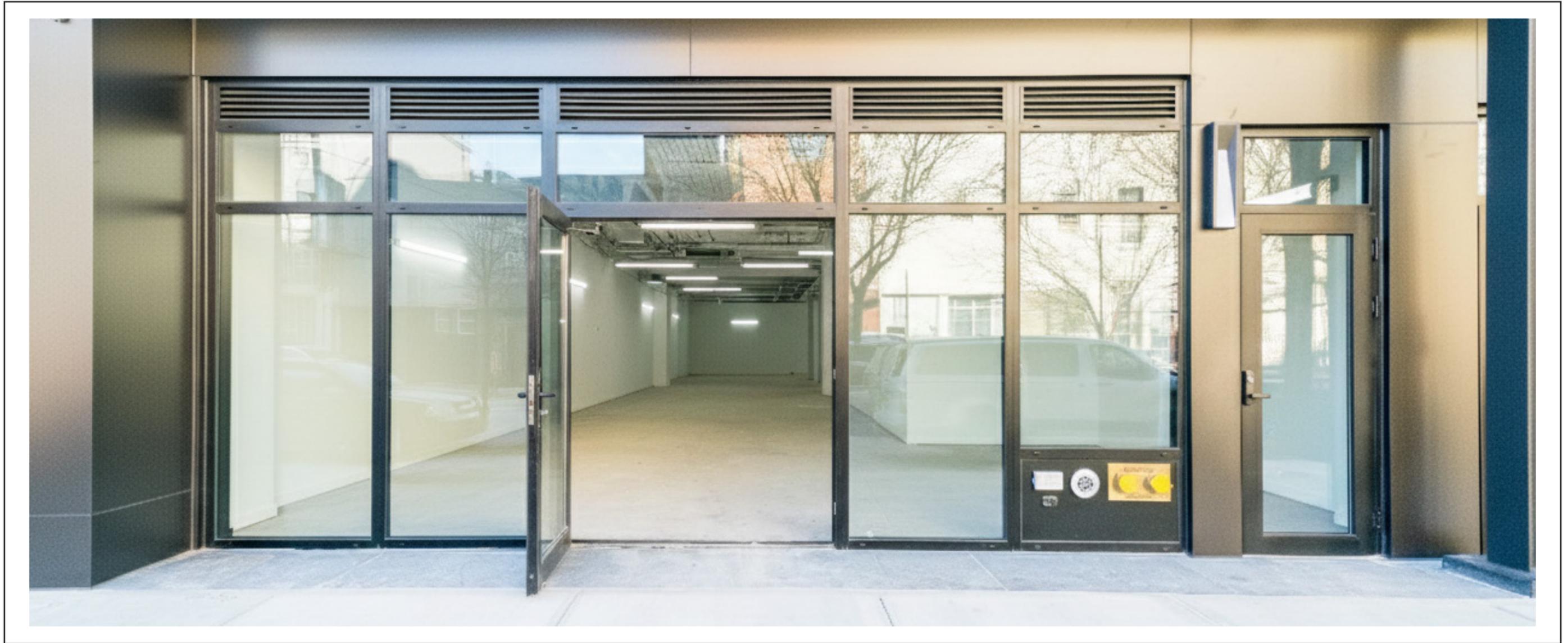


COMPASS



196 Stanhope Street, #Retail, Brooklyn, NY 11237

Build-to-Suit Retail Condominium For Sale or Lease

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196 Stanhope Street, #Retail, Brooklyn, New York, 11237

Square Feet (Above Grade) 5,452 SF (2,880 SF)

Space Dimensions 39.5' x 98'

Frontage 25'



Property Overview

Compass has been retained on an exclusive basis to facilitate the sale or lease of the retail unit at 196 Stanhope Street, a new development condominium located in the heart of Bushwick. This ground-floor retail condo presents an exceptional opportunity for end-users or investors to secure a highly visible storefront in one of Brooklyn’s most dynamic and vibrant corridors.

Situated steps from the L and M lines with strong pedestrian activity and surrounded by cafes, boutiques, galleries, and neighborhood amenities, the space features 13’ ceilings, 25’ of frontage that expands to 40’ wide and 97’ deep, and would ideal for a variety of uses. For end-users, the sponsor will build out the unit to suit your business, while investors can project an immediate 7%+ return based upon the \$65-\$75/SF+ retail rents along this thriving commercial corridor that is sure to continue appreciating over time.

With limited retail inventory in newly developed mixed-use buildings and growing demand from local operators, this is a rare opportunity to establish a presence in a neighborhood defined by creativity, connectivity, and ongoing investment.

Feel free to reach out to May Ling at 417-684-0391 / horne.team@compass.com with any questions, to set up a showing, or to make an offer.

**Build-to
Suit**

**13’
Ceilings**

**For Sale or
Lease**

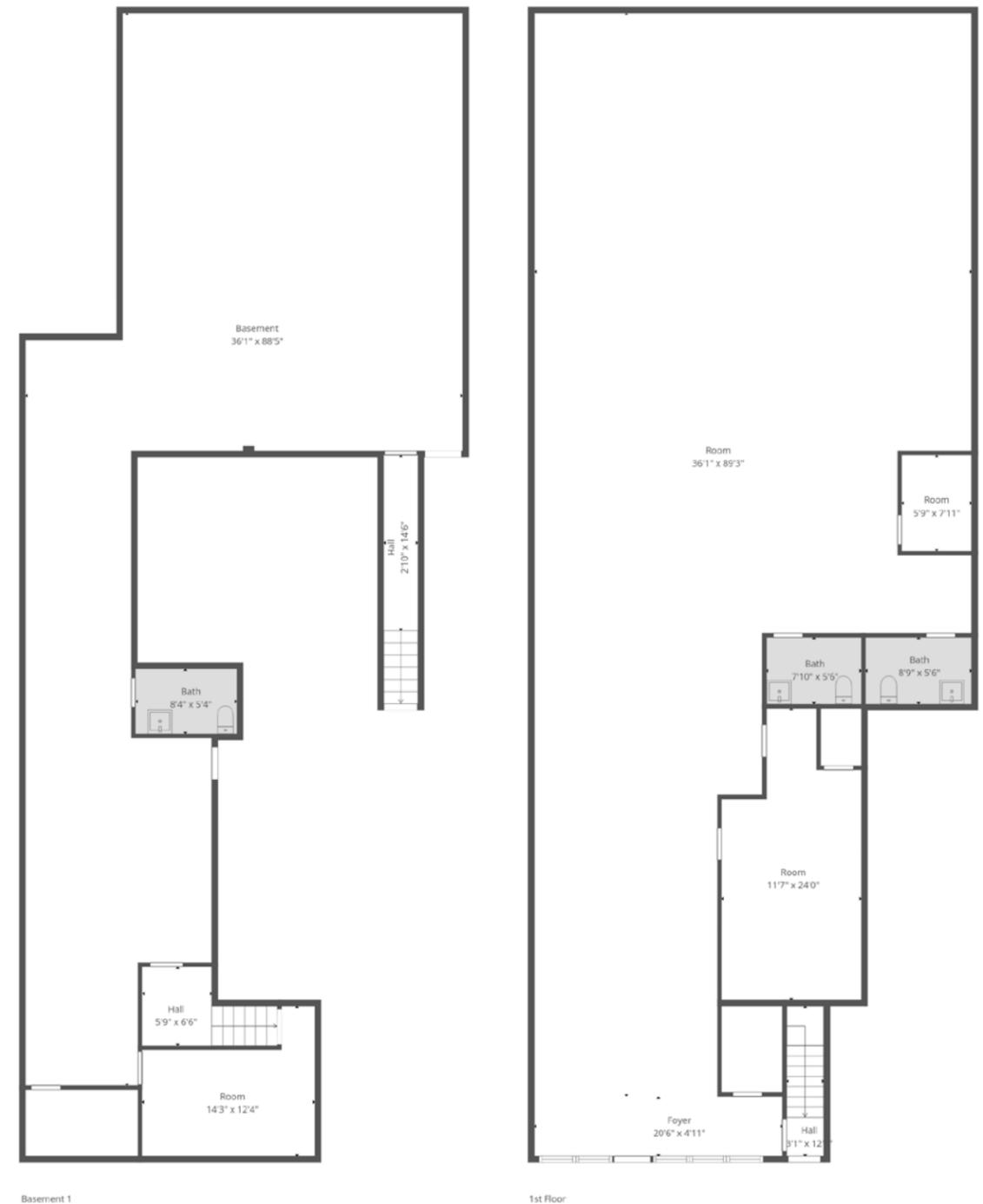
**New
Development**

**\$70/SF + Rents
in the Area**

Prime Bushwick
Location Near
Knickerbocker Ave

**Projected
7+ Cap**

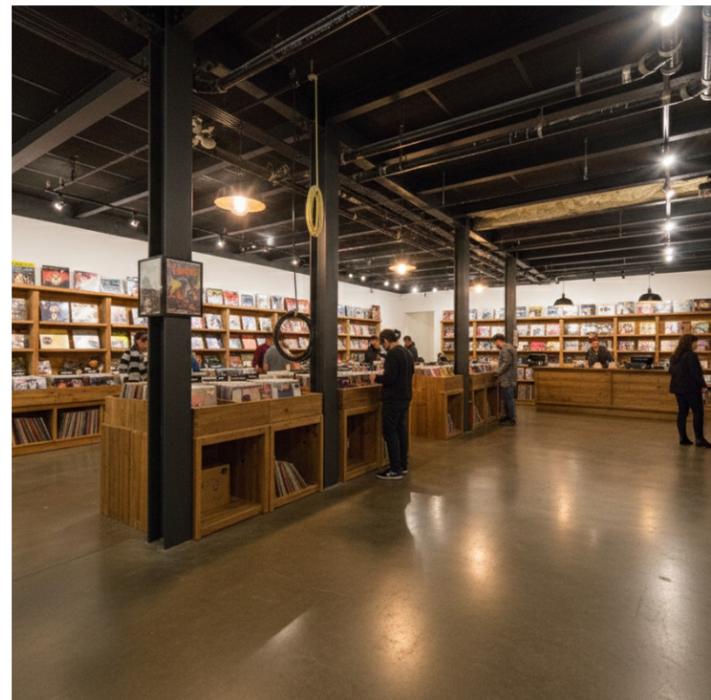
Retail Condo / Floor Plan

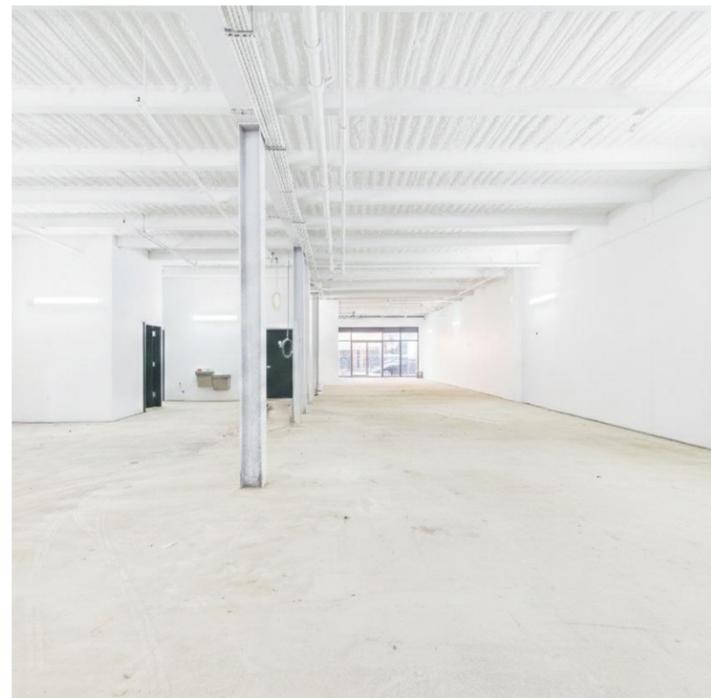
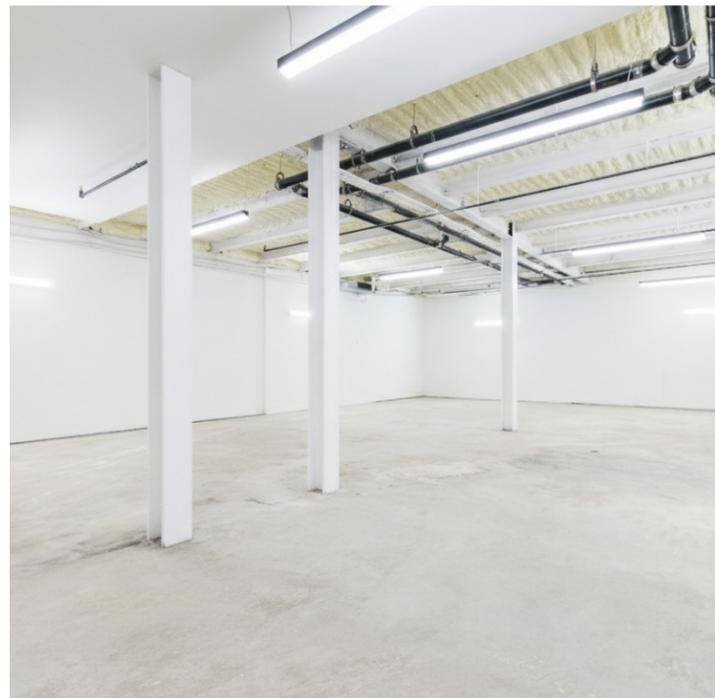


Various Use Options Available



Interior Rendering Photos





196 Stanhope Street, #Retail, Brooklyn, NY 11237 | Pro Forma*

Property	
Above Grade SF	2,880
Below Grade SF	2,572
Rent/SF	\$65.00
Annual income	\$228,995.00
Monthly Income	\$19,082.92
Vacancy (5%)	\$11,449.75
Effective Gross Income	\$217,545.25
Annual Expenses	
Taxes	\$12,000.00
Insurance	\$9,600.00
Utilities	\$0.00
Maint/Misc (2%)	\$4,350.91
Total	\$25,950.91
Expense Ratio	17.19%
NOI	\$191,594.35
Price	\$2,495,000.00
Projected Cap	7.68%

5-Year Plan	Sale					Sale Calc	
	Year	1	2	3	4		5
Income (3%)		\$108,772.63	\$224,071.61	\$230,793.76	\$237,717.57	\$244,849.10	\$252,194.57
Expenses (2%)		\$19,463.18	\$26,469.92	\$26,999.32	\$27,539.31	\$28,090.09	\$28,651.90
Debt Service		\$139,272.28	\$139,272.28	\$139,272.28	\$139,272.28	\$139,272.28	\$139,272.28
Total Equity		\$36,947.54	\$75,927.20	\$117,050.74	\$160,436.08	\$206,207.61	N/A
Cash at Purchase		\$673,650.00					
Sale Proceeds (5.5 cap)							\$2,279,047.02
Annual Net		-\$723,612.83	\$58,329.40	\$64,522.15	\$70,905.98	\$77,486.72	\$2,279,047.02
Total Net		-\$723,612.83	-\$665,283.43	-\$600,761.27	-\$529,855.29	-\$452,368.57	\$1,826,678.45

Terminal Sale cap	Sale Price	Closing Costs +Loan	Sale Proceeds	P/SF
4.5	\$4,967,614.94	\$1,807,945.27	\$3,159,669.67	\$1,724.87
5	\$4,470,853.45	\$1,795,526.23	\$2,675,327.22	\$1,552.38
5.5	\$4,064,412.22	\$1,785,365.20	\$2,279,047.02	\$1,411.25
6	\$3,725,711.20	\$1,776,897.67	\$1,948,813.53	\$1,293.65
7	\$3,193,466.75	\$1,763,591.56	\$1,429,875.18	\$1,108.84

IRR	31%
Equity Multiple	3.52x
NPV (5.5% DR)	\$1,281,766.62

Loan	
Rate	5.50%
Term	25
Renovations	\$0.00
Percent Down	25%
Down Payment	\$623,750.00
Mortgage Amount	\$1,889,962.50
Mortgage Pmt	\$11,606.02
Total Monthly Pmt	\$13,768.60
Closing Costs (2%)	\$49,900.00
Total Cash Down:	\$673,650.00
Annual Cash Back	\$26,371.16
Annual Cash+Equity	\$61,695.50

Lease Comps



1

169 Knickerbocker Ave

5,675 SF

Active: \$65.00 P/SF



2

318 Knickerbocker Ave

2,500-5,000 SF

Active: \$55.00 P/SF



3

415 Knickerbocker Ave

2,300 SF

Active: \$65.00 P/SF



4

1045-1047 Flushing Ave

950 SF

Active: \$63.50 P/SF

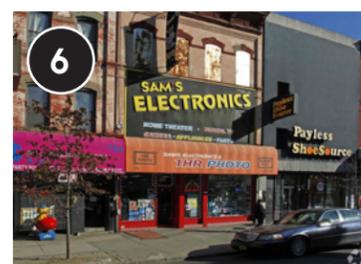


5

5420-5428 Myrtle Ave

1,120 SF

Active: \$99.00 P/SF



6

375 Knickerbocker Ave

5,387 SF

Leased: \$74.04 P/SF



7

126 Wyckoff Ave

900 SF

Leased: \$80.04 P/SF



8

435 Menahan St

2,850 SF

Leased: \$66.00 P/SF



9

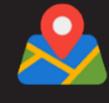
18 Wyckoff Ave

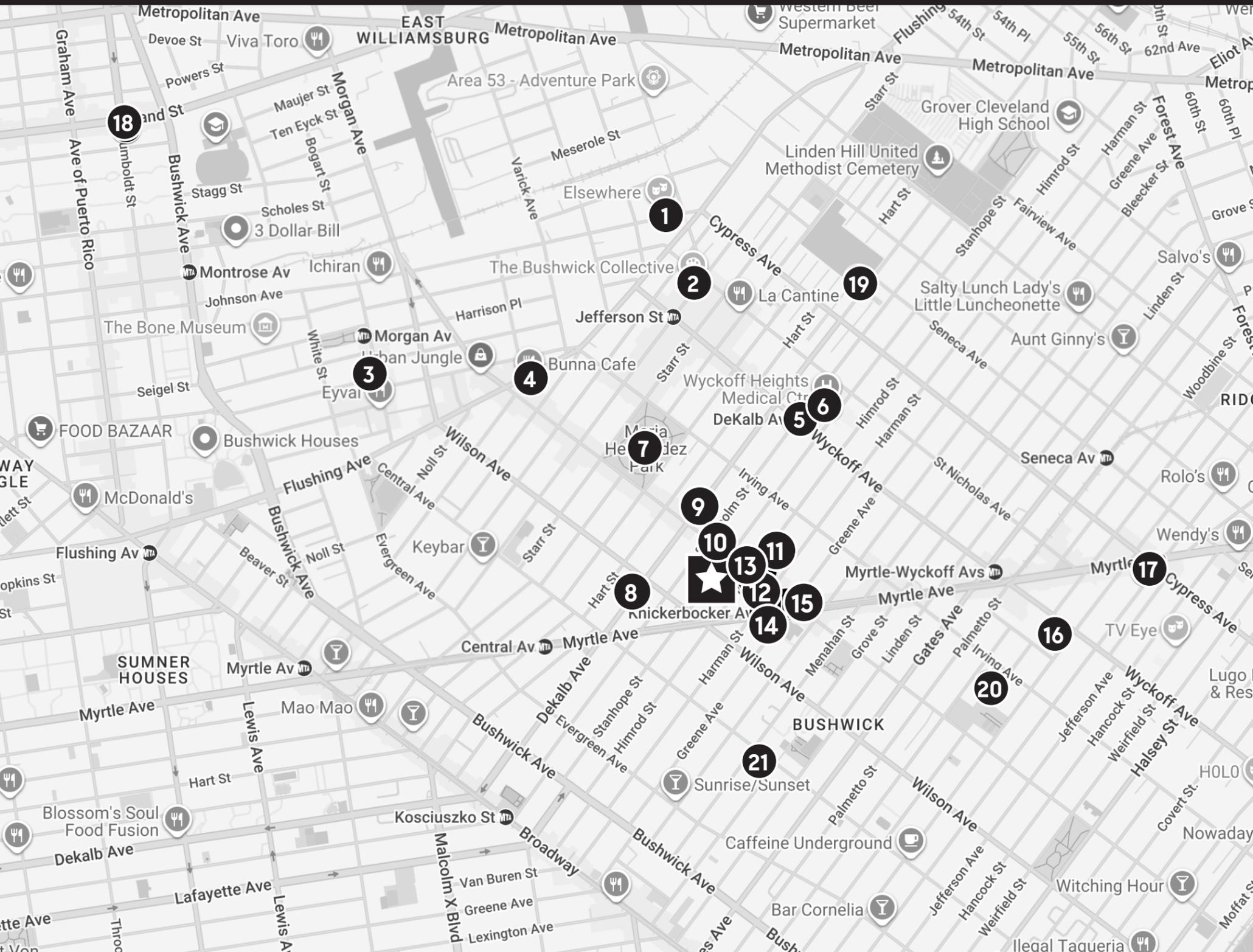
3,971 SF

Leased: \$72.00 P/SF



Point of Interests

 View On Google Maps



196 Stanhope Street, Brooklyn, NY

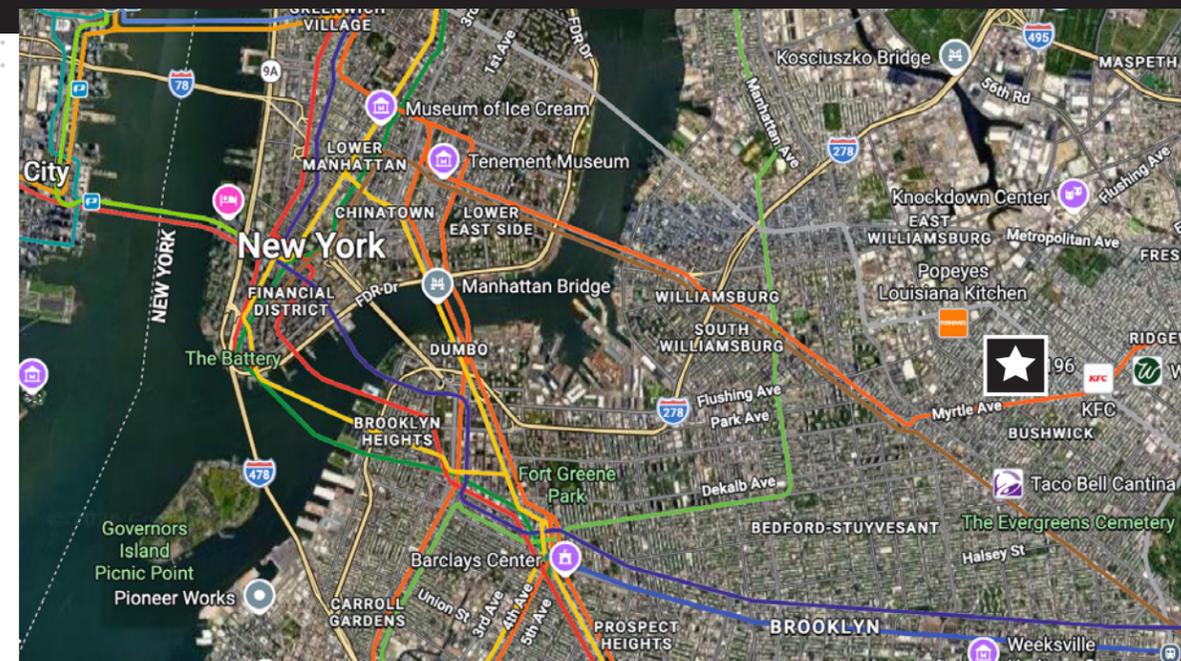
-  1 Elsewhere
-  2 Bushwick Collective
-  3 Roberta's Pizza
-  4 House of Yes
-  5 DeKalb Ave (L Train) Station
-  6 Wyckoff Heights Medical Center
-  7 Maria Hernandez Park
-  8 L Train Vintage
-  9 Knickerbocker Bagel
-  10 Bank of America
-  11 Metro by T-Mobile
-  12 Foot Locker
-  13 Mr. Lemon
-  14 Knickerbocker Ave (M Train) Station
-  15 Starbucks
-  16 Food Bazaar
-  17 Rite Aid
-  18 Whole Foods Market
-  19 Grover Cleveland Athletic Field
-  20 Bushwick High School
-  21 CTown Supermarkets

Bushwick Neighborhood

Bushwick has evolved into one of Brooklyn's most energetic and desirable neighborhoods, blending its industrial heritage with a thriving creative culture and steady residential growth. Known for its vibrant street art, independent businesses, and strong community identity, the area has become a magnet for young professionals, entrepreneurs, and longtime New Yorkers seeking character and authenticity. Its reputation as a cultural hub continues to support consistent residential demand and neighborhood momentum.

Strategically located in northern Brooklyn, Bushwick offers convenient access to Manhattan and other key employment centers via multiple subway lines. This connectivity, combined with comparatively attainable pricing relative to neighboring Williamsburg and Greenpoint, positions Bushwick as a value-driven alternative without sacrificing lifestyle appeal. Residents benefit from a growing mix of dining, retail, nightlife, and green spaces, reinforcing the neighborhood's live-work-play dynamic.

Bushwick presents a compelling combination of cultural energy, transit accessibility, and long-term growth potential. While no longer an emerging secret, it continues to offer relative value within Brooklyn's competitive landscape. With sustained demand, active development, and a distinct neighborhood identity, Bushwick remains well-positioned for continued stability and measured growth in the years ahead.



Transit Map and Location Highlights



Walking distance to the L Train at DeKalb Avenue and the M Train at Knickerbocker Avenue, providing convenient access to Williamsburg, Union Square, Midtown Manhattan, and surrounding Brooklyn neighborhoods. Several local bus routes also serve the Bushwick area.



196 Stanhope Street is located in Bushwick, one of Brooklyn's most vibrant and rapidly evolving neighborhoods, known for its thriving arts scene, popular restaurants, and nightlife. Nearby destinations include Maria Hernandez Park, the Bushwick Collective, Roberta's Pizza, and House of Yes, along with numerous cafés, retail shops, and neighborhood services.



The property also benefits from easy access to Flushing Avenue, Bushwick Avenue, and the Brooklyn–Queens Expressway (I-278), providing strong connectivity to Williamsburg, Downtown Brooklyn, Queens, and Manhattan.

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Exclusively Listed By:



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