

54

FRANKLIN STREET

GREENPOINT, NY

CAFÉ LUMIÈRE

WILLOW & CO.

GREENPOINT BROOKLYN

**PREMIER RETAIL &
RESTAURANT OPPORTUNITY**

ksr



A FLAGSHIP PRESENCE

in Greenpoint, Brooklyn

REPOSITIONED ASSET WITH AN EFFICIENT LAYOUT AND UPGRADED INFRASTRUCTURE THROUGHOUT. THE SPACE OFFERS EXPANSIVE FRONTAGE, EXCELLENT SIGNAGE OPPORTUNITIES, AND A STRONG STREET PRESENCE IN ONE OF THE NEIGHBORHOOD'S MOST ACTIVE RETAIL CORRIDORS.



PROPERTY HIGHLIGHTS

- Extensive linear frontage spanning the block
- Historic window bays providing exceptional natural light
- Bright floor plates enhanced by expansive window lines
- Significant street-level presence with immediate occupancy potential
- Ideal environment for experiential retail, luxury, and lifestyle concepts

LOCATION

54 Franklin Street
Corner of Banker and Franklin Street

SIZE

Ground Floor: 4,100 SF
Second Floor: 4,100 SF
Basement: 4,100 SF

FRONTAGE

185' wraparound

CEILING HEIGHT

Ground Floor: 14'
Second Floor: 13'
Basement: 10'

POSSESSION

Immediate

ASKING RENT

Upon Request

TRANSPORTATION

Subway: **L** **G** | MTA BUS: **B43**

54 FRANKLIN STREET

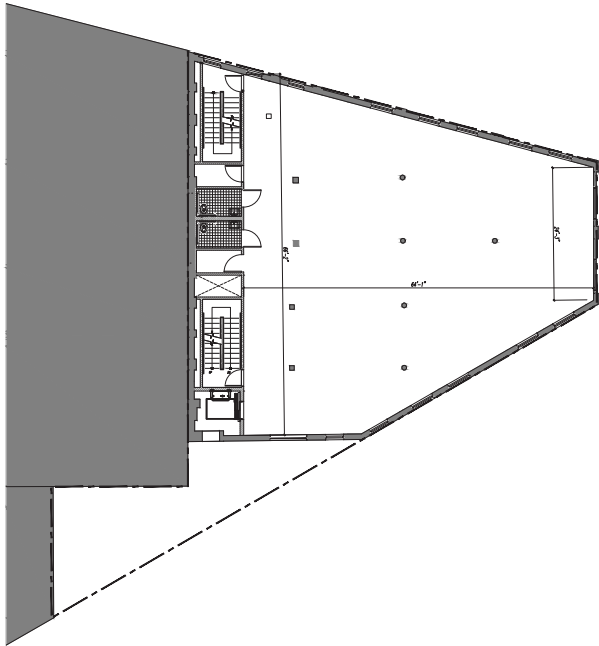
GREENPOINT, NY



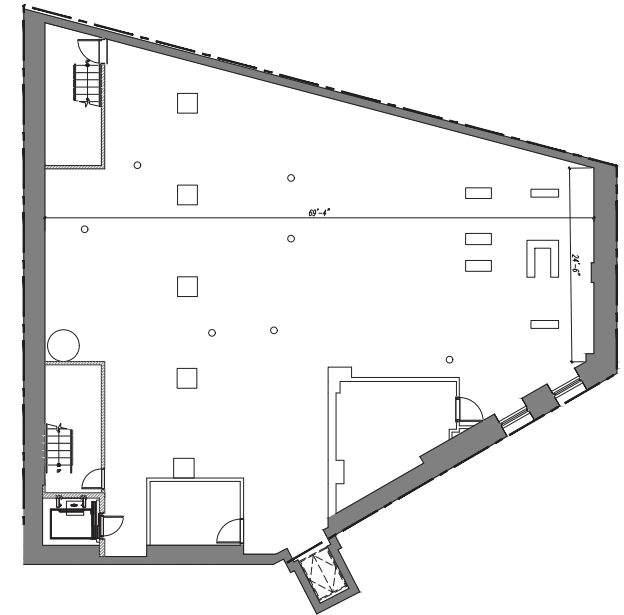
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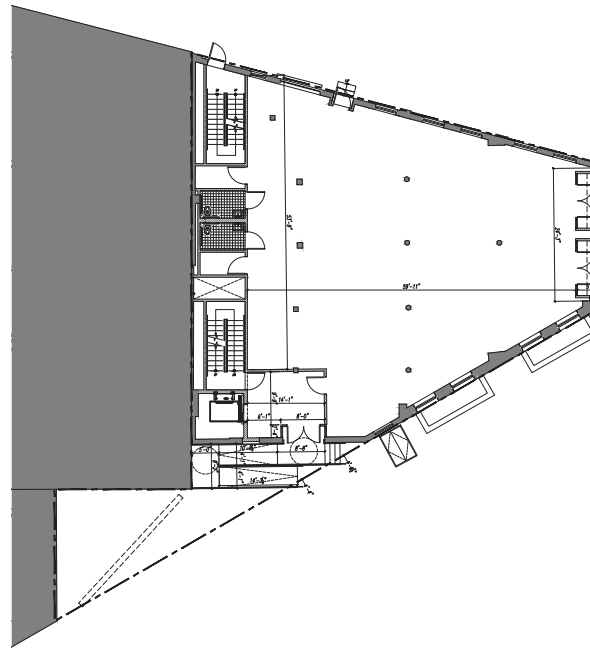
FLOOR PLAN ARCHITECTURE & SCALABILITY



Second Floor:
4,100 SF
Flexible Footprint



Basement:
4,100 SF
Extensive lower-level volume for operational support or expanded brand experience



Ground Floor:
4,100 SF
Primary retail/hospitality activation zone
Maximum street visibility





THE DIMENSIONS OF SCALE

12,300 SF

Total Across Three Floors

(4,100 Ground · 4,100 Lower · 4,100 Second)

185 FT

Of Commanding Frontage

IMMEDIATE

Possession

UNPRECEDENTED LOCAL WEALTH

\$2,200,000

Median Greenpoint Home Price

Up 48.6% Year-Over-Year

\$1,780 PSF

Median Closing Price

Up 12.4% Year-Over-Year

#1 In Brooklyn

Greenpoint Leads The Borough In New
Development Closings

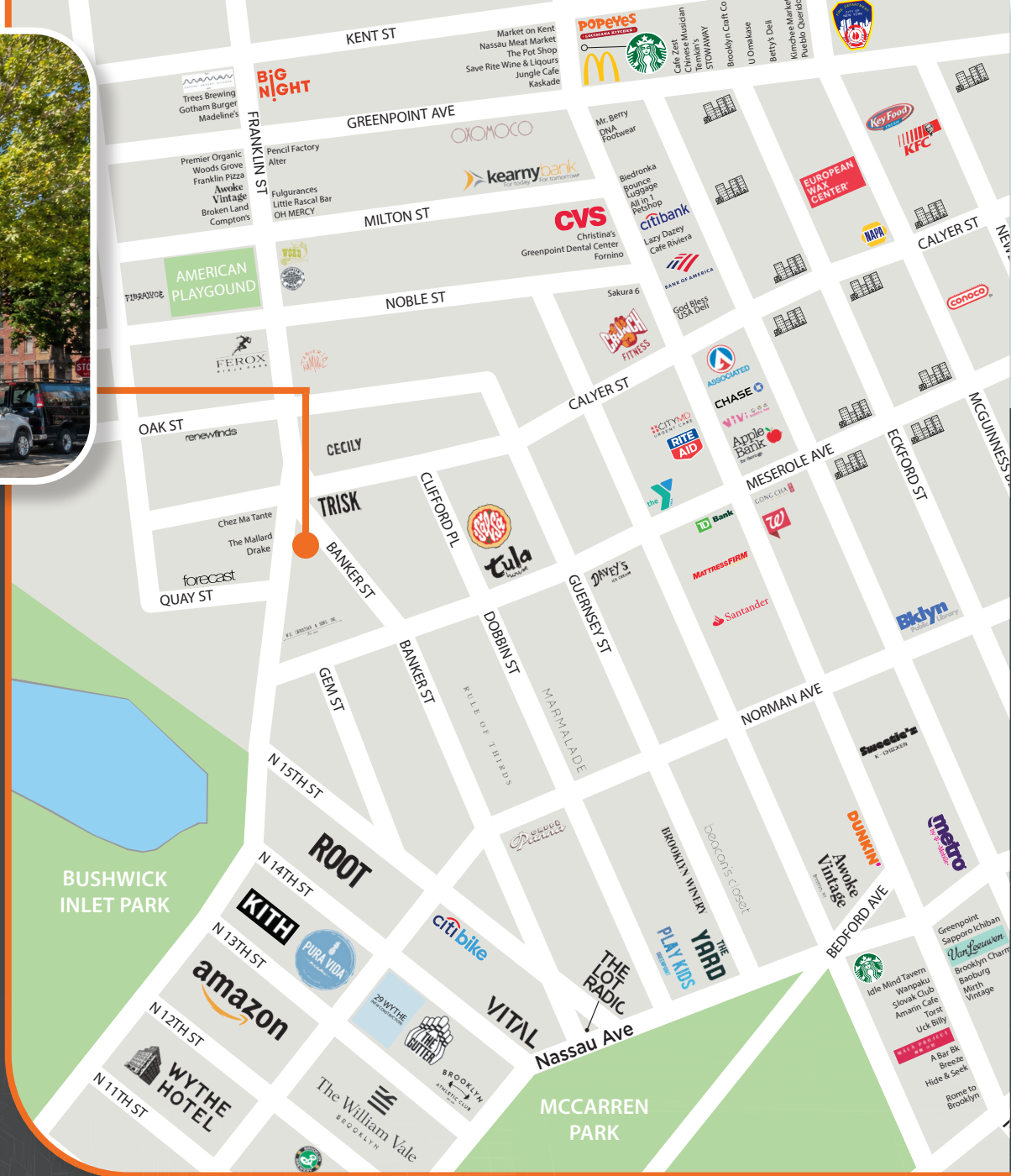


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GREENPOINT, NY

Positioned along one of Greenpoint's most prominent corridors, 54 Franklin sits at the center of the neighborhood's rapid residential growth, evolving retail landscape, and rising cultural influence. Its scale, prominent corner presence, and proximity to major new developments create a rare flagship opportunity for an operator to establish a defining presence in an increasingly affluent, design-driven market.

As national retailers, destination dining, and luxury residential projects continue reshaping the area, 54 Franklin offers the chance not only to benefit from Greenpoint's momentum, but to become one of its landmark commercial anchors.



54 FRANKLIN STREET

GREENPOINT, NY

THE BEST CORNER IN GREENPOINT

BANKER STREET

FRANKLIN STREET



THE ONLY WAY THROUGH

Every vehicle and every pedestrian must pass through this location to access Williamsburg.

3 SIDES | 270° EXPOSURE



INCOMING TRAFFIC



UNMATCHED VISIBILITY



PEDESTRIAN TRAFFIC

TO WILLIAMSBURG



A FLAGSHIP DINING OPPORTUNITY IN THE HEART OF GREENPOINT



1. Synergistic Neighborhood Co-Tenancy

Positioned among Greenpoint's growing collection of destination dining, boutique fitness, luxury residential developments, and lifestyle-driven retailers, 54 Franklin benefits from a built-in ecosystem of affluent, experience-oriented consumers.

2. High-Demand Demographics

Tap into a dense and growing population of affluent Greenpoint residents, creative professionals, and high-income newcomers actively seeking elevated dining and hospitality experiences.

3. Prime Foot Traffic & Visibility

Benefit from strong daily foot traffic and exceptional corner visibility driven by affluent locals, waterfront visitors, and Greenpoint's rapidly expanding residential community.





IDEAL FOR WELLNESS AND FITNESS CONCEPTS

1. Synergistic Neighborhood Co-Tenancy

Positioned between Greenpoint and Williamsburg, 54 Franklin is surrounded by boutique fitness, wellness, luxury residential, and lifestyle-driven retail — offering direct access to an affluent, health-conscious consumer base.

3. Prime Foot Traffic & Visibility

Benefit from strong daily foot traffic and exceptional corner visibility driven by affluent locals, waterfront visitors, and Greenpoint's rapidly expanding residential community.



2. High-Demand Demographics

Tap into a growing base of affluent Greenpoint residents, creative professionals, and wellness-focused consumers actively seeking premium fitness, recovery, and lifestyle experiences.



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GREENPOINT, NY

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