

PRESENTING

1WSQ

1 WILLOUGHBY SQUARE

BROOKLYN, NY 11201

**PRIME RETAIL LOCATION
ADJACENT TO CITYPOINT, BROOKLYN'S
PREMIER SHOPPING DESTINATION**

ONE

WILLOUGHBY SQUARE
DOWNTOWN BROOKLYN



CONCEPTUAL RENDERING

SIZE (OPTION A):

FULL SPACE:

Ground Floor - 3,400 SF
Selling Lower Level - 7,000 SF

SIZE (OPTION B):

SPACE A

Ground Floor - 2,500 SF

SPACE B:

Ground Floor - 900 SF
Selling Lower Level - 7,000 SF

FRONTAGE:

46'

CEILING HEIGHTS:

Ground Floor - 17' 6"
Selling Lower Level - 14' 10"

POSSESSION:

Immediate

TRANSPORTATION:

2 3 4 5 A C B D F N Q R W

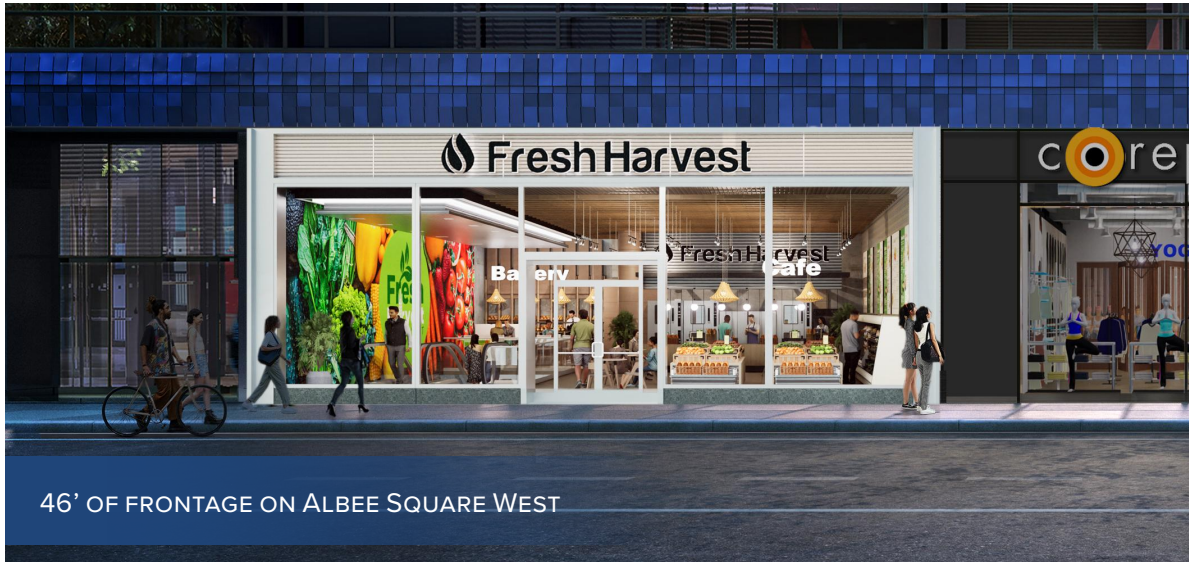
HIGHLIGHTS:

- **Directly Across from City Point – One of NYC's Top Shopping & Dining Destinations**
- **Massive billboard signage providing an excellent branding opportunity with high visibility**
- **Ideal for Retail, Fitness, Medical, Experiential use**
- **Surrounded by NYU, LIU, and a ton of New Residential Towers**
- **Heavy foot & vehicle traffic**
- **Neighboring Tenants**
Primark, Sephora, Casper Wellness, City Point Shopping Center, Spear PT, Trader Joe's, One Medical, DIG, My Gym, Van Leeuwen, K Pot, All in Anime

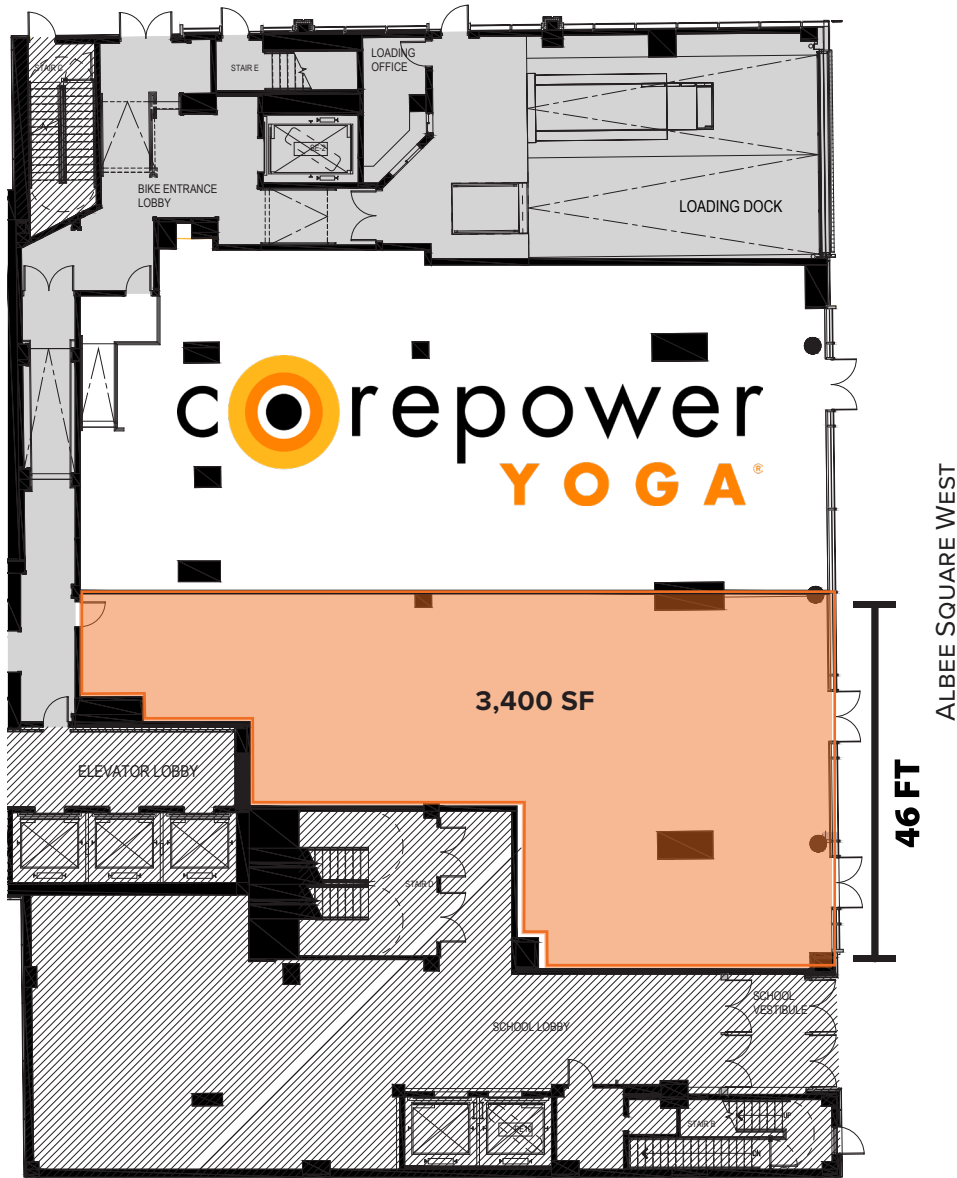
AREA MAP:



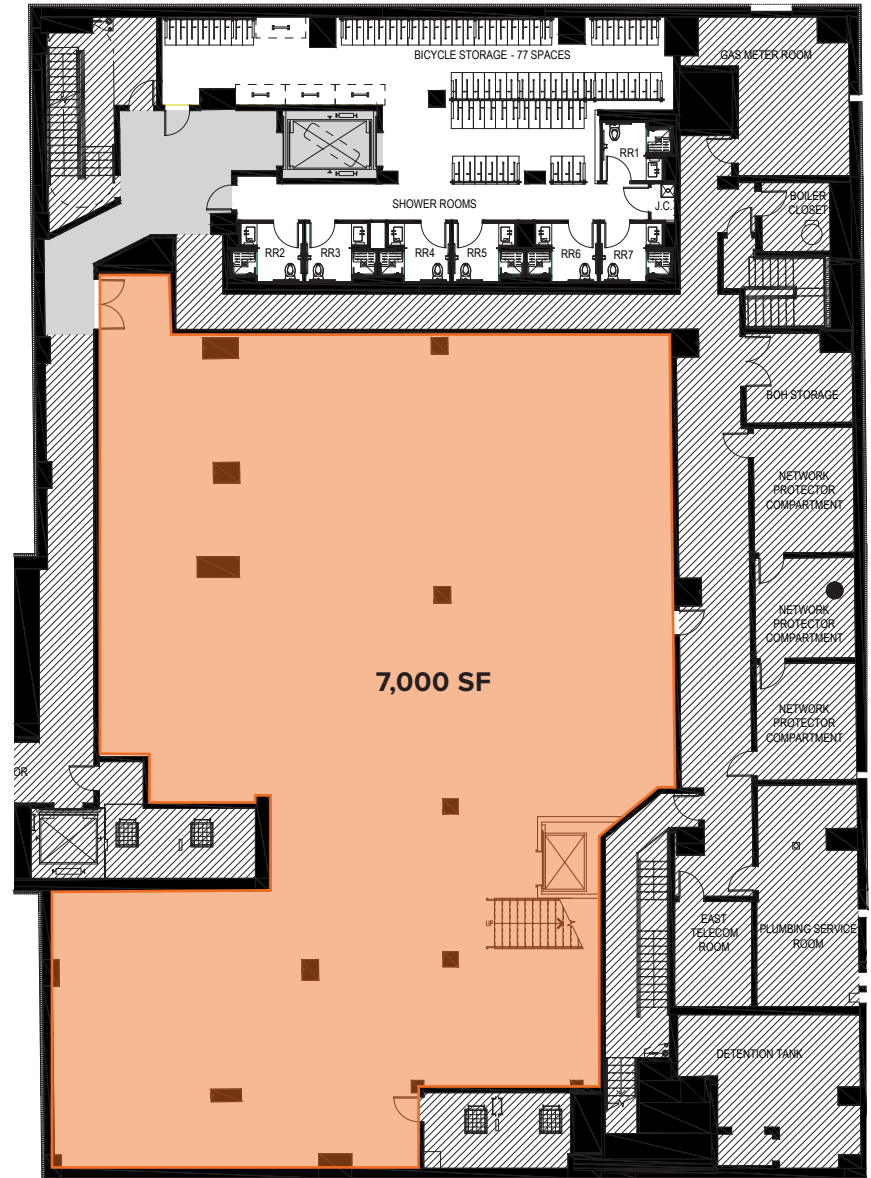
CONCEPTUAL RENDERINGS
DIVISION OPTION A



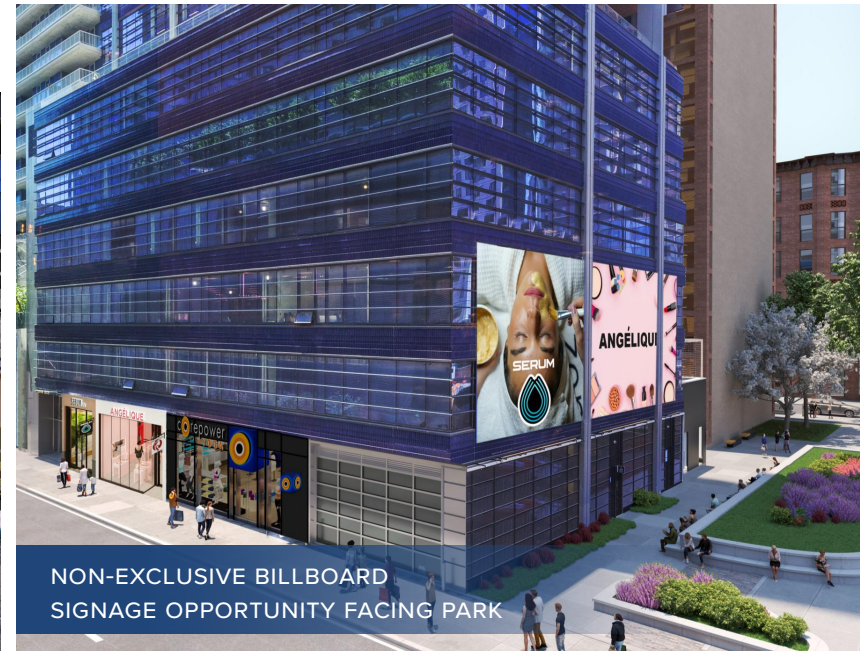
FLOOR PLANS - OPTION A
GROUND FLOOR



LOWER LEVEL



CONCEPTUAL RENDERINGS
DIVISION OPTION B



EXCLUSIVE ENTRANCES ON ALBEE SQUARE W.
ADJACENT TO COREPOWER YOGA BK FLAGSHIP





BICYCLE STORAGE - 77 SPACES

SHOWER ROOMS

RR1, RR2, RR3, RR4, RR5, RR6, RR7, J.C.

SPACE B
7,000 SF

GAS METER ROOM

BOILER CLOSET

BOH STORAGE

NETWORK PROTECTOR COMPARTMENT

NETWORK PROTECTOR COMPARTMENT

NETWORK PROTECTOR COMPARTMENT

EAST TELECOM ROOM

PLUMBING SERVICE ROOM

DETENTION TANK

RESIDENTIAL STATISTICS

23,000+

New housing units constructed since 2004
(78% are rentals)

8,600+

New housing units under construction + planned

4,800 +

New affordable housing units constructed since 2004 (20% of total units built)

35%

of Downtown Brooklyn's housing units were completed in the past 5 years (2020-2024)

81%

of all new housing units since 2004 are rentals

65,000+

Total Population

16.5%

Population Growth since 2018
(more than 3x the rate of NYC)

2.0

Average household size

77%

of residents have a Bachelor's Graduate or Professional Degree

35,000

Total university students enrolled in Downtown Brooklyn (full * & part time)

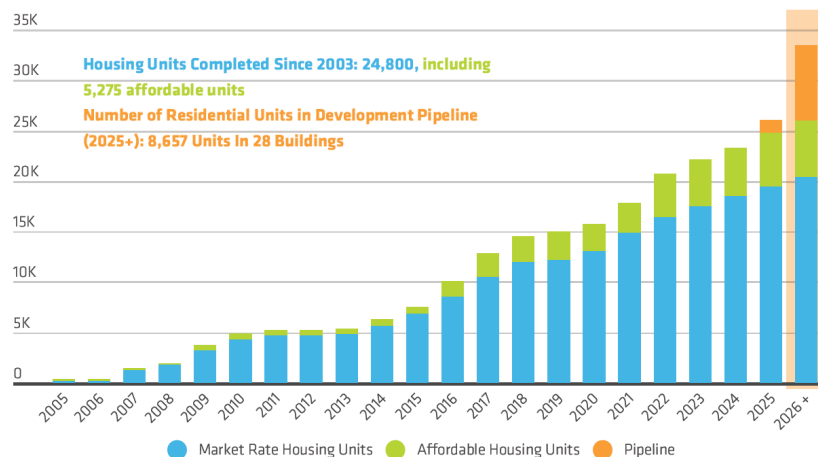
23%

Residents are foreign born

\$156,977

Median household income

RESIDENTIAL DEVELOPMENT BY YEAR



RETAIL STATISTICS

245+

Restaurants + bars
(including over 30 vendors in food halls)

60%

of all retail businesses are locally-owned rather than national chains

\$4.4 Billion

Estimated disposable income of residents living in Downtown Brooklyn

\$1.7 Billion

Estimated Downtown Brooklyn Sales volume in 2022



ONE

WILLOUGHBY SQUARE

DOWNTOWN BROOKLYN

FOR MORE INFORMATION,
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REALTY

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