

501 BUSHWICK AVE - 10 MONTIETH ST

BUSHWICK, BROOKLYN



**RETAIL SPACE
FOR LEASE**

BUSHWICK BROOKLYN

ABOUT

501 Bushwick Avenue is situated on Bushwick's former Rheingold Brewery which spanned across 10 blocks. The eight-story mixed-used building will bring 392 residential units and 16,000 SF of commercial retail space. Commercial space will be among the ground floor and lower level with wraparound frontage on Bushwick Ave and Montieth St. Encapsulating an entire block with sloping rooftop gardens and inner courtyards, the development will add a self-sustaining community to the vibrant Bushwick neighborhood.

501 BUSHWICK AVENUE



BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

HIGHLIGHTS

LOCATION

Between Montieith St
and Forest St

SPACE

Ground Floor 8,000 SF
Lower Level 8,000 SF

CEILING HEIGHT

Ground Floor 15 FT
Lower Level 20 FT

FRONTAGE

210 FT

DIMENSIONS

100 FT X 95 FT

ZONING

R7A/C2-4

OCCUPANCY

Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

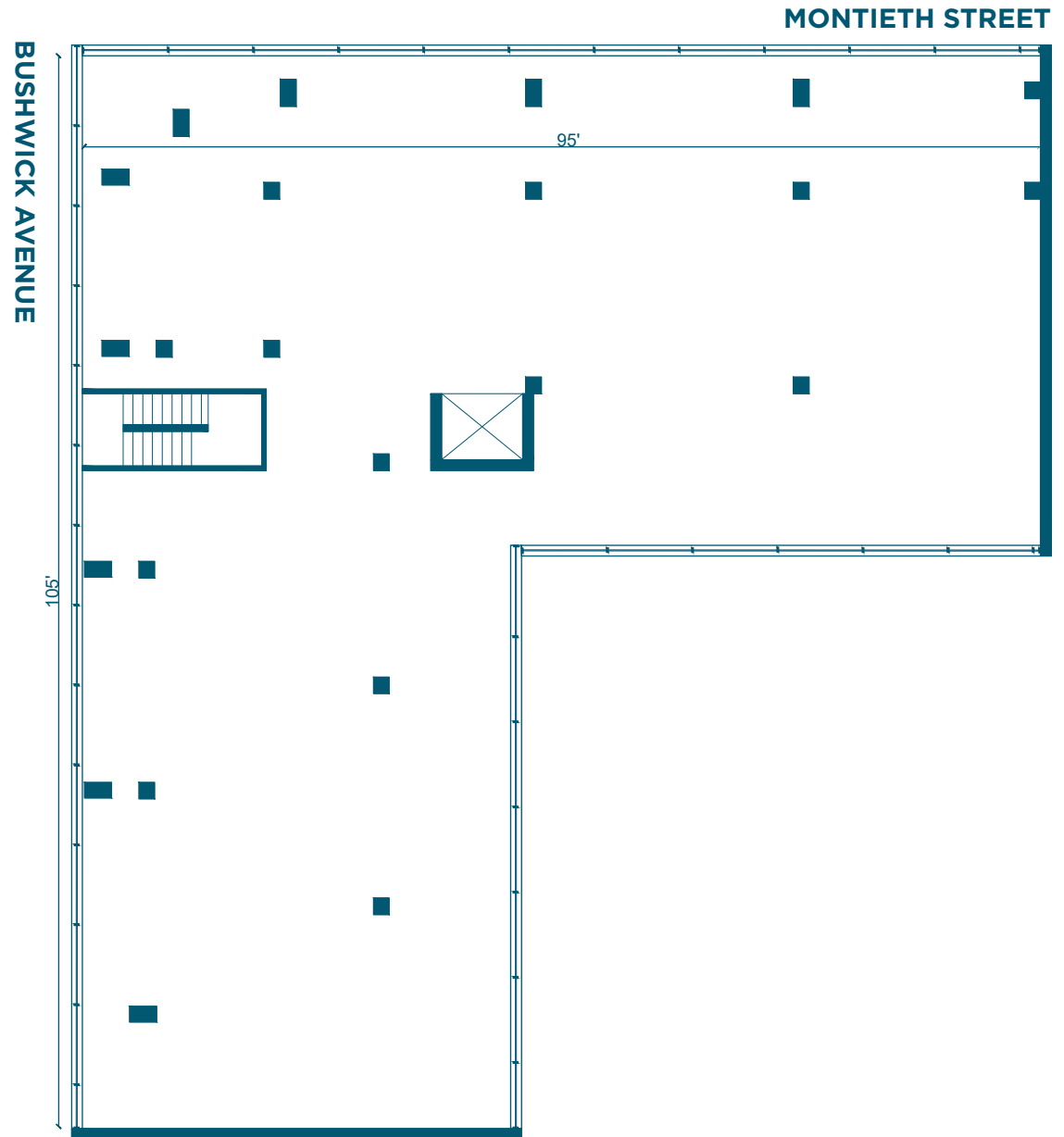
- 501 Bushwick is one of the largest development projects in Brooklyn.
- Space features an all glass facade which is accentuated with 15 ft ceilings and state of the art mechanical and building systems.
- Mixed-use character, cultural vibrancy and interdependence among the diverse businesses are this neighborhood's greatest assets, which creates a perfect recipe for future success.
- Retail will be at the base of 1,400 brand new units coming to the Rheingold Brewery Campus.
- 5 minute walk to J, M, Z Myrtle Avenue station.



BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

FLOORPLANS & DETAILS



GROUND FLOOR

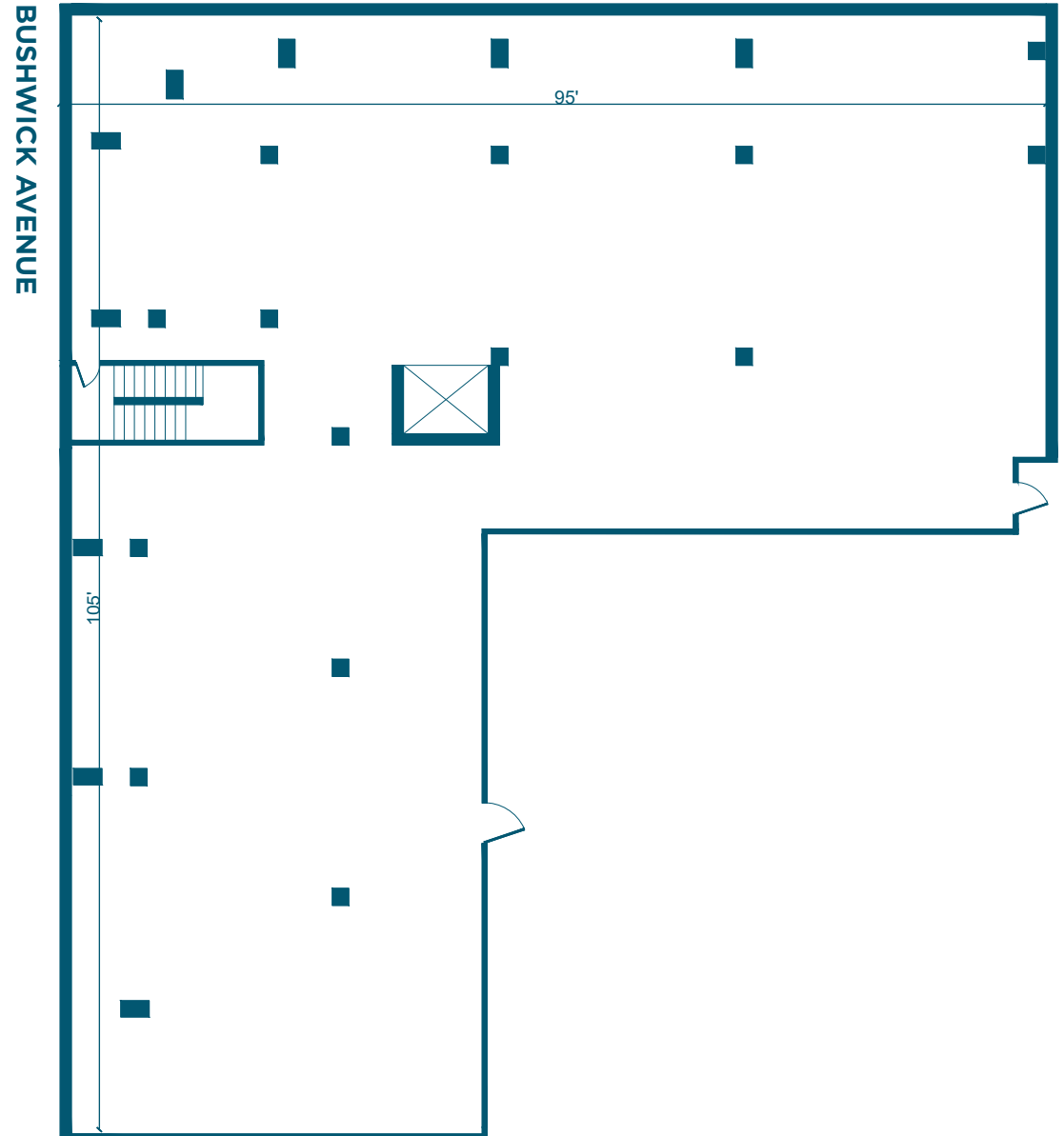
Size	8,000 SF
Ceiling Heights	15 FT
Frontage	210 FT
Dimensions	100 FT X 95 FT

BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

FLOORPLANS & DETAILS

MONTIETH STREET



LOWER LEVEL

Size	8,000 SF
Ceiling Heights	20 FT
Frontage	LL
Dimensions	100 FT X 95 FT

BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

SPACE DEVELOPMENT



BUSHWICK BROOKLYN

BUILDING DEVELOPMENT

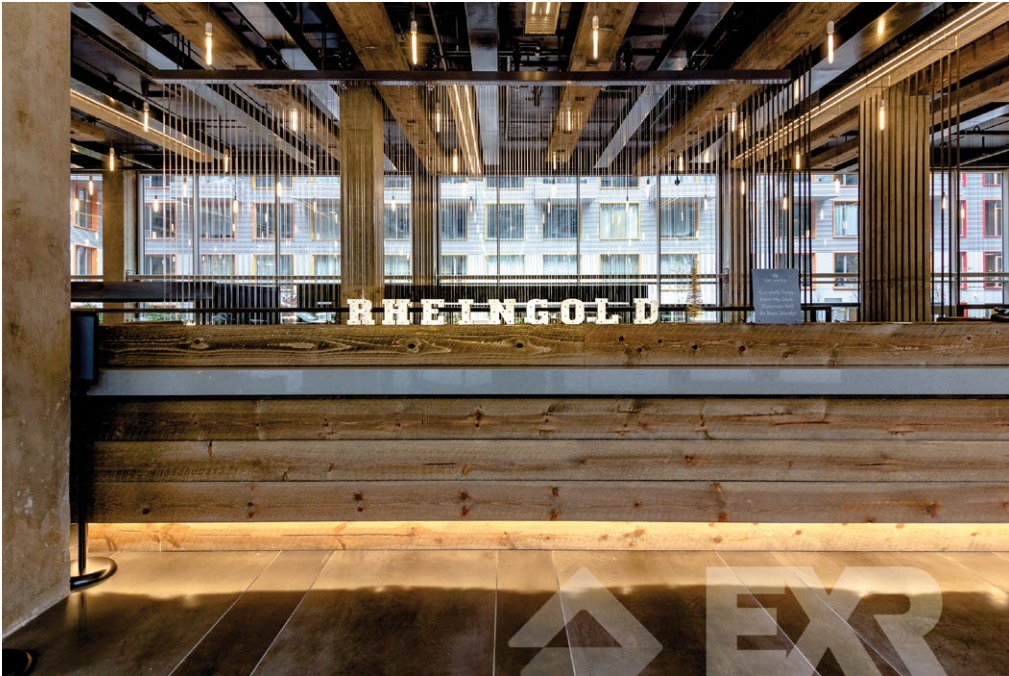
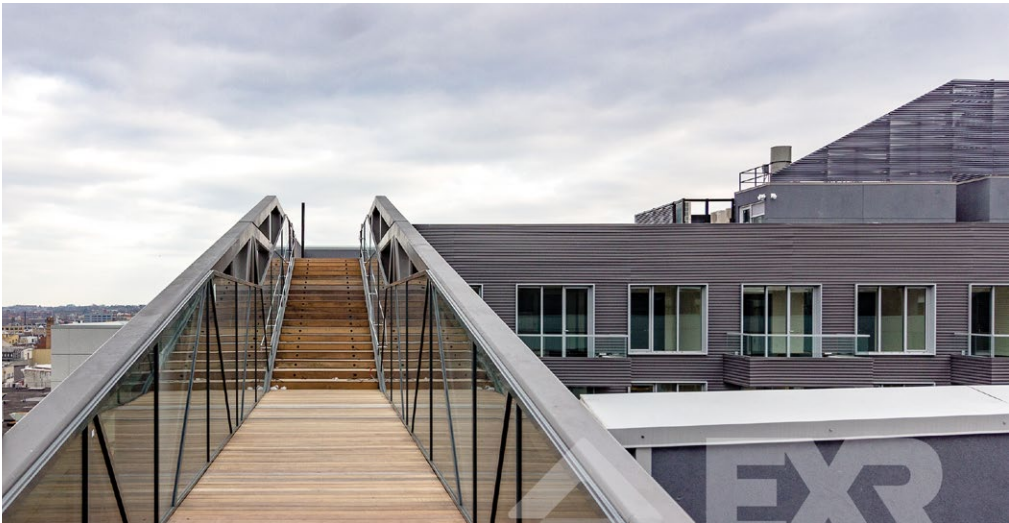
501 BUSHWICK AVENUE



BUSHWICK BROOKLYN

BUILDING DEVELOPMENT

501 BUSHWICK AVENUE



NEIGHBORHOOD DEMOGRAPHICS



187,658

POPULATION
WITHIN 1-MILE
RADIUS



34 Years

AVERAGE
POPULATION
AGE



14.18%

POPULATION
GROWTH
SINCE 2010



\$64,472

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,447

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

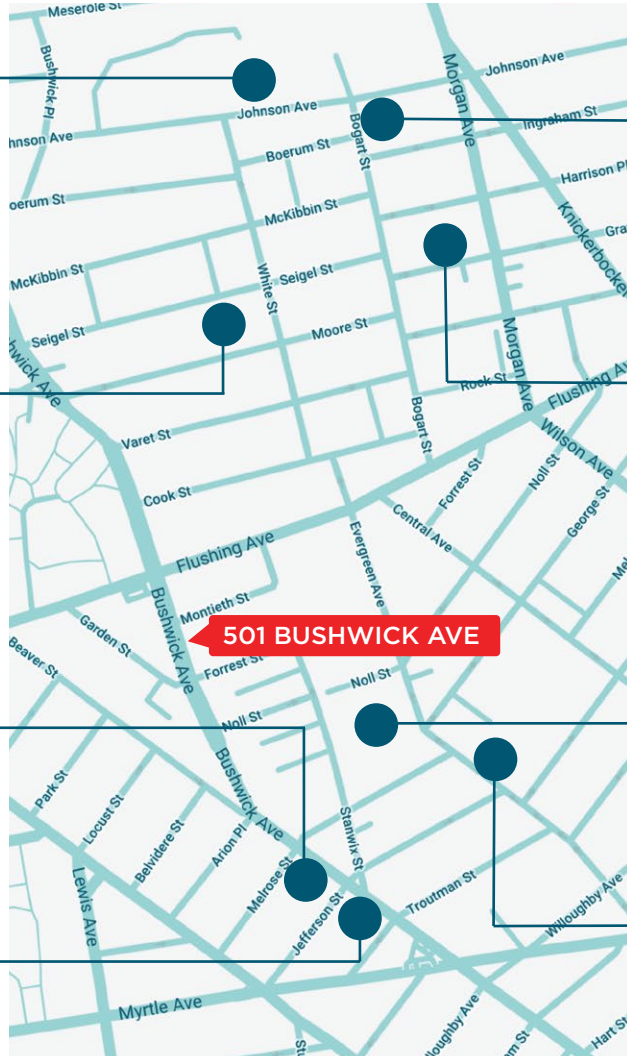
NEW DEVELOPMENTS

333 JOHNSON ST
Office Development
130,000 SF
OFFICE & RETAIL AT BASE

215 MOORE ST
Office Redevelopment
78,435 SF
OFFICE SPACE

600 BUSHWICK PLACE
Residential Development
63,000 SF
66 RESIDENTIAL UNITS & RETAIL

616 BUSHWICK AVENUE
Residential Redevelopment
73,000 SF
99 RESIDENTIAL UNITS



100 BOGART ST
Office Development
50,000 SF
OFFICE SPACE

13 GRATTAN ST
Office Development
40,000 SF
RETAIL AT BASE

123 MELROSE ST & 54 NOLL ST
Residential Development
1,310,000 SF
911 RESIDENTIAL UNITS & RETAIL

95 EVERGREEN AVENUE
Office Development
165,000 SF
OFFICE SPACE

BUSHWICK BROOKLYN

501 BUSHWICK AVENUE

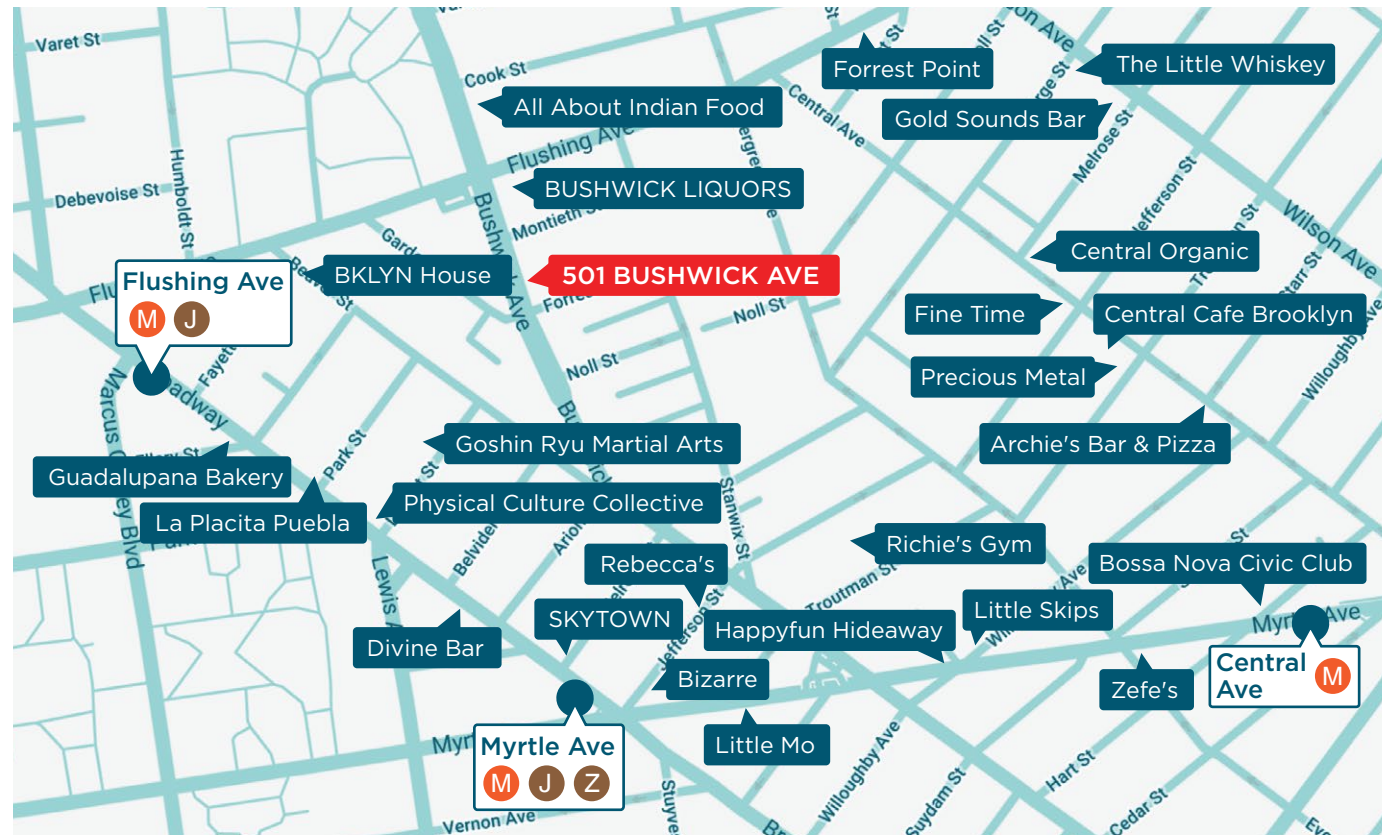
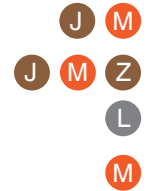
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Richie's Gym
- Rebecca's
- Little Mo
- Bizarre
- Happyfun Hideaway
- Little Skips
- Precious Metal
- Archie's Bar & Pizza
- SKYTOWN
- Divine Bar
- Physical Culture Collective
- BKLYN House Hotel
- Goshin Ryu Martial Arts
- Bossa Nova Civic Club
- All About Indian Food
- Central Cafe Brooklyn
- Fine Time
- Zefe's
- La Placita Puebla
- BUSHWICK LIQUORS
- Guadalupana Bakery
- Forrest Point

TRANSPORTATION

- 7 Min Walk At Flushing Avenue (0.4 mi)
- 8 Min Walk at Myrtle Avenue (0.4 mi)
- 11 Min Walk At Morgan Avenue (0.5 mi)
- 15 Min Walk At Central Avenue (0.7 mi)



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