

## OVERVIEW

616 Franklin Ave. is approximately 1,357 SF of retail space along the prime Franklin Ave retail corridor, which has become the principal retail destination in Crown Heights. Space "G" has 20 feet of frontage and is adjacent to new construction retail.

**Nassau Brewing Company** is a mixed-use historic redevelopment with more over 12,000 SF of retail spaces above grade. The spaces shown here are proposed, and logical divisions or combinations will be considered.

## CROSS STREET

Bergen Street

## POSSESSION

Q2 2019

## LEASEABLE AREA

1,477 SF

## CEILING HEIGHTS

11 to 12 Feet

## FRONTAGE

20 feet

## PRICING & TERMS

Upon Request

## NEIGHBORING TENANTS



## TAX ABATEMENT

Proposed 15-year ICAP abatement

## TRANSPORTATION



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
pschubert@terracrg.com

**Abbie Cheng**  
Leasing Associate  
acheng@terracrg.com

**718-768-7788**

terracrg.com

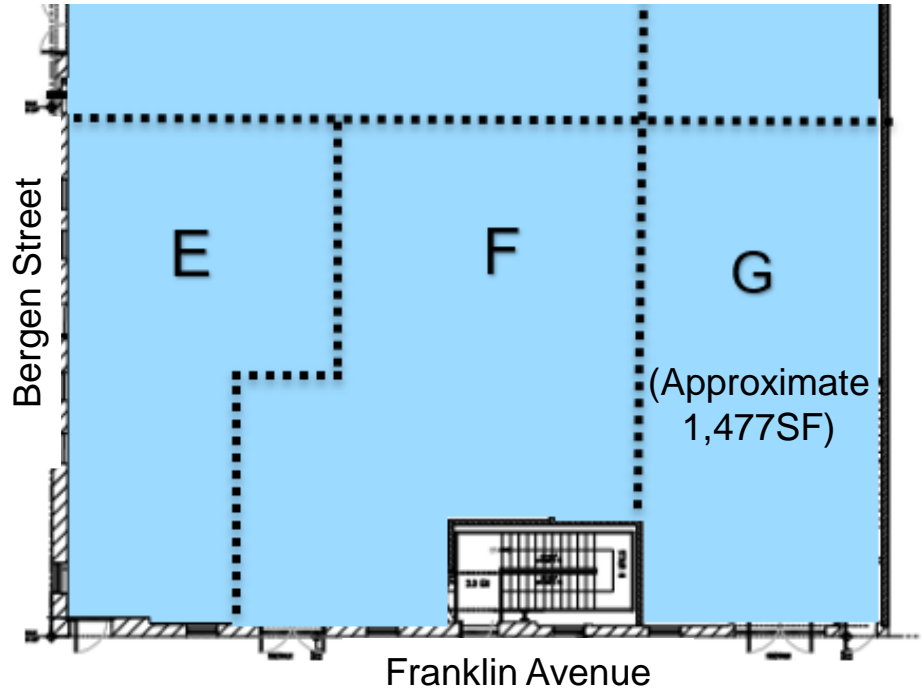
## HISTORIC RECONSTRUCTION

This original structure has received federal historical tax credits and is undergoing a total renovation that will consist of over 12,000 SF of commercial space in the base of a 37-unit apartment conversion.

Two leases have been signed: the lower level space in the original beer caves with Embassy Bar, a traditional New York cocktail lounge and event venue; and Space A to a French-inspired Japanese restaurant called Doma, with a sister location in Tokyo.

We are targeting food & beverage, café, and fitness uses, among others.

## PROPOSED RETAIL FLOOR PLAN:



\*Other spaces are also available

## CROWN HEIGHTS

- 5.4M annual subway riders on 2, 3, 4, & 5 lines at Franklin Avenue stop
- 8,000+ cars daily on Franklin Ave
- Hundreds of nearby residential units being developed
- Median resident age: 33 years old
- Median family income: \$56,000
- 211 million in yearly retail leakages

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.