



THE RETAIL AT

169 KNICKERBOCKER AVENUE

BUSHWICK, BROOKLYN 11237

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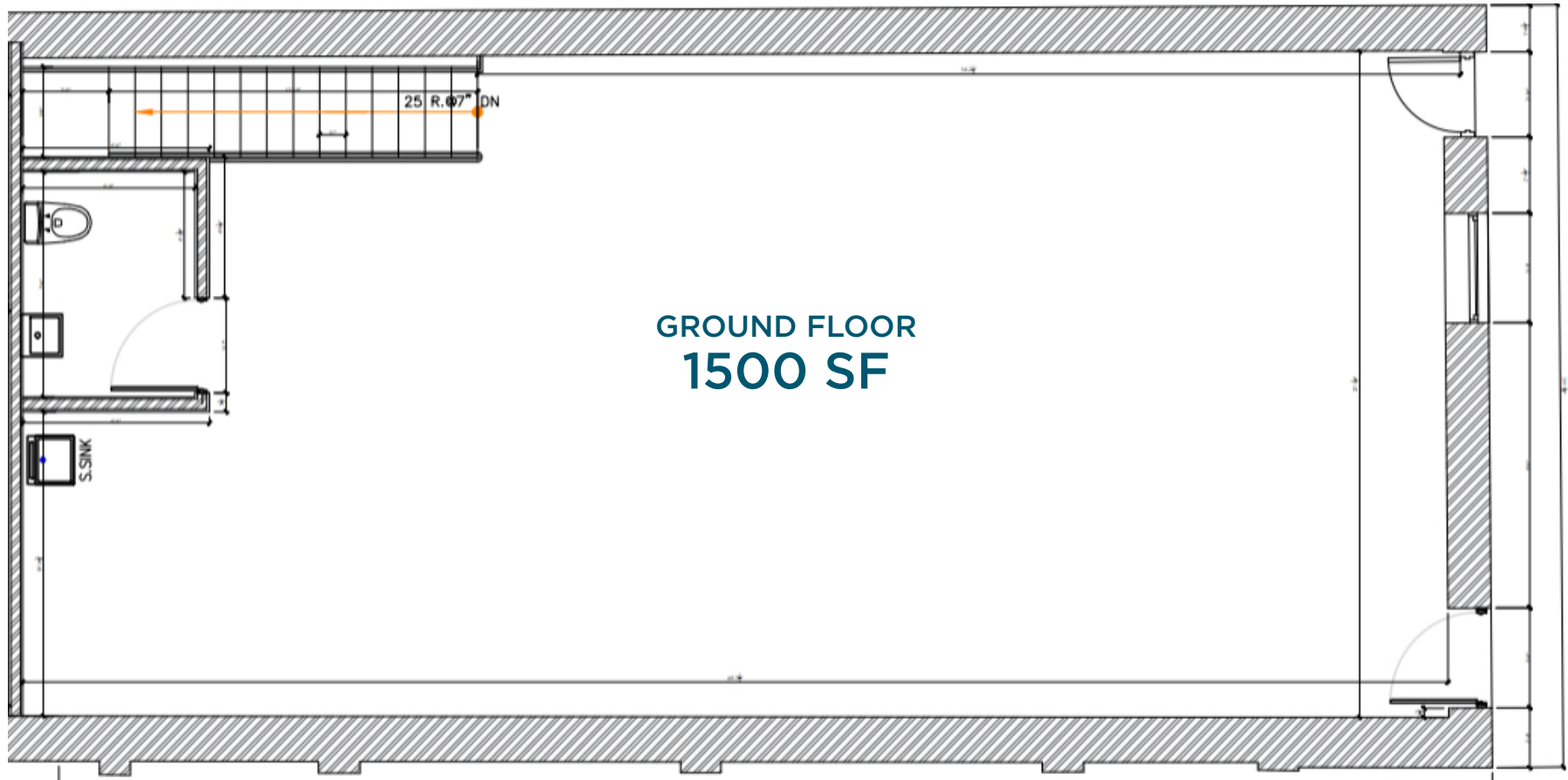
SPACE HIGHLIGHTS

SPACE		GROUND FLOOR + CELLAR BASEMENT
GROUND FLOOR	1,500 SF (Divisible, two ~750 SF spaces) + 1000 SF Cellar	<div>DESCRIPTION</div> <p>Brand-new mixed-use development in the heart of Bushwick featuring a 1,500 SF ground floor retail space with an additional 1,000 SF cellar that can be adapted for accessory retail use. The space can be subdivided into two ~750 SF units and will be available within 2-3 months. Ownership is open to a wide range of uses — including licensed dispensaries and restaurants — and the space can be vented. Delivered with a restroom, sprinkler system, and ownership open to discussing HVAC installation. The area continues to see strong growth, fueled by a dynamic mix of residential, retail, and creative spaces, with convenient access to the L and M subway lines.</p> <div>HIGHLIGHTS</div> <ul style="list-style-type: none">• 1,000 SF basement storage space (can be adapted for accessory retail use in conjunction with the first floor)• Large glass storefront with excellent street visibility• Located near the Morgan Ave and Jefferson St L train and several bus lines• Sprinklers• Bathroom Included• Surrounded by Dense Residential & Retail
PROPERTY STATUS	Active Renovation	
LOCATION	Knickerbocker Avenue	
CEILING HEIGHT	11 FT	
FRONTAGE	25 FT	
LOT DIMENSIONS	25 FT x 100 FT	
ZONING	R6	
OCCUPANCY	2-3 months	
ASKING RENT	\$65 PSF	

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FLOORPLANS & DETAILS



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NEIGHBORHOOD DEMOGRAPHICS



140,742

POPULATION
WITHIN 1-MILE
RADIUS



35 Years

AVERAGE
POPULATION
AGE



6.8%

POPULATION
GROWTH
SINCE 2010



\$104,792

AVERAGE HHI
WITHIN 12-MILE
RADIUS



5,471

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.3 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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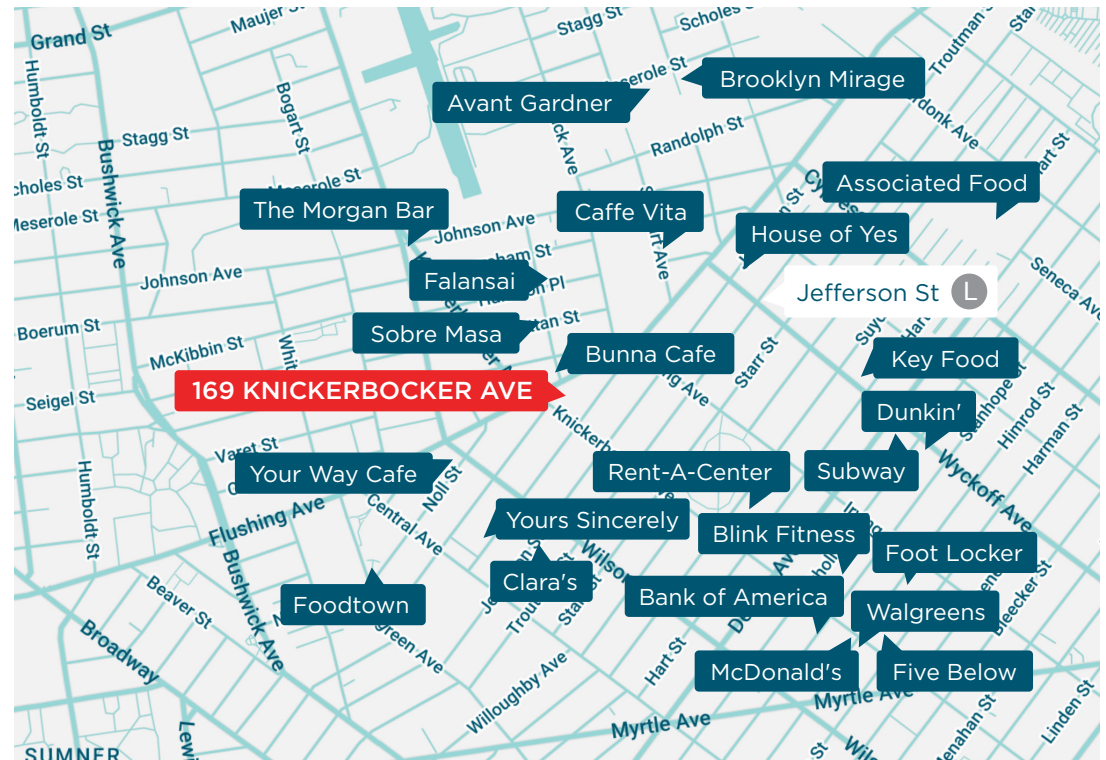
SPACE HIGHLIGHTS

NEIGHBORHOOD TENANTS

House of Yes
McDonald's
Dunkin'
Popeyes
Subway
Walgreens
Chase
Bank of America
Foot Locker
Five Below
Foodtown
Key Food
Blink Fitness
Rent-A-Center
Associated Food
Caffe Vita
Bunna Cafe
Your Way Cafe
Yours Sincerely
The Morgan Bar
Sobre Masa
Brooklyn Mirage
Avant Gardner

TRANSPORTATION

6 min walk to Morgan Ave L Stop (0.3 mi)
6 min walk to Jefferson St L Stop (0.3 mi)
11 min walk to Dekalb L stop (0.6 mi)
12 min walk to Knickerbocker Avenue M stop (0.6 mi)
12 min walk to Central Avenue M stop (0.7 mi)





CONTACT

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