

VERADA

# 218 Front Street

Dumbo

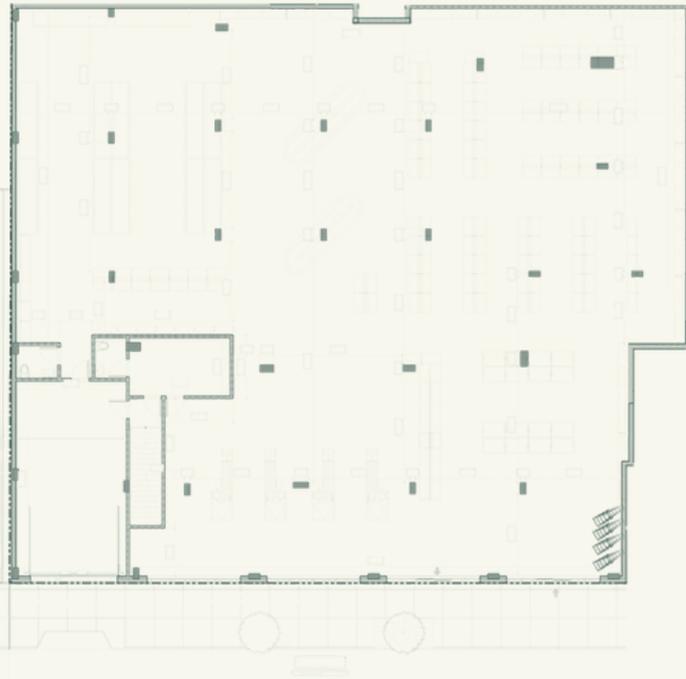
FRESH Market  
Opportunity



Exceptional retail opportunity at 218 Front Street, located at the base of a newly constructed 218-unit residential building in the heart of DUMBO, Brooklyn. This expansive 11,000 SF ground-floor space with an additional 2,000 SF basement offers 104 feet of prime frontage along York Street and ceiling heights of 14 feet on the ground level and 16 feet in the basement. Perfectly positioned just steps from the York Street F subway station, the property benefits from high foot traffic and is surrounded by a dynamic mix of national retailers, neighborhood favorites, and educational and medical institutions. Situated in one of Brooklyn's most desirable neighborhoods—with over 24,000 residents and 30,000 daytime employees within a 15-minute walk—this FRESH Program-approved site presents an ideal opportunity for a grocer or gourmet market to serve a growing and affluent community.

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## Ground Floor



## Lower Level



**Total Square Footage** 13,000 SF

**Ground Floor** 11,000 SF

**Lower Level** 2,000 SF

**Ceiling Height | GF** 14 FT

**Ceiling Height | LL** 16 FT

**York St Frontage** 104 FT 3 IN

**Use** FRESH designated grocer space

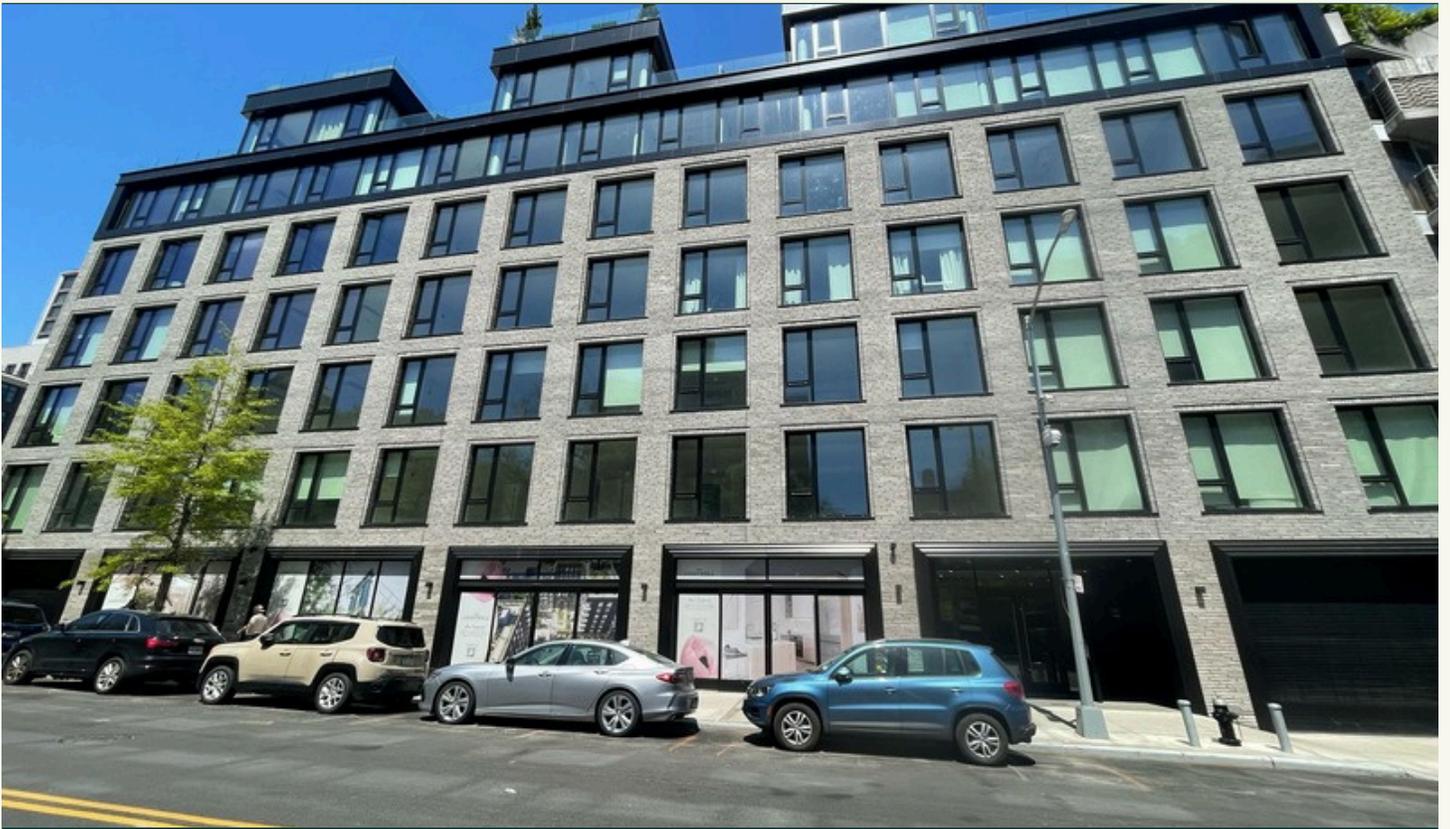
**Loading Dock** Yes | 33 FT 9 IN by 19 FT 1 IN loading dock

**Features** Three ADA bathrooms within the space; two on GF and one in LL

**Available** Immediate possession

**Market Concessions** Ownership will provide market concession for qualified tenant

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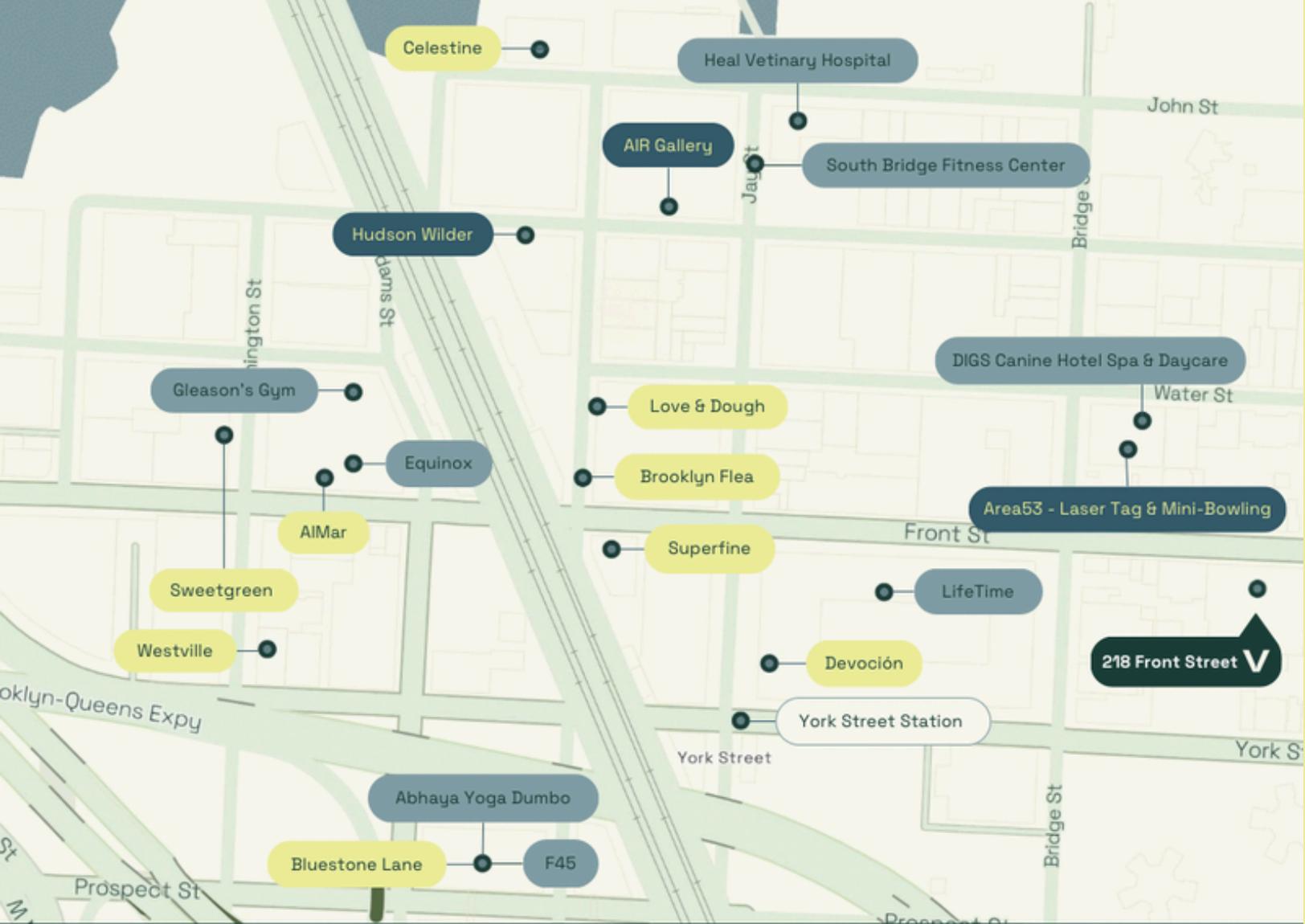


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### **Neighborhood Description:**

- Extremely dense neighborhood with 24,000+ residents and 30,000+ daytime employees within a 15-minute walking radius
- Steps away from the York Street subway station with the F subway line
- Paid public parking in the cellar open for employees and customers
- Excellent co-tenancy: Superfine, Devocion, Bluestone Lane, Westville, Lifetime Fitness, Equinox, Heal Veterinary Hospital, Brooklyn Flea, Sweetgreen



**V** 218 Front Street

Food & Beverage

Subway

Grocery

Entertainment

Health & Wellness

Education

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