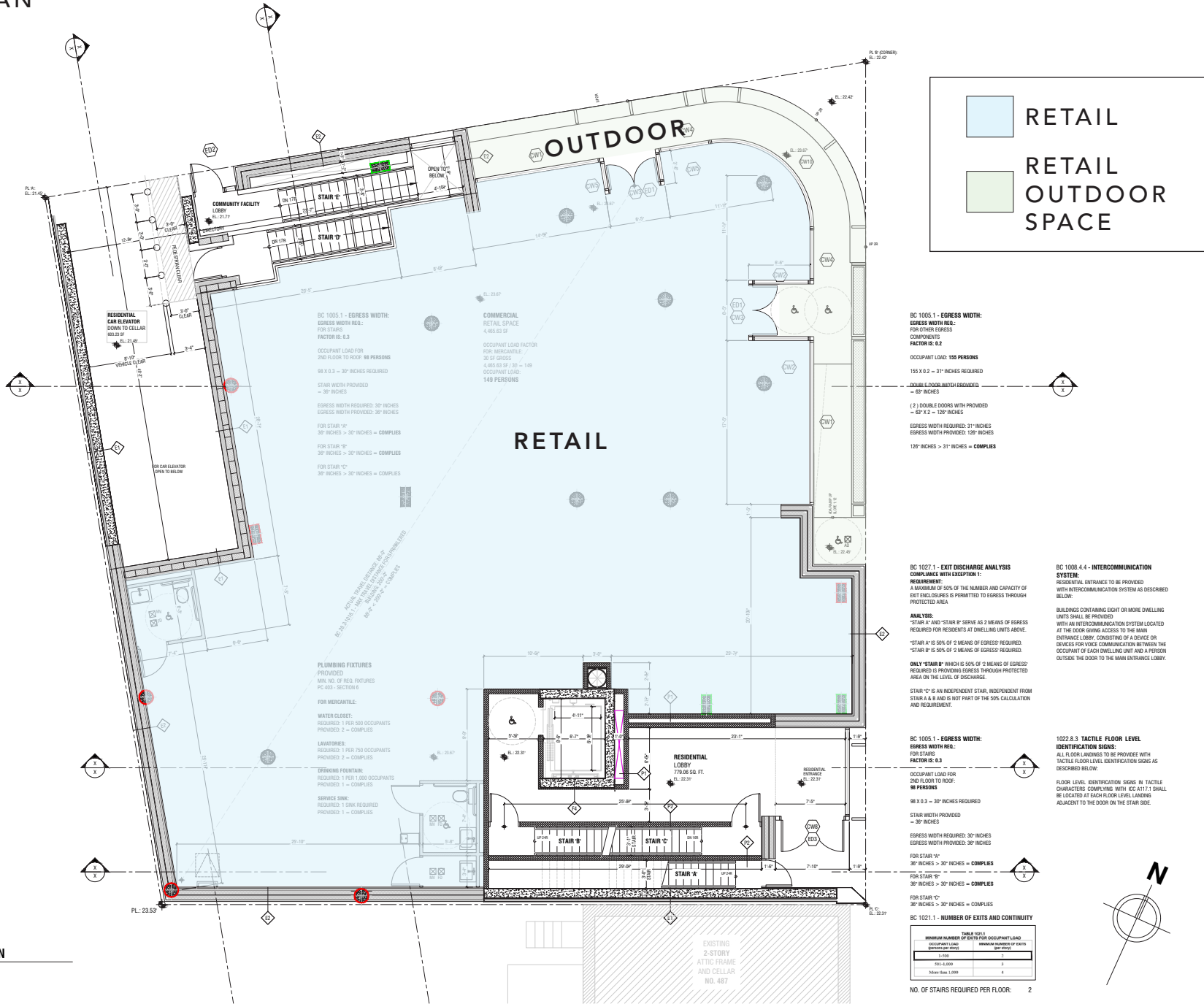
ASKING RENT
UPON REQUEST



NEW DEVELOPMENT
CREATE THE SPACE OF YOUR DREAMS
EXPECTED COMPLETION: MARCH 2025

*rendering

FLOOR PLAN



1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

LOCATION

GREENPOINT



MCCARREN PARK

WILLIAMSBURG



NEW DEVELOPMENT




- 61 N Henry Street
- 88 Herbert Street
- 183 McGuinness Blvd

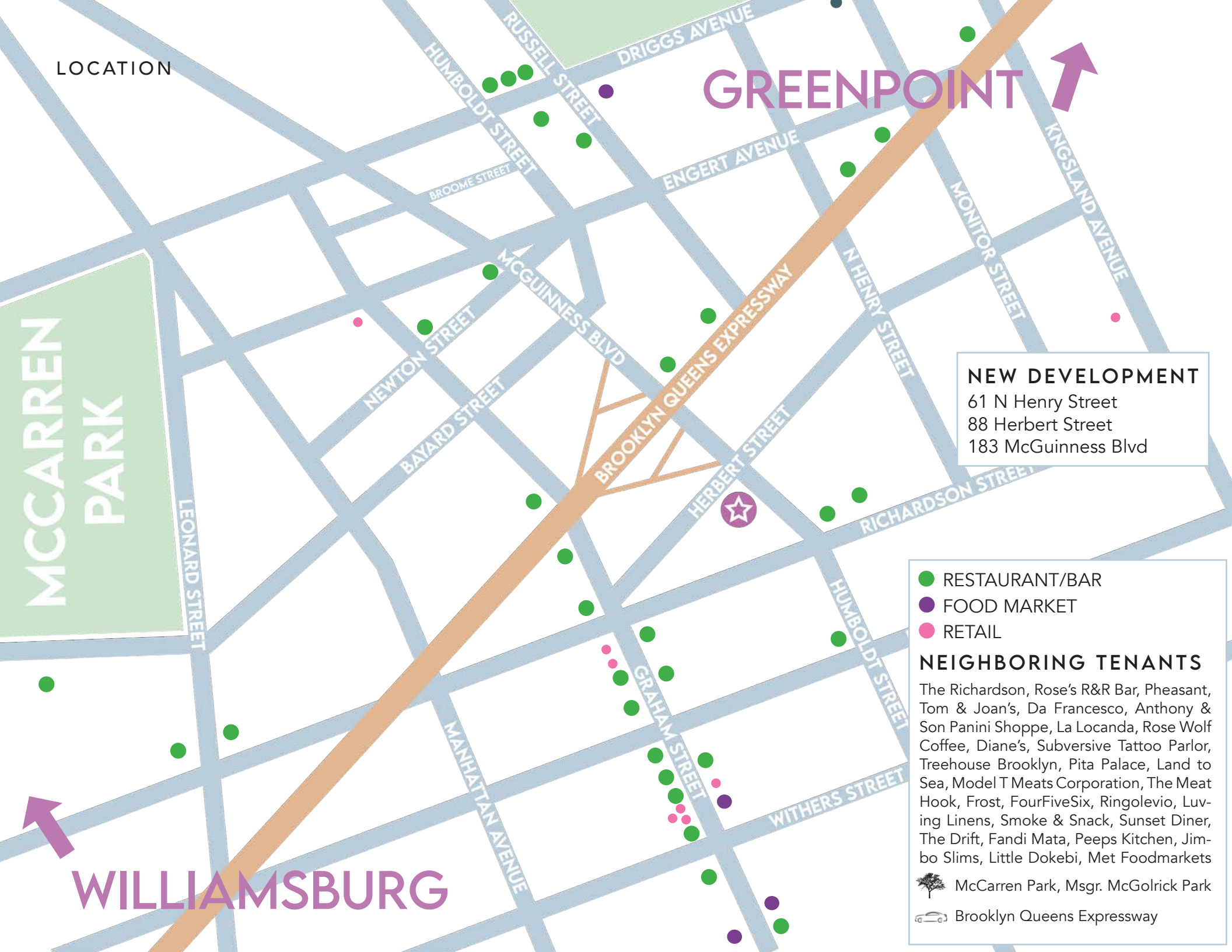
NEIGHBORING TENANTS

The Richardson, Rose's R&R Bar, Pheasant, Tom & Joan's, Da Francesco, Anthony & Son Panini Shoppe, La Locanda, Rose Wolf Coffee, Diane's, Subversive Tattoo Parlor, Treehouse Brooklyn, Pita Palace, Land to Sea, Model T Meats Corporation, The Meat Hook, Frost, FourFiveSix, Ringolevio, Luv-ing Linens, Smoke & Snack, Sunset Diner, The Drift, Fandi Mata, Peeps Kitchen, Jimbo Slims, Little Dokebi, Met Foodmarkets

 McCarren Park, Msgr. McGolrick Park

 Brooklyn Queens Expressway

-  RESTAURANT/BAR
-  FOOD MARKET
-  RETAIL



LOCATION

GREENPOINT | WILLIAMSBURG

Greenpoint and Williamsburg are two adjoining neighborhoods located in the northern part of Brooklyn, New York City. While they share some similarities, they also have distinct characteristics that set them apart.

Greenpoint is a neighborhood located in the northernmost part of the borough of Brooklyn in New York City. It is bound by the East River to the west, Newton Creek to the north, and the neighborhoods of Williamsburg and Bushwick to the south and east, respectively. In recent years, it has become increasingly popular with young professionals, artists, and creative types, thanks in part to its thriving waterfront and parks. Greenpoint is also home to many trendy cafes, bars, and restaurants, as well as cultural institutions like the Brooklyn Bazaar.

Williamsburg, on the other hand, has long been a hub for artists and musicians and is known for its vibrant arts and music scene. It has undergone significant gentrification in recent years and is now one of the trendiest and most sought-after neighborhoods in Brooklyn. Williamsburg is home to a wide range of restaurants, bars, and shops, as well as several music venues, art galleries, and theaters.

Both neighborhoods offer convenient transportation options, including several subway lines and bus routes, making it easy to get around the city. Additionally, they are both situated along the East River and offer beautiful waterfront views, as well as numerous parks and recreational activities. Overall, Greenpoint and Williamsburg are both diverse and dynamic neighborhoods that offer a unique blend of cultural, artistic, and recreational opportunities, making them popular destinations for both residents and visitors alike.





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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. Financials are a projection. Buyer must verify the information and bears all risk for any inaccuracies.