

BROOKLYN

NEW YORK

THE

JEFFERSON

455

JEFFERSON STREET

BUSHWICK RETAIL

FOR MORE INFORMATION, PLEASE CONTACT:

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 **CUSHMAN &
WAKEFIELD**

RETAIL

Ground Floor A	4,125 SF
Ground Floor B	4,485 SF
Ground Floor C	1,025 SF

TOTAL 9,635 SF

**POSSESSION
IMMEDIATE**

ASKING RENT UPON REQUEST **LEASE TYPE DIRECT**

DEMOGRAPHICS

POPULATION	1 MILE RADIUS
2022 Projection	120,351
2017 Estimate	115,921
2010 Census	108,840
Growth 2017-2022	3.82 %
Growth 2010-2017	3.82 %

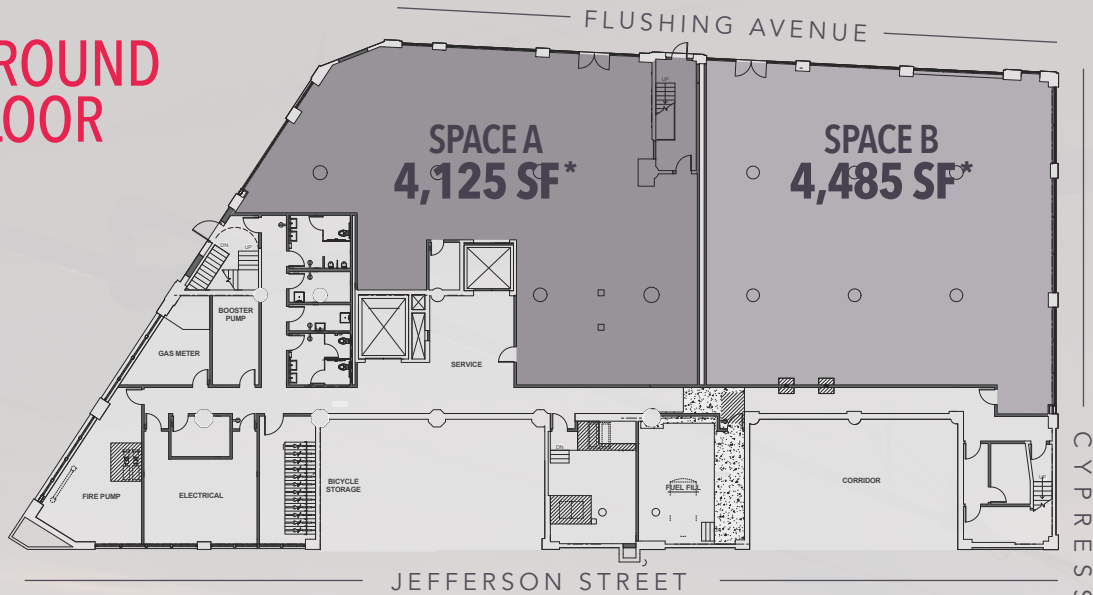
PROPERTY HIGHLIGHTS

- > Prominent Building in trendy Bushwick, Brooklyn.
- > Base retail in approx. 125,000 SF of office space.
- > All retail delivered White Boxed with sprinklers and HVAC.
- > Three ideal retail opportunities and layout.
- > Brand new glass storefronts with expansive frontage and signage opportunities.
- > Perfect opportunity for cafes, gyms, and specialized retailers.
- > Walking distance to notable retailers like Artichoke Pizza, SEAWOLF, Mission Chinese, Roberta's, House Of Yes, City of Saints Coffee, and ICHIRAN.
- > Bushwick voted one of the coolest neighborhoods in America.

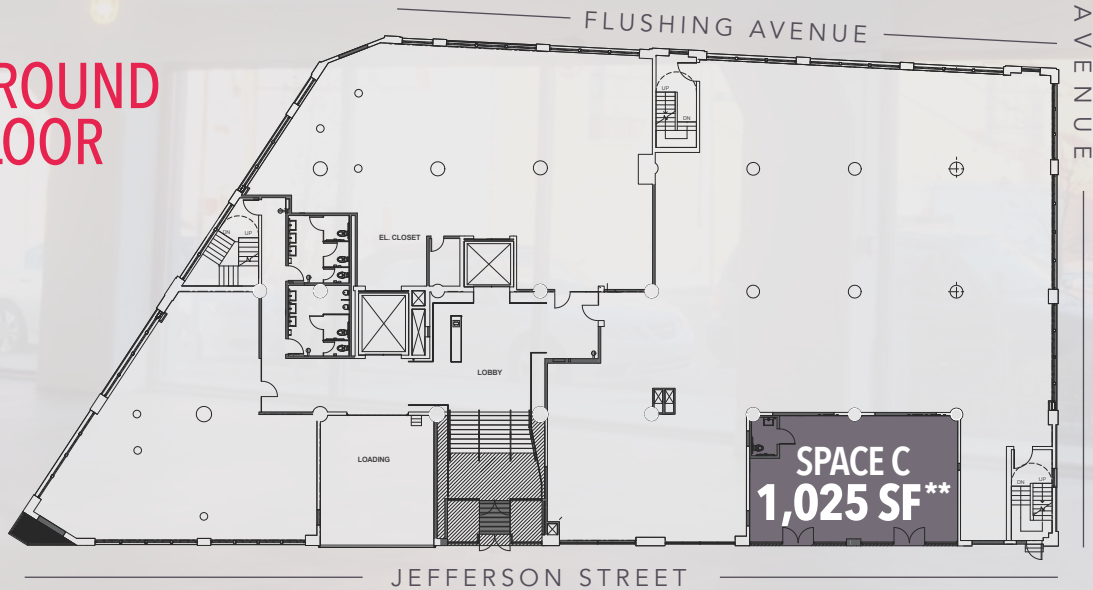
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GROUND FLOOR



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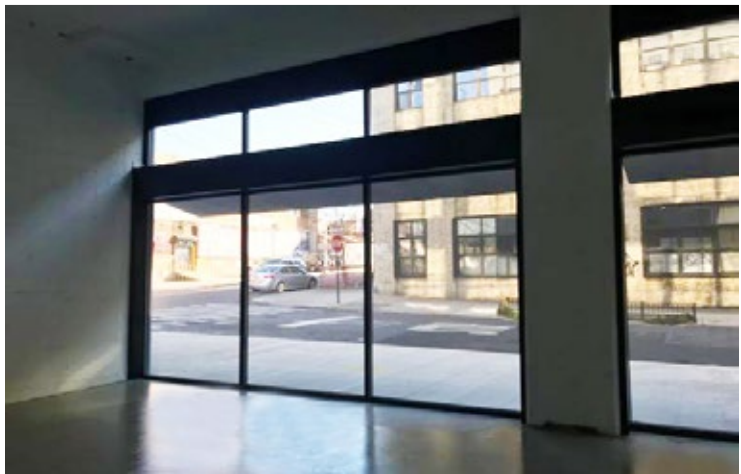


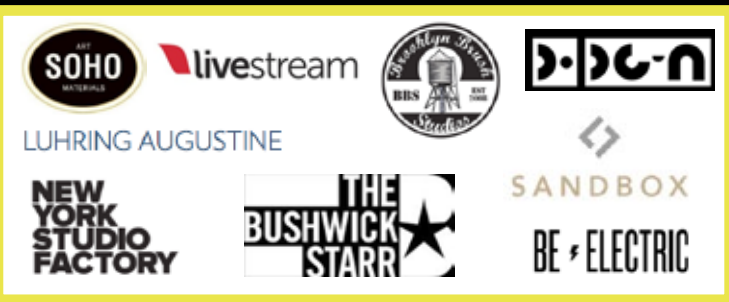
* Spaces A&B can be combined on Flushing Avenue
** Spaces C (Cafe Space) - column free + 15.5' ceiling heights



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- RETAIL KEY**
- Restaurant / Cafe
 - Nightlife
 - Apparel / Fitness
 - Creative / Art

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