

319 SCHERMERHORN STREET

BOERUM HILL, BROOKLYN



RETAIL SPACE
FOR LEASE

DOWNTOWN BROOKLYN

319 SCHERMERHORN ST

SPACE HIGHLIGHTS

LOCATION

Corner of Schermerhorn Street and Nevins Street

SPACE

Ground Floor 3,190 SF
Lower Level 1,150 SF
Total 4,340 SF

FRONTAGE

Schermerhorn St 26 FT
Nevins St 96 FT
Total 122 FT

CEILING HEIGHT

11.5 FT

DIMENSIONS

Variable

ZONING

C6-4

OCCUPANCY

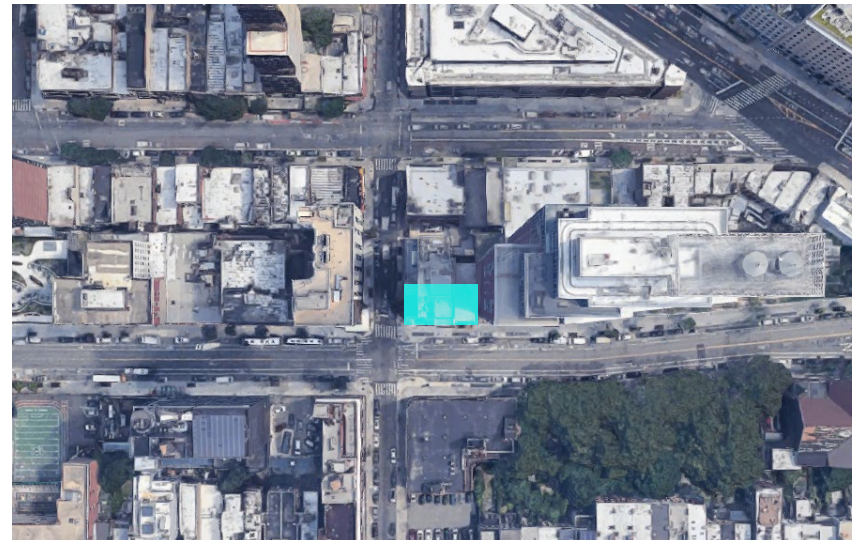
Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

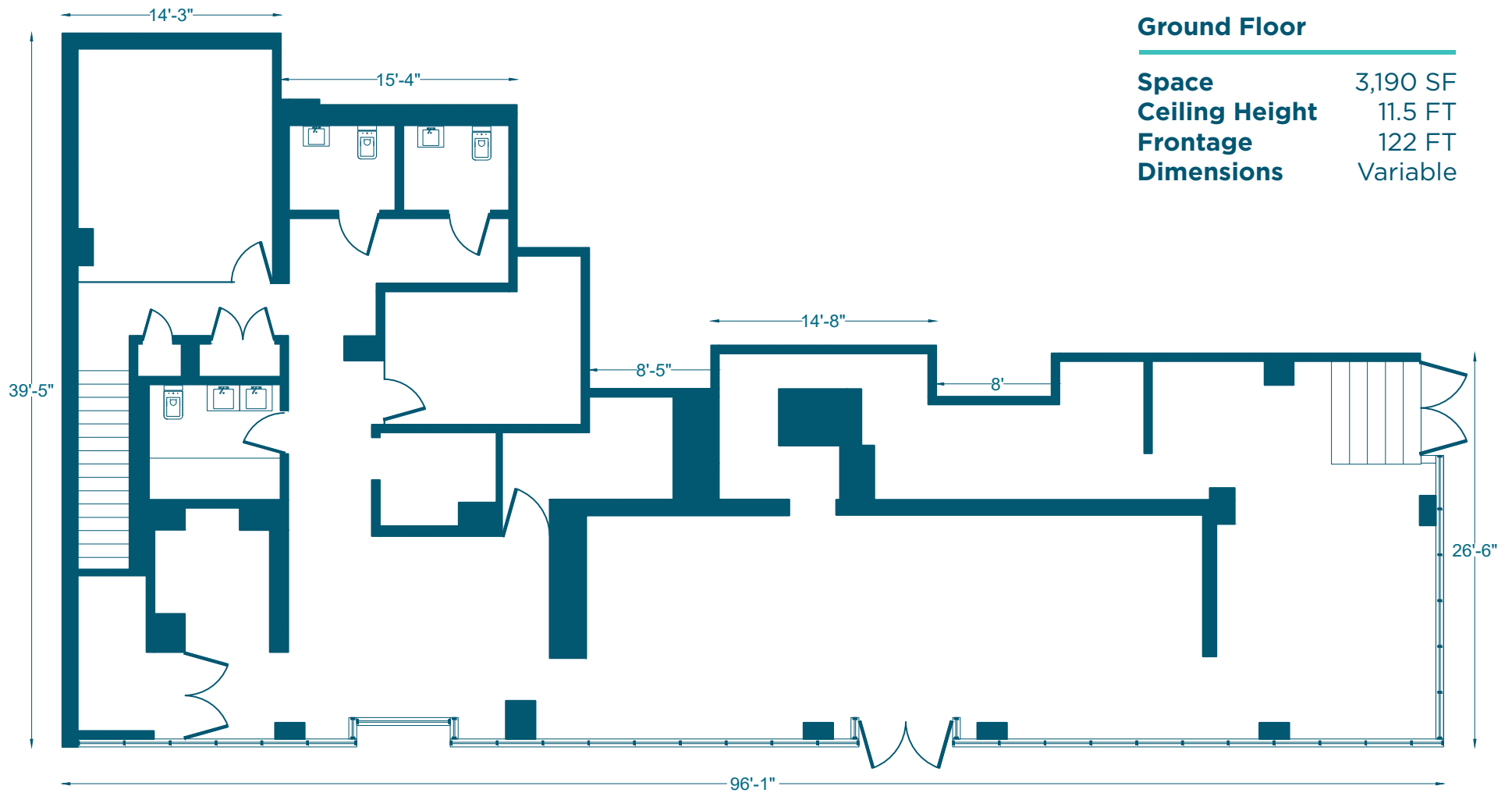
- Brand New Corner New Development
- 13 FT high ceilings
- 2 Blocks from 2, 3, 4, 5, A, C, G trains
- Public playground across the street
- HVAC installed
- Build Out Offered
- 1,150 SF of Finished Basement space



DOWNTOWN BROOKLYN

319 SCHERMERHORN ST

FLOORPLANS & DETAILS



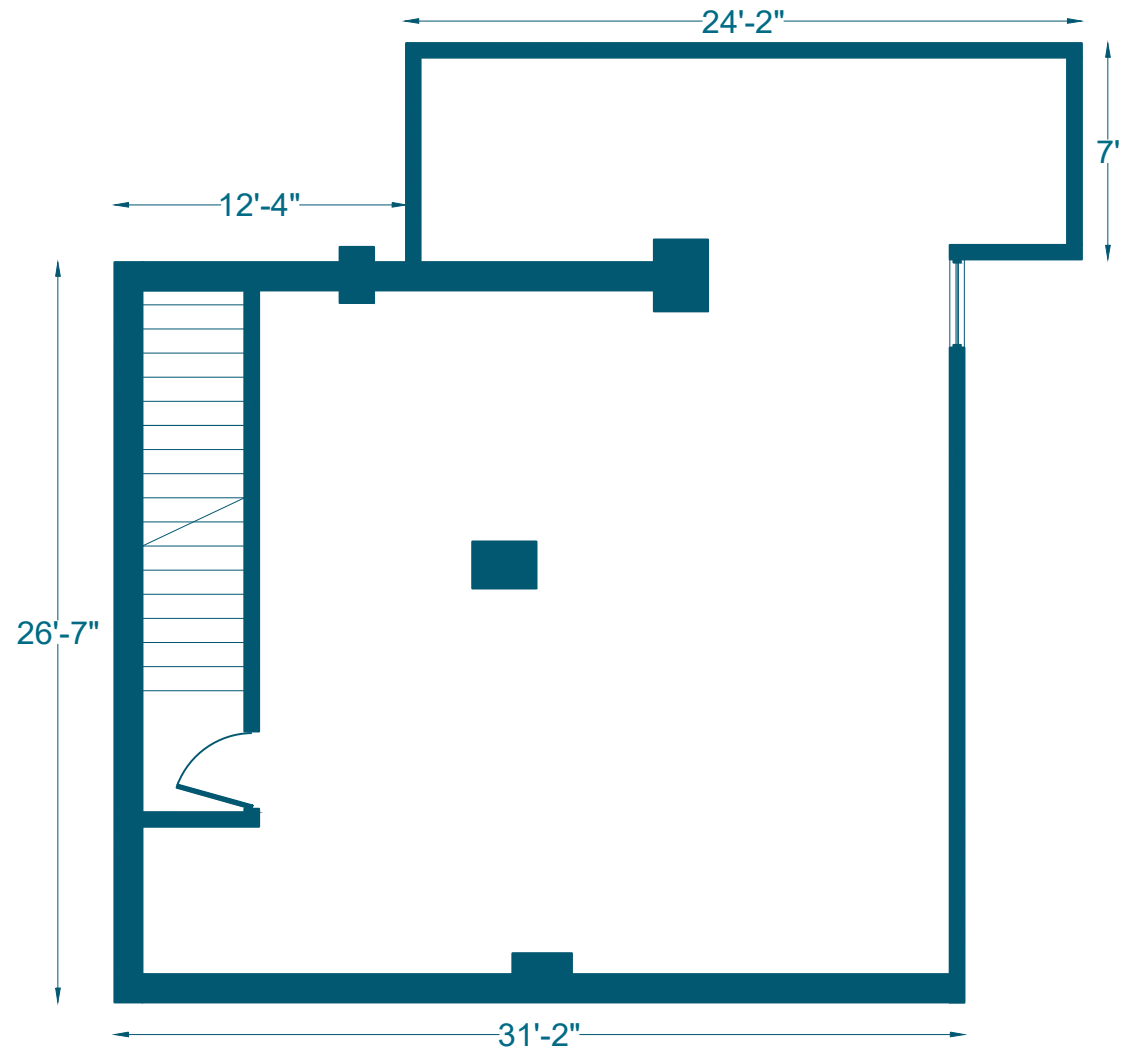
DOWNTOWN BROOKLYN

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FLOORPLANS & DETAILS

Lower Level

Space	1,150 SF
Ceiling Height	10 FT
Frontage	N/A
Dimensions	Variable



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319 SCHERMERHORN ST

SPACE DEVELOPMENT



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SPACE DEVELOPMENT



DOWNTOWN BROOKLYN

319 SCHERMERHORN ST

NEIGHBORHOOD DEMOGRAPHICS



169,532

POPULATION
WITHIN 1-MILE
RADIUS



37.7 Yrs

AVERAGE
POPULATION
AGE



26.48%

POPULATION
GROWTH
SINCE 2010



\$111,904

AVERAGE HHI
WITHIN 1-MILE
RADIUS



8,281

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$2.2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

DOWNTOWN BROOKLYN

319 SCHERMERHORN ST

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- EVEN Hotel Brooklyn
- Brooklyn hotel
- Metro Feast
- Honey Cosmetics Brooklyn
- Wright & Goebel Wine & Spirits
- Angelica
- Patty Plus
- Portabella
- C's World of Beauty
- Chase Bank
- CVS
- Tacombi
- Afrikart
- Chelsea Piers Fitness Brooklyn
- Motumbaxé Capoeira Jiu Jitsu
- Gumbo
- IXV coffee
- Claw Daddy's
- EastVille Comedy Club
- Orwashers Bakery
- Whole Foods Market 365
- Apple Downtown Brooklyn
- Sixteen Sycamores Playground

TRANSPORTATION

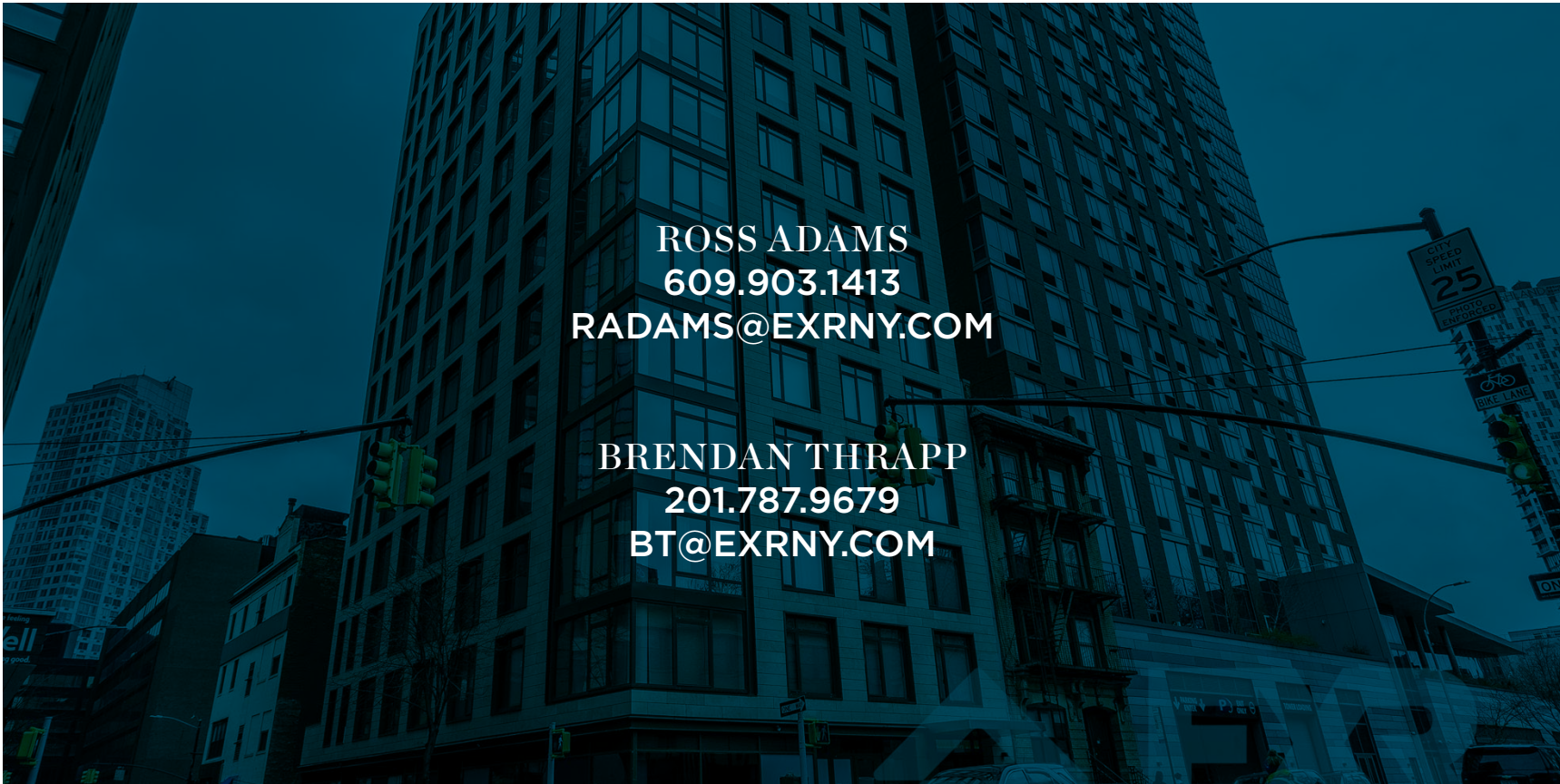
- 3 Min Walk at Nevins Street (0.1 mi)
- 4 Min Walk at Hoyt-Schermerhorn Street (0.2 mi)
- 6 Min Walk at DeKalb Avenue (0.3 mi)
- 7 Min Walk at Pacific Street (0.3 mi)
- 8 Min Walk at Hoyt Street (0.4 mi)



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