



RETAIL SPACES FOR LEASE


945 Bergen St

Brooklyn, NY 11238

AVAILABLE
SPACES

4

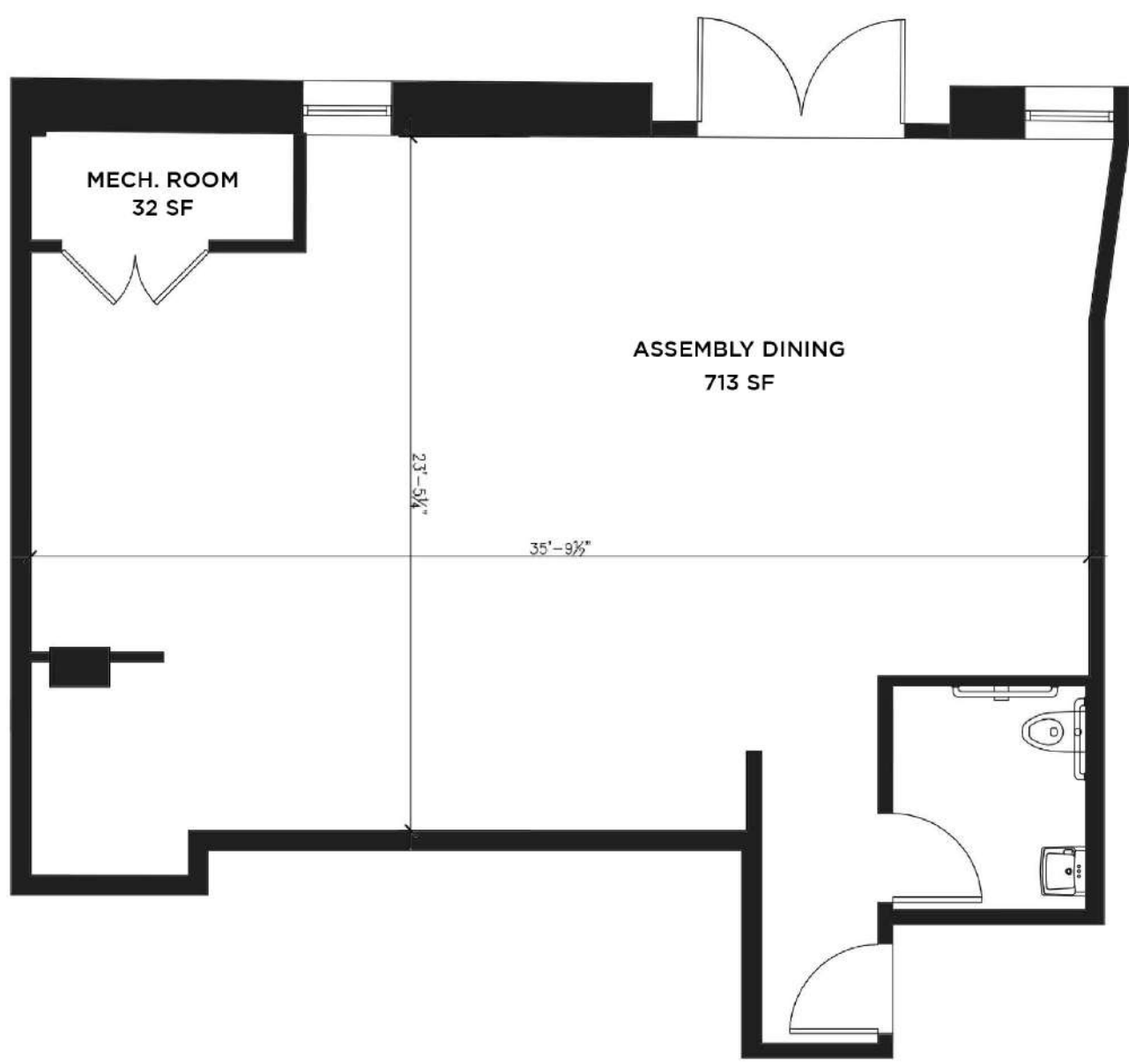
SPACE HIGHLIGHTS

1		DESCRIPTION
POSITION	Inline	<p>Located at 945 Bergen St in the heart of Brooklyn, this 713 square foot space offers a unique blend of modern and industrial charm. Featuring 12-foot ceilings with exposed beams, the unit creates an open, airy atmosphere perfect for a variety of businesses. Positioned inline with an entrance on Bergen St, the property provides convenient street access and excellent visibility.</p> <p>With two means of egress for added safety, this versatile space is both functional and stylish. Pricing is available upon request, making this an ideal opportunity for those looking to create a distinct and inviting environment for their business.</p> 
ENTRANCE	Bergen St	
SQUARE FOOTAGE	713 SQFT	
MEANS OF EGRESS	2	
CEILING HEIGHT	12 Ft	
ARCHITECTURAL DETAILS	Exposed Beams	
ASKING PRICE	Upon Request	View Listing

BROOKLYN, NY 11238

945 BERGEN ST

FLOORPLAN



BROOKLYN, NY 11238

945 BERGEN ST

GALLERY



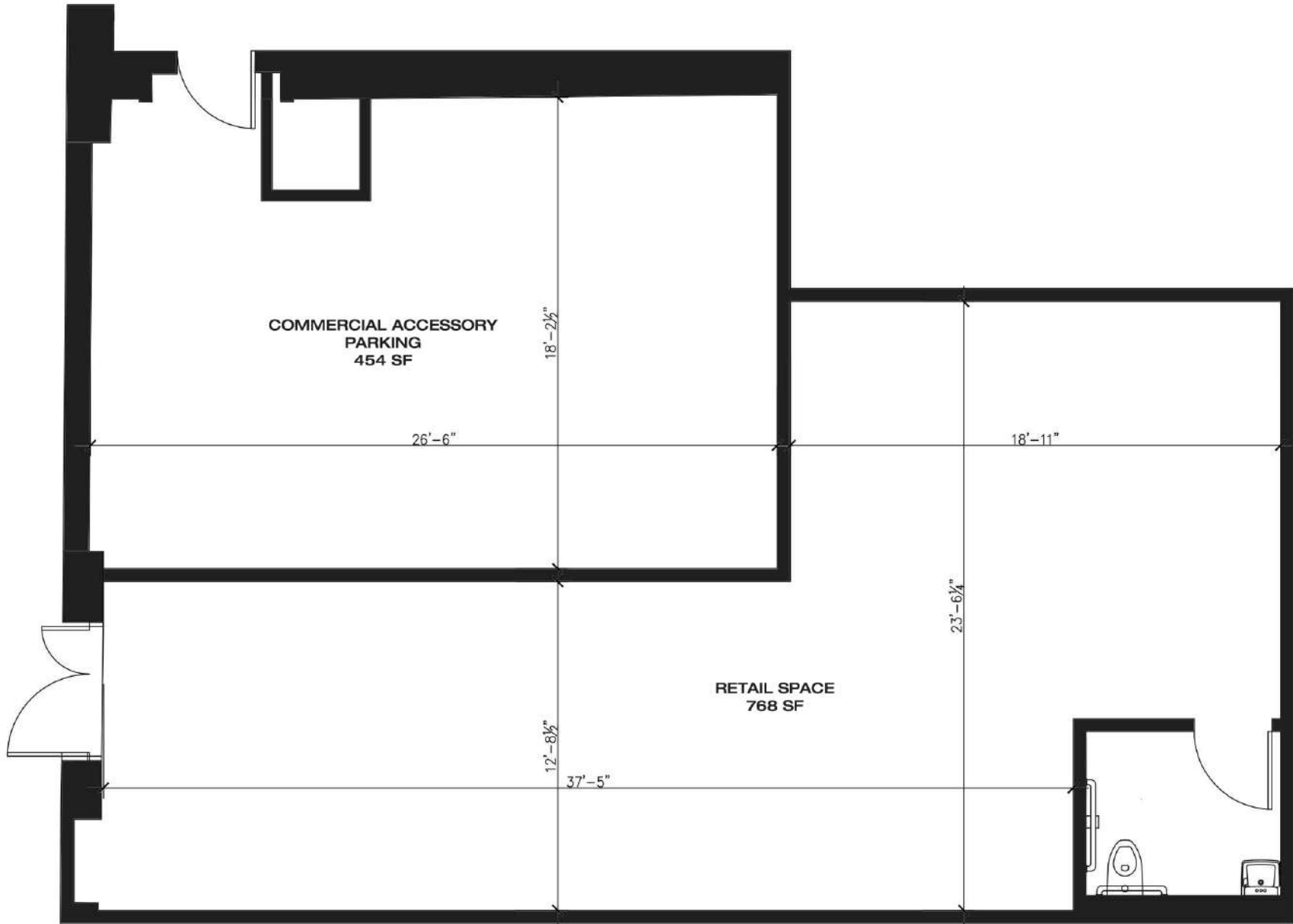
SPACE HIGHLIGHTS

2		DESCRIPTION
POSITION	Inline	<p>Located at 945 Bergen St in Brooklyn, this 1,222 square foot space offers a perfect balance of style and functionality. With 12-foot ceilings and exposed beams, the space has a modern industrial feel, ideal for businesses seeking a unique, open atmosphere. Positioned inline with direct street access from Bergen St, the unit enjoys excellent visibility and accessibility. Two means of egress provide added safety and compliance.</p> <p>This versatile space is perfect for a variety of uses, and pricing is available upon request, making it a prime opportunity for businesses looking to establish a distinctive and inviting presence.</p>  <p>View Listing</p>
ENTRANCE	Bergen St	
SQUARE FOOTAGE	1,222 SQFT	
MEANS OF EGRESS	2	
CEILING HEIGHT	12 Ft	
ARCHITECTURAL DETAILS	Exposed Beams	
ASKING PRICE	Upon Request	

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945 BERGEN ST

FLOORPLAN




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GALLERY



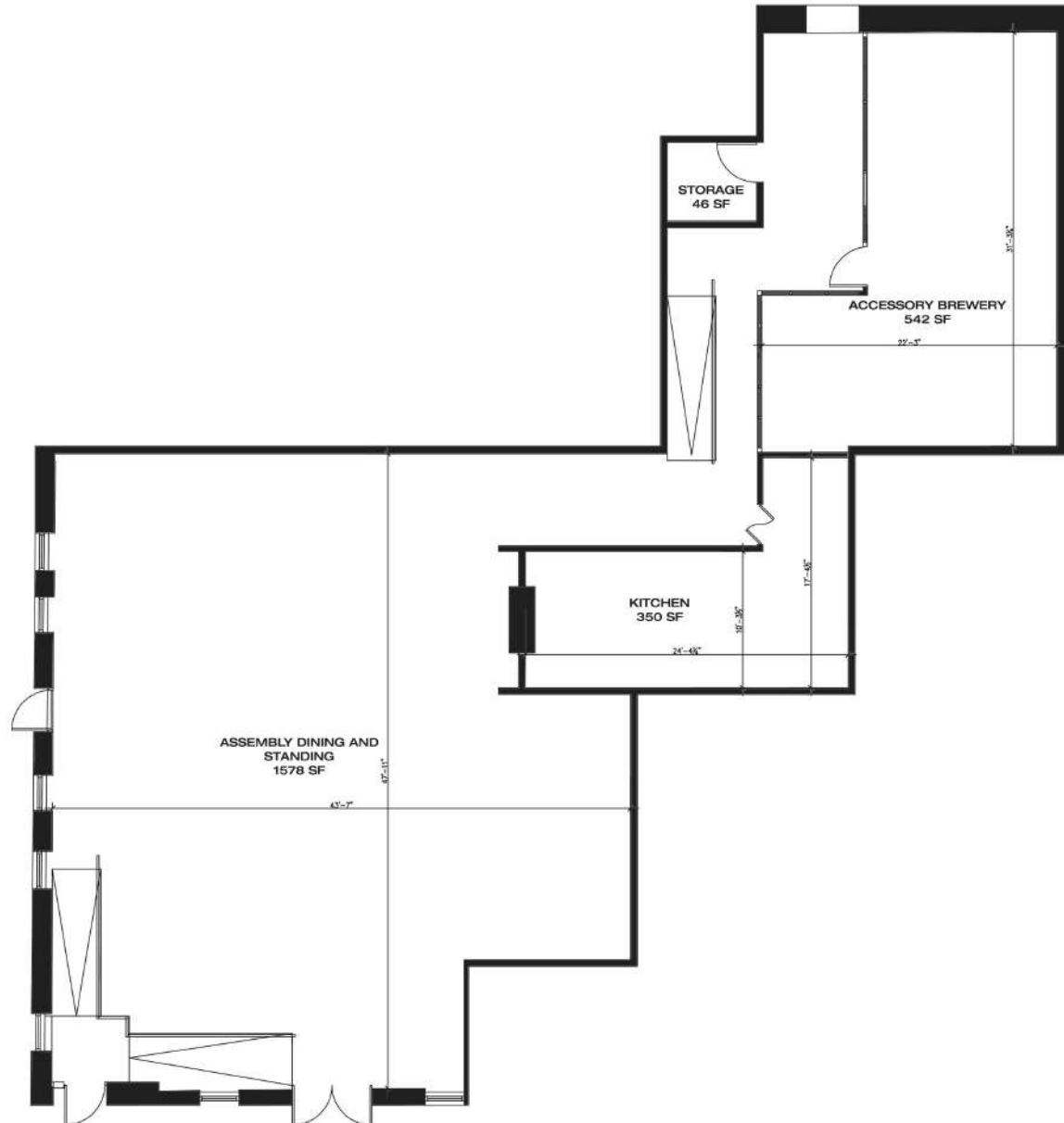
SPACE HIGHLIGHTS

3		DESCRIPTION
POSITION	Corner	<p>Located at a prime corner spot between Crown Heights and Bed-Stuy, this expansive 2,558 square foot space offers unmatched visibility and accessibility. With approximately 9-foot ceilings and ample natural light, the layout is designed to maximize every inch of space. The unit is ventable, making it ideal for a variety of business types, and basement access can be arranged for added storage or utility needs.</p> <p>Offering three means of egress for safety, this space is positioned near major transit lines, including the A, C, 2, 3, 4, and 5 trains at Franklin and Nostrand, ensuring easy accessibility for both customers and staff. Pricing is available upon request—don't miss this opportunity to secure a versatile and highly desirable location for your business.</p>  <p>View Listing</p>
SQUARE FOOTAGE	2558 SQFT	
CEILING HEIGHT	APPROX 9 FT	
VENTABLE	Yes	
MEANS OF EGRESS	3	
BASEMENT ACCESS	Can be arranged	
ASKING PRICE	Upon Request	

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945 BERGEN ST

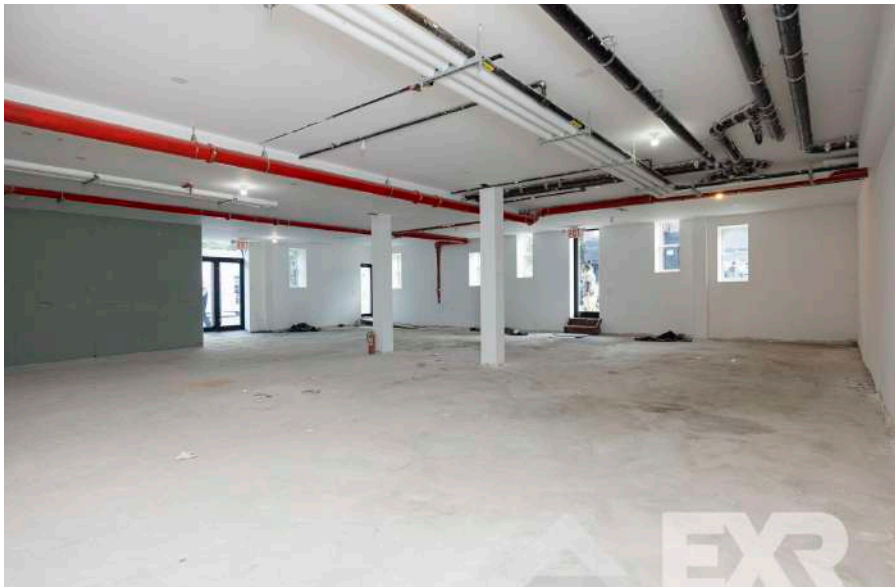
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945 BERGEN ST

GALLERY



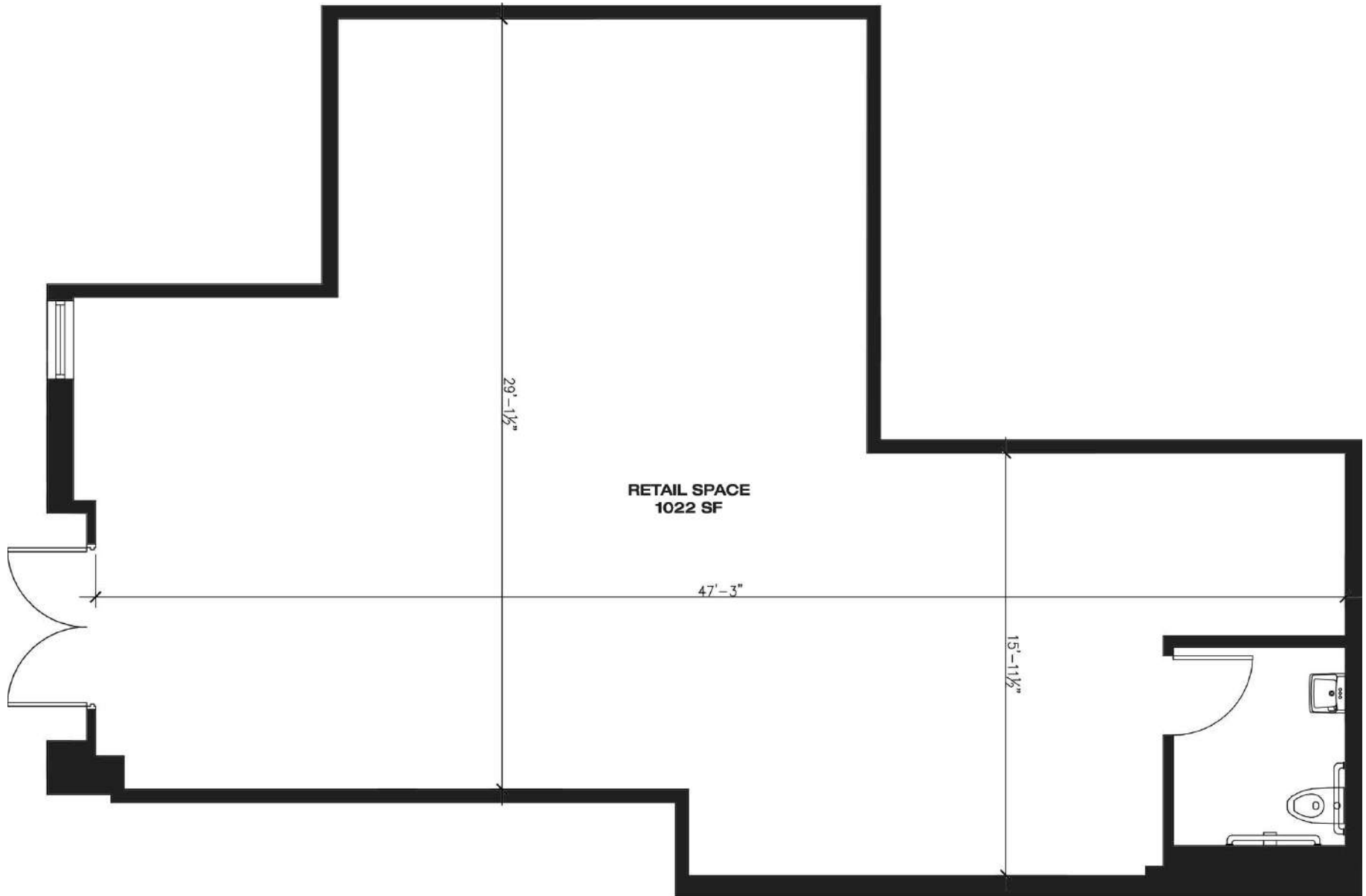
SPACE HIGHLIGHTS

4		DESCRIPTION
SQUARE FOOTAGE	1022 SQFT	<p>This 1,022 square foot space, located at the corner of Franklin and Bergen, offers an open and airy layout perfect for maximizing usable square footage. With approximately 9-foot ceilings, this fresh shell space provides the flexibility needed for a variety of business types. The space can also be combined with the adjacent corner unit to create a total of 3,600 square feet at this prime corner location.</p> <p>Access to a large basement is available, and onsite parking adds convenience for both customers and staff. Pricing is available upon request, making this an excellent opportunity for businesses seeking a versatile and customizable space.</p>
CEILING HEIGHT	9 FT	
BASEMENT ACCESS	YES	
VENTABLE	YES	
ASKING PRICE	Upon Request	 View Listing

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945 BERGEN ST

FLOORPLAN



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GALLERY



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945 BERGEN ST

NEIGHBORHOOD DEMOGRAPHICS



186,684

POPULATION (2023)
WITHIN 1-MILE
RADIUS



177,610

POPULATION (2028)
WITHIN 1-MILE
RADIUS



38 Yrs

AVERAGE
POPULATION
AGE



(5.38%)

PROJECTED
POPULATION
GROWTH '23-'28



\$90,121

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,864

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,4 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Word of Mouth
- Rialto Grande
- Black Milk Coffee and Crepe
- Luanne's Wild Ginger
- Gueros
- Neptune Diner II
- D'Antan
- Pasha Pizza
- The Crabby Shack
- Sushi Tatsu
- Friends and Lovers
- Endless Life Brewing
- Screamer's Pizzeria
- La'Mode BK
- FoodForNegus
- Prospect deli
- Brooklyn Deli
- Sweet Basil
- Kissa Kissa
- Dean Deli Grocery

TRANSPORTATION

- 5 Min Walk at Park Place NY-MTA Subway (S Line) (0.9 mi)
- 5 Min Walk at Franklin Ave NY- MTA Subway (A,C,S Line) (0.6 mi)
- 8 Min Walk at Franklin Ave NY- MTA Subway (2,3,4,5 Line) (0.9 mi)
- 10 Min Walk at Botanic Garden NY-MTA Subway (1.1 mi)
- 10 Min Walk at Nostrand Ave NY- MTA Subway (A,C Line) (1.0 mi)



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CONTACT



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