



THE RETAIL AT **945 BERGEN STREET**

Brooklyn, NY 11238



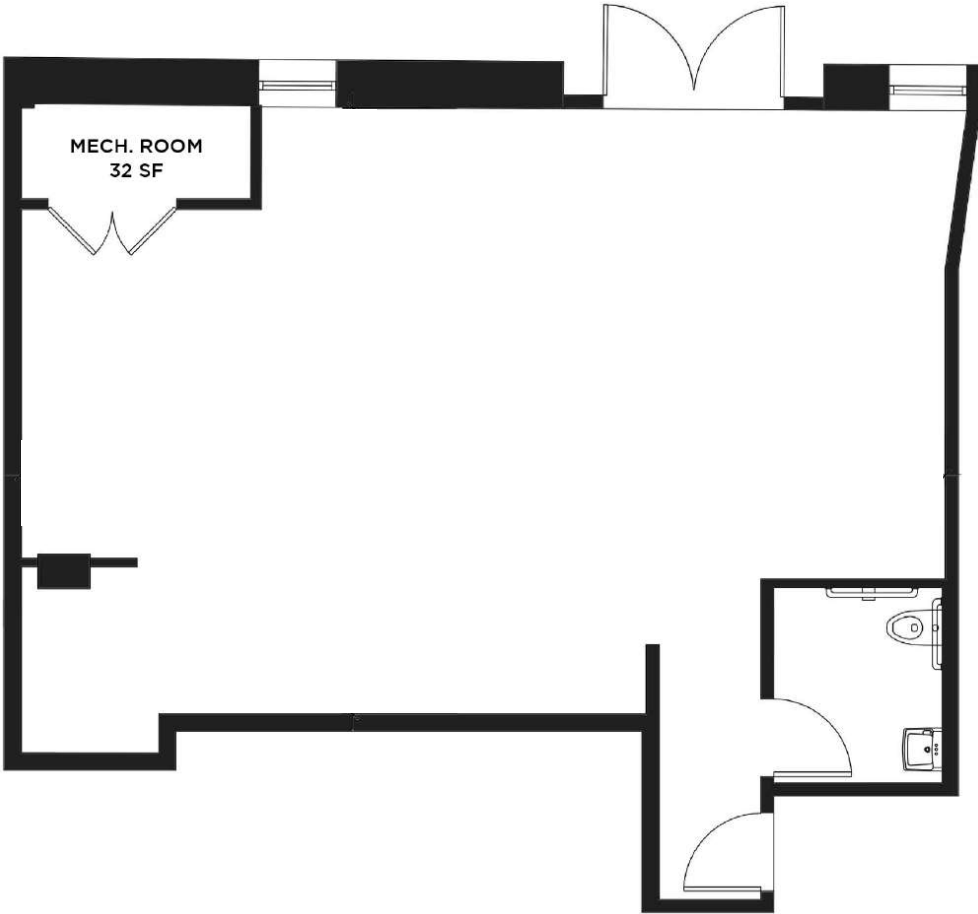
SPACE HIGHLIGHTS

SPACE		GROUND FLOOR SPACE + STORAGE	
AVAILABLE SPACES	6,910 SF	<div>DESCRIPTION</div> <p>Nestled within a beautifully restored historic warehouse, the retail spaces at 945 Bergen Street offer a rare opportunity to plant your flag in the heart of Crown Heights, one of Brooklyn’s fastest-growing and most culturally vibrant neighborhoods. These newly built storefronts sit within the landmarked Nassau Brewery complex, blending exposed brick and industrial character with modern infrastructure and polished finishes.</p> <p>With flexible layouts, soaring ceiling heights (up to 12 ft), and a built-in customer base from the surrounding residential conversions and nearby brownstones, these spaces are ideal for boutique fitness, café, wellness, gallery, or creative retail concepts.</p>	
Space A	713 SF		
Space B	1,222 SF		
Space C	4,975 SF Can be divided into 2 spaces 1,860 SF - 3,115 SF		
PROPERTY STATUS	Available		
LOCATION	945 Bergen Street, Crown Heights		
CEILING HEIGHT	12 FT		
LOT DIMENSIONS	78’ x 153’	<div>HIGHLIGHTS</div> <ul style="list-style-type: none">• Heavy Daytime Foot and Car Traffic• Corner Location• Natural Light• Historic Brick Building• Easy Access to Public Transportation• Surrounded by Dense Residential & Retail	
OCCUPANCY	Immediate		
ASKING PRICE	Upon Request		

SPACE A	713 SF
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Position	Inline
Entrance	Bergen St
Square Footage	713 SF
Means Of Egress	2
Ceiling Height	12 FT
Architectural Details	Exposed Beams

Located at 945 Bergen St in the heart of Brooklyn, this 713 SF space offers a unique blend of modern and industrial charm. Featuring 12-foot ceilings with exposed beams, the unit creates an open, airy atmosphere perfect for a variety of businesses. Positioned inline with an entrance on Bergen St, the property provides convenient street access and excellent visibility. With 2 means of egress for added safety, this versatile space is both functional and stylish. Pricing is available upon request, making this an ideal opportunity for those looking to create a distinct and inviting environment for their business.



SPACE A - 713 SF

CROWN HEIGHTS BROOKLYN 11238

945 BERGEN STREET

GALLERY

SPACE A

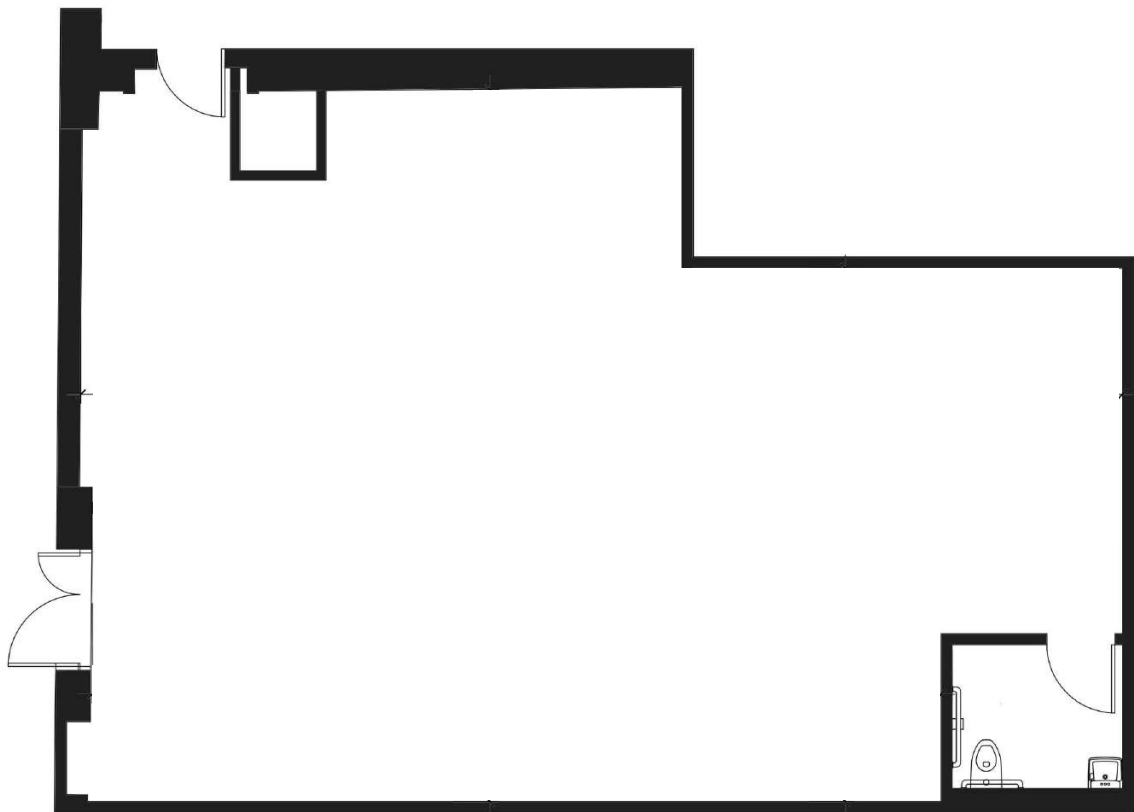


FLOORPLAN & DETAILS

SPACE B

SPACE B	1,222 SF
Position	Inline
Entrance	Bergen St
Square Footage	1,222 SF
Means Of Egress	2
Ceiling Height	11 FT

Located at 945 Bergen St in Brooklyn, this 1,222 square foot space offers a perfect balance of style and functionality. With 12-foot ceilings and exposed beams, the space has a modern industrial feel, ideal for businesses seeking a unique, open atmosphere. Positioned inline with direct street access from Bergen St, the unit enjoys excellent visibility and accessibility. Two means of egress provide added safety and compliance. This versatile space is perfect for a variety of uses, and pricing is available upon request, making it a prime opportunity for businesses looking to establish a distinctive and inviting presence.



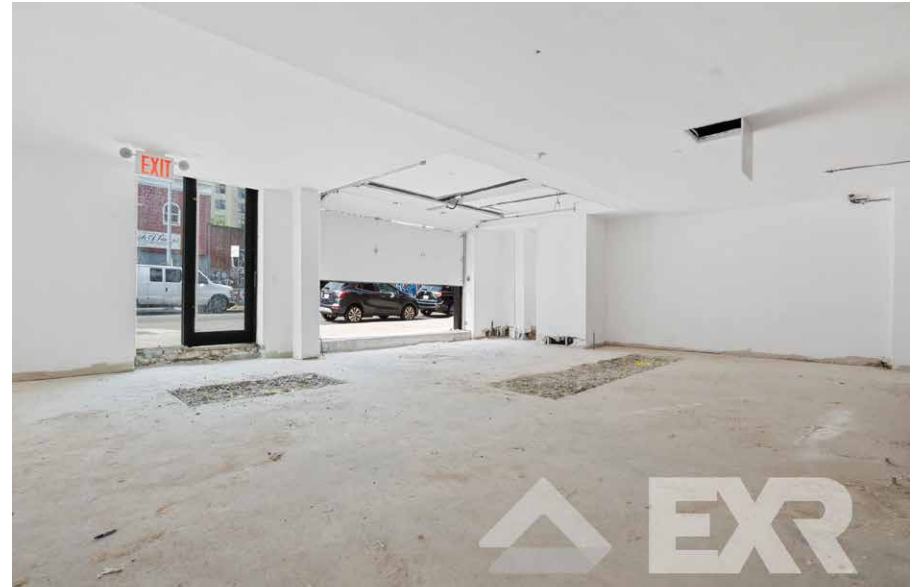
SPACE B - 1,222 SF

CROWN HEIGHTS BROOKLYN 11238

945 BERGEN STREET

GALLERY

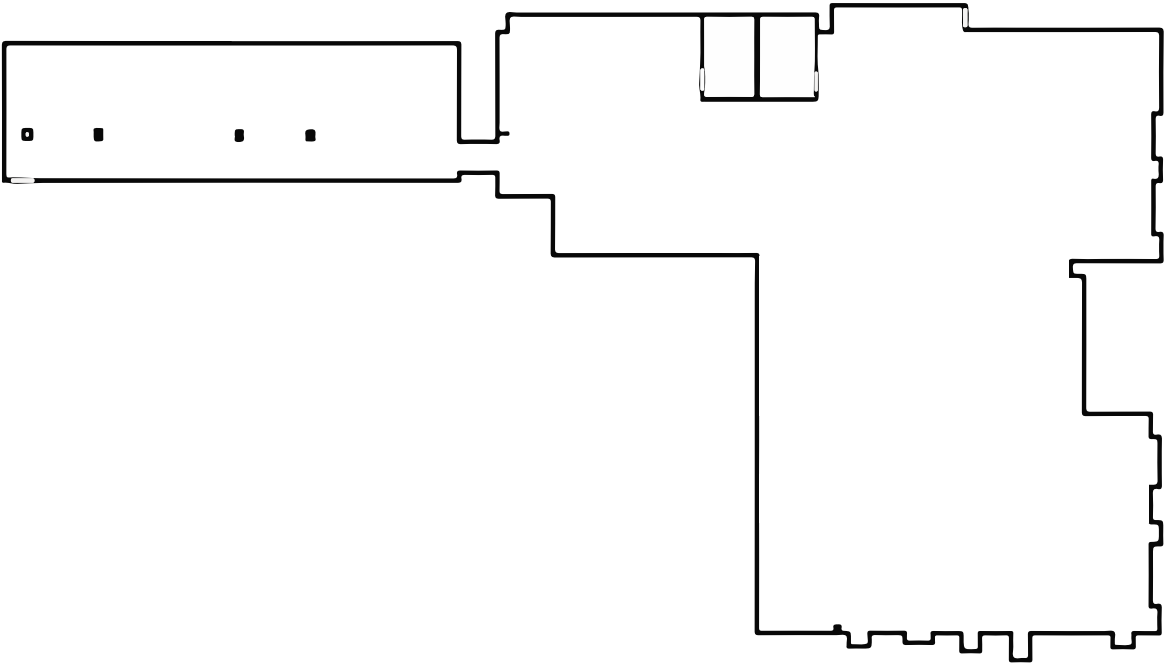
SPACE B



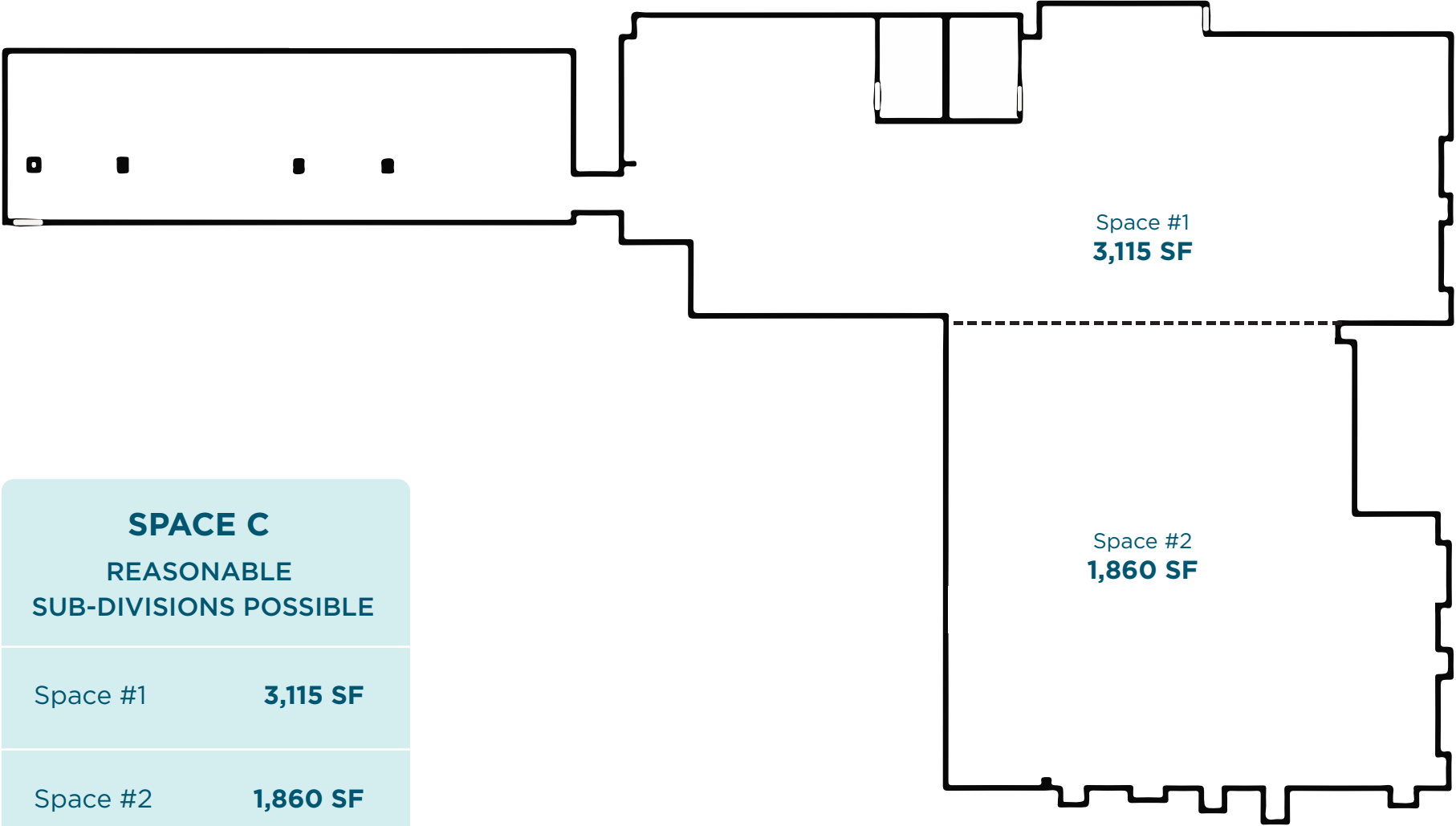
SPACE C	4,975 SF
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Position	Corner
Square Footage	4,975 SF
Ceiling Height	9 FT
Ventable	Yes
Means Of Egress	3
Basement Access	Can be arranged

Located at a prime corner spot this expansive 4,975 SF space offers unmatched visibility and accessibility. With approximately 9-foot ceilings and ample natural light, the layout is designed to maximize every inch of space. The unit is ventable, making it ideal for a variety of business types, and basement access can be arranged for added storage or utility needs. Offering three means of egress for safety, this space is positioned near major transit lines, including the A, C, 2, 3, 4, and 5 trains at Franklin and Nostrand, ensuring easy accessibility for both customers and staff. Pricing is available upon request.



SPACE C - 4,975 SF



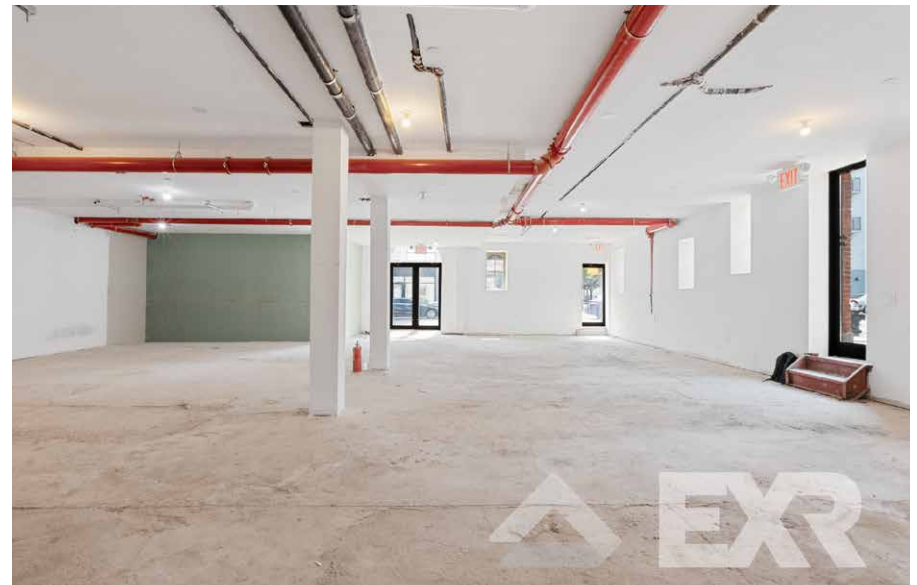
SPACE C	
REASONABLE SUB-DIVISIONS POSSIBLE	
Space #1	3,115 SF
Space #2	1,860 SF

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945 BERGEN STREET

GALLERY

SPACE C

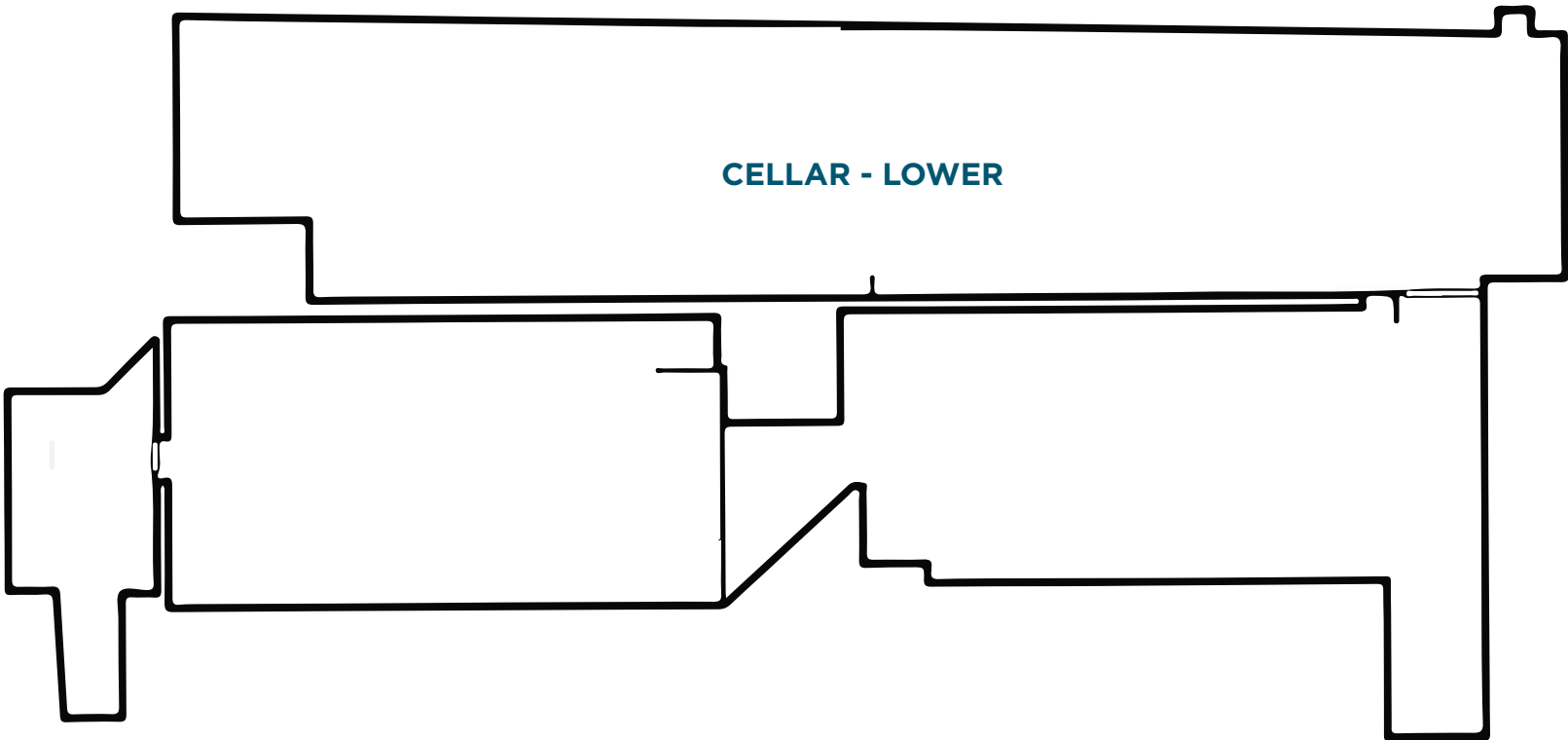



CROWN HEIGHTS BROOKLYN 11238

945 BERGEN STREET

FLOORPLAN & DETAILS

CELLAR FLOOR



CELLAR FLOOR	4,000 SF
	Sprinkles Elevator Access Multiple Exits

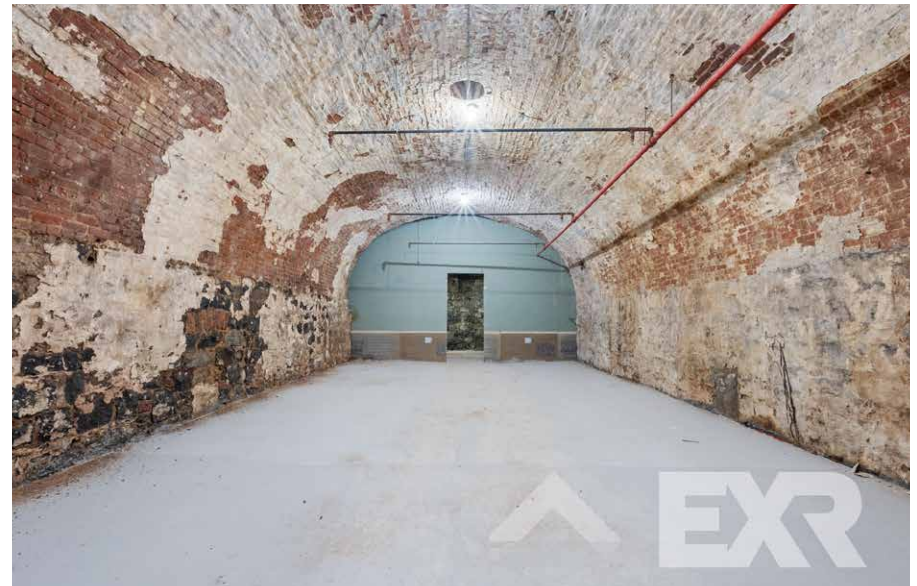


CROWN HEIGHTS BROOKLYN 11238

945 BERGEN STREET

GALLERY

CELLAR FLOOR



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945 BERGEN STREET

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Word of Mouth
Rialto Grande
Black Milk Coffee and
Crepe
Luanne's Wild Ginger
Gueros
Neptune Diner II
D'Antan
Pasha Pizza
The Crabby Shack
Sushi Tatsu
Friends and Lovers
Endless Life Brewing
Screamer's Pizzeria
La'Mode
BKFood
ForNegus
Prospect deli
Brooklyn Deli
Sweet Basil
Kissa Kissa
Dean Deli Grocery

TRANSPORTATION

5 Min Walk at Park Place (S Line) (0.9 mi)
5 Min Walk at Franklin Ave (A,C,S Line) (0.6 mi)
8 Min Walk at Franklin Ave (2,3,4,5 Line) (0.9 mi)
10 Min Walk at Botanic Garden (S Line) (1.1 mi)
10 Min Walk at Nostrand Ave (A,C Line) (1.0 mi)



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945 BERGEN STREET

NEIGHBORHOOD DEMOGRAPHICS



186,752

POPULATION
WITHIN 1-MILE
RADIUS



36.7 Yrs

AVERAGE
POPULATION
AGE



0.1%

POPULATION
GROWTH
SINCE 2010



\$119,709

AVERAGE HHI
WITHIN 12-MILE
RADIUS



5,643

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$2.3 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS



945 BERGEN STREET

JOHN LE VINE
(718) 612-7334
J@EXRNY.COM

RYAN TOOLEY
(916) 396-8060
RTOOLEY@EXRNY.COM

