



# 36 INDIA STREET

A MODERN LANDMARK IN GREENPOINT

Highly visible retail space at the base of a striking new residential development on one of the neighborhood's most dynamic corners.



Visibility. Access. Momentum.

# 4,000 NEW UNITS

## THE CATALYST

Delivered in the immediate area over the past two years—the second-highest total in New York City.

## THE POSITION

A flagship presence on the high-traffic intersection of West Street and India Street.

## THE CONNECTIVITY

Effortless links via the Greenpoint Ferry Terminal and the G train at Greenpoint Avenue.



**4,218 SF**

3,195 SF Ground Floor | 1,023 SF Basement

**213 FT**

Expansive Wraparound Frontage

**13 FT**

Soaring Ceiling Heights

Flexible layouts providing a rare platform to create a true destination in the heart of the neighborhood.



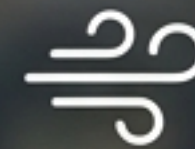
## WHITEBOX DELIVERED

A CLEAN, MODERN SHELL READY FOR IMMEDIATE ARCHITECTURAL CUSTOMIZATION.



## GAS CONNECTION

PRE-INSTALLED ACTIVE GAS LINES READY FOR IMMEDIATE HIGH-OUTPUT CULINARY USE.



## FULLY VENTED

PREMIUM ROOFTOP VENTING INFRASTRUCTURE ALREADY SECURED FOR HEAVY F&B OPERATIONS.

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IMMEDIATE VIABILITY FOR FOOD & BEVERAGE OPERATORS, LIFESTYLE BUSINESSES, AND SPECIALTY GROCERS.

# The Greenpoint Fabric

## OLD WORLD MEETS NEW WAVE

Long-standing Polish bakeries and shops sit alongside destination coffee, cocktail bars, and chef-driven concepts.



## UNPARALLELED ACCESS

Steps from Greenpoint Landing, NYC Ferry at India Street, Citi Bike, and the Pulaski/Kosciuszko bridges.

## WEEKEND MAGNET

Waterfront parks, a growing esplanade, and postcard views consistently draw a reliable weekend crowd from wider Brooklyn and Manhattan.

# The Purchasing Power

HOUSEHOLD INCOME

**\$149,251**

Highly Affluent Baseline

POPULATION BASE

**80,328**

Growing Residential Density

MEDIAN AGE

**37.6 YEARS**

Prime Consumer Demographic

Analytical Insight: Customer expectations skew premium. Quality ingredients, thoughtful design, and reliable service are rewarded with high loyalty and larger basket sizes.

# A Year-Round, Balanced Demand Profile



## DAYTIME

**AUDIENCE:** PROFESSIONALS, YOUNG FAMILIES, AND LOCAL PRODUCTION STUDIO CREWS.

**FORMATS:** PERFECT FOR COFFEE-TO-COCKTAILS, BAKERY-PLUS-MARKET, AND SPECIALTY GROCERY.



## EVENING

**AUDIENCE:** NEIGHBORHOOD REGULARS AND DESTINATION VISITORS PLANNING AROUND DINNER AND RIVER VIEWS.

**UNDERSERVED OPPORTUNITIES:** LATE-NIGHT DESSERT, ROBUST PREPARED OPTIONS, AND FAMILY-FRIENDLY FAST-CASUAL.



# Greenpoint's Best Restaurant Opportunity

**DAVID GREEN**

Dgreen@ksrny.com  
516-320-0260

**ALBERT SALAMEH**

asalameh@ksrny.com  
646-944-0797

**ALBERT HALAWANI**

ahalawani@ksrny.com  
347-204-6578