



THE RETAIL AT
33 FRANKLIN STREET
GREENPOINT, BROOKLYN



VIDEO TOUR



VIRTUAL TOUR

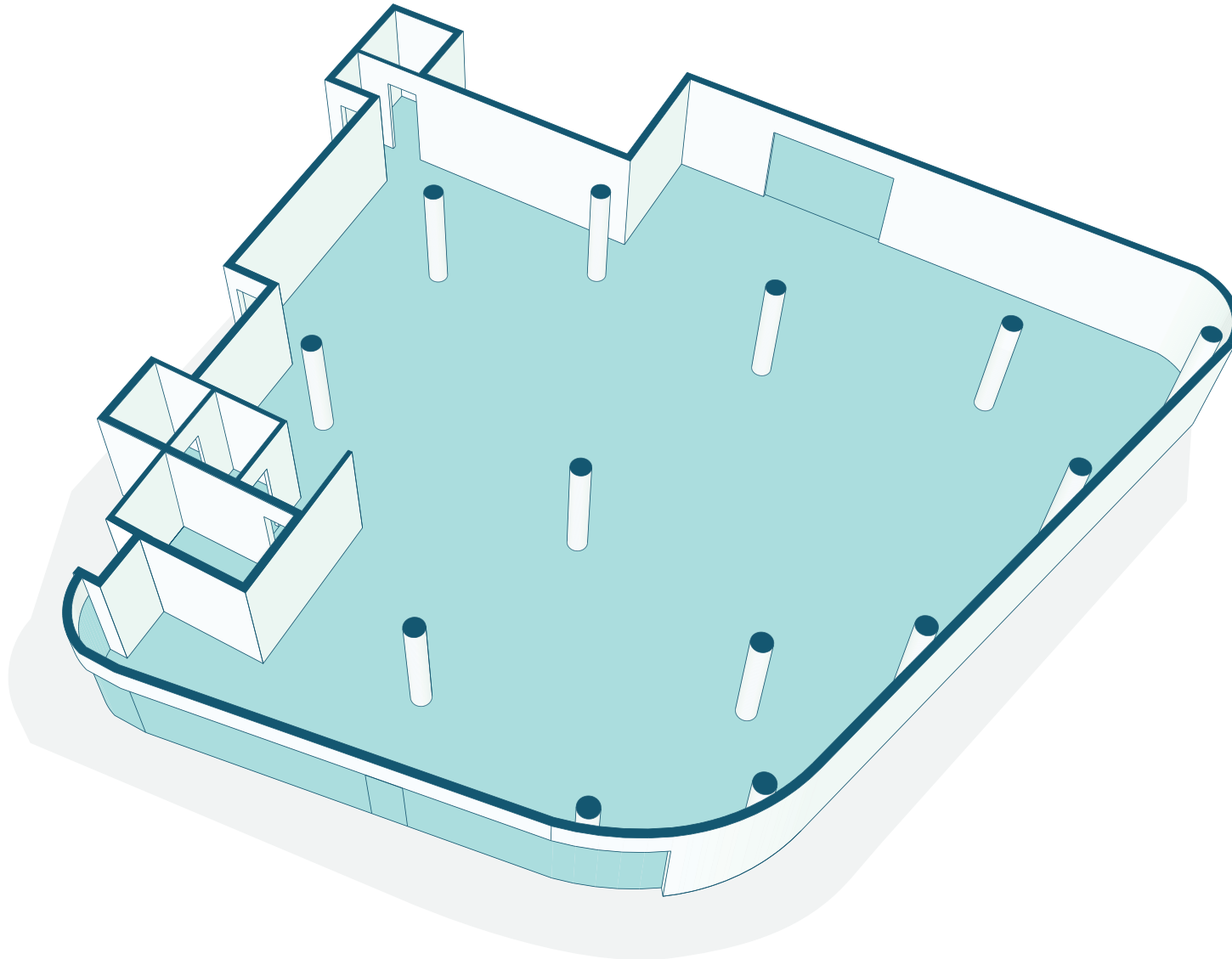
SPACE HIGHLIGHTS

SPACES		GROUND LEVEL
AVAILABLE SPACES	1,549 - 5,694 SF	DESCRIPTION New Development on Greenpoint's Bushwick Inlet with divisible Retail for-lease. Can be vented for a river-front restaurant/bar with Outdoor area. Delivers in Summer 2023.
LOCATION	Franklin St & Quay St	
CEILING HEIGHT	12 FT	
FRONTAGE	125 FT	
ZONING	M1-2 R6B	HIGHLIGHTS <ul style="list-style-type: none">• Perfect for Flagship Food & Beverage use• Can also be subdivided, up to 3 separate spaces• Designed with Venting in-mind• Private Outdoor Space• High Ceilings
DIMENSIONS	80' x 65'	
OCCUPANCY	Immediate	
ASKING PRICE	\$75-\$85 PSF	

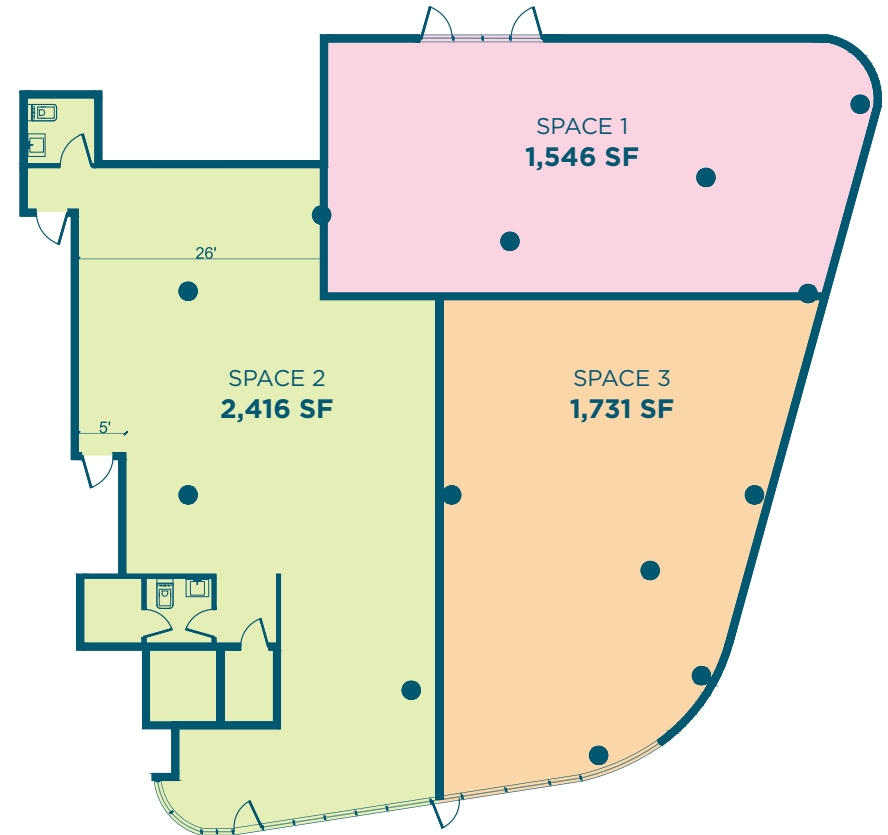
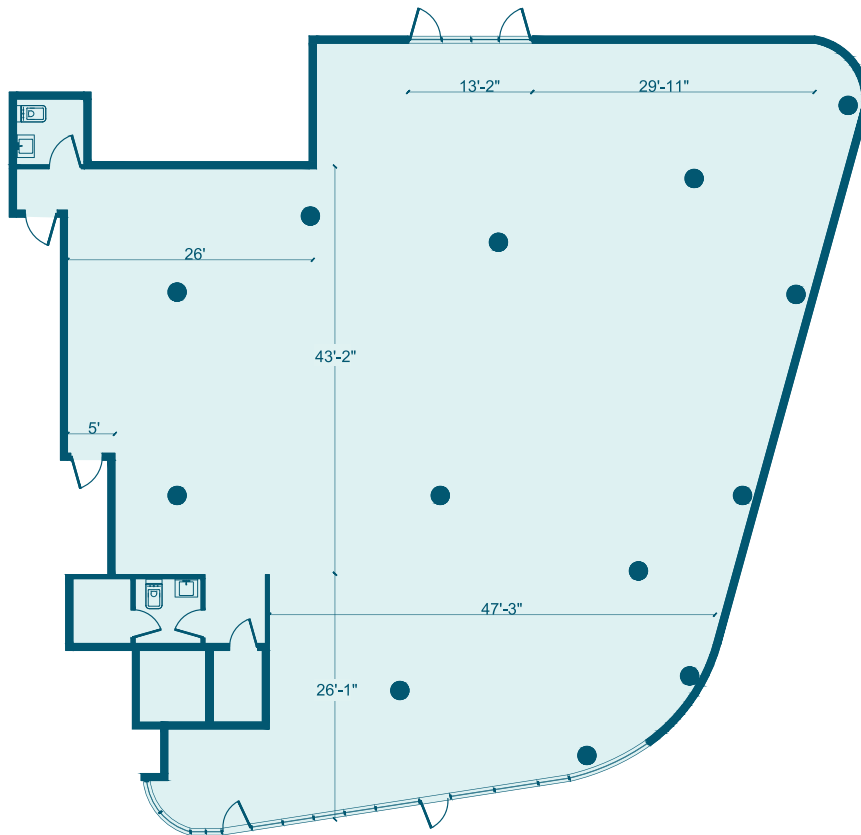
GREENPOINT BROOKLYN

33 FRANKLIN STREET

FLOORPLANS & DETAILS



FLOORPLANS & DETAILS



Potential Subdivisions

*All SQFT calculations are approximation used for marketing purposes.

GREENPOINT BROOKLYN

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GALLERY



GREENPOINT BROOKLYN

GALLERY

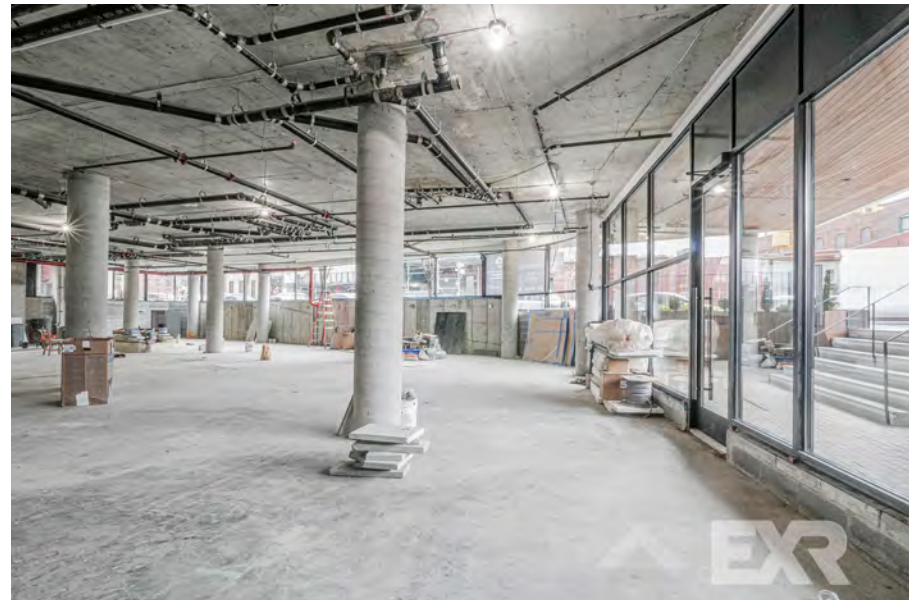
33 FRANKLIN STREET



GREENPOINT BROOKLYN

GALLERY

33 FRANKLIN STREET



NEIGHBORHOOD DEMOGRAPHICS



87,606

POPULATION
WITHIN 1-MILE
RADIUS



37.70 Yrs

AVERAGE
POPULATION
AGE



29.27%

POPULATION
GROWTH
SINCE 2010



\$139,997

AVERAGE HHI
WITHIN 12-MILE
RADIUS



5,128

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.9 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

GREENPOINT BROOKLYN

33 FRANKLIN STREET

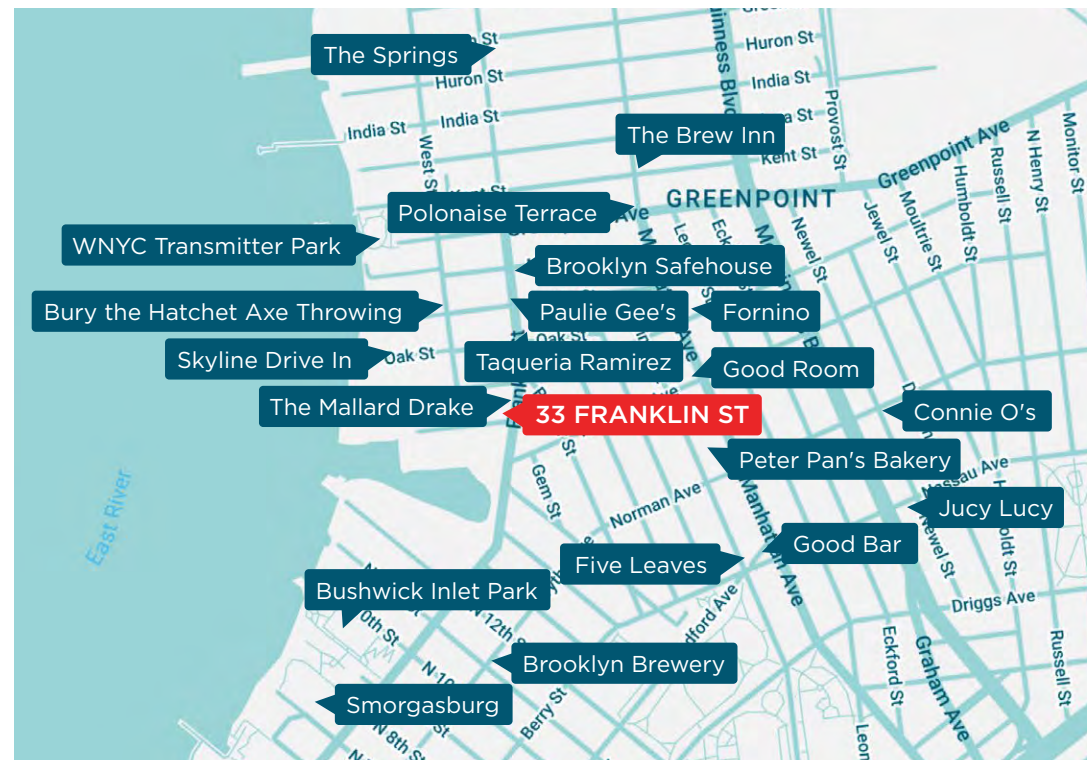
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Brooklyn Safehouse,
The Mallard Drake,
Jucy Lucy,
Taqueria Ramirez,
WNYC Transmitter Park,
Paulie Gee's,
Bury the Hatchet Axe Throwing,
Skyline Drive In,
The Springs,
Good Room,
Good Bar,
Bushwick Inlet Park,
The Brew Inn,
Five Leaves,
Peter Pan's Bakery,
Connie O's,
Polonaise Terrace,
Smorgasburg,
Brooklyn Brewery (2024),
Fornino

TRANSPORTATION

12 Min Walk at Flushing Avenue (0.6 mi)
16 Min Walk at Myrtle-Willoughby Avenues (0.8 mi)
16 Min Walk at Classon Avenue (0.8 mi)
16 Min Walk at Bedford-Nostrand Avenues (0.8 mi)
18 Min Walk at Hewes Street (0.9 mi)



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