

CORNER

Franklin Ave & Bergen St.

POSSESSION

Q1 2019

LEASEABLE AREA

From 1,150 to 7,615 SF

CEILING HEIGHTS

11 to 12 Feet

FRONTAGE

233 feet total wraparound

PRICING & TERMS

Upon Request

OVERVIEW

Nassau Brewing Co. is a mixed-use historic redevelopment with over 12,000 SF of retail spaces and 37-unit apartment above. The original structure has received federal historic tax credits and is undergoing a total transformation.

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

TAX ABATEMENT

Proposed 15-year ICAP abatement

TRANSPORTATION

A C 2 3 4 5 S

For more information, contact exclusive agents:

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PROPOSED RETAIL FLOOR PLAN

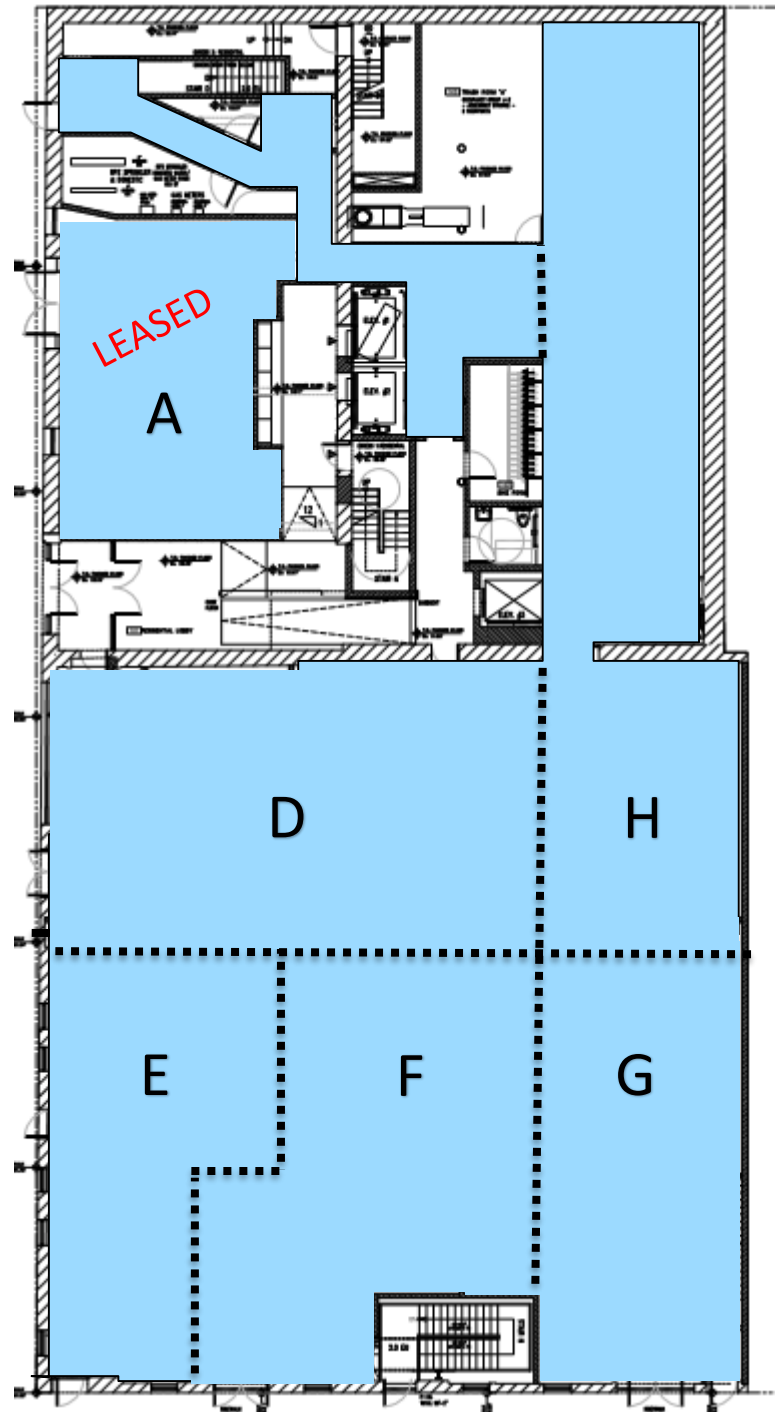
Spaces Currently Available:
(square footages estimated)

Space A	945 Bergen	945 SF	LEASED
Space B	Lower Level	SIZE	LEASED
Space C	Lower Level	SIZE	LEASED
Space D	947 Bergen	1,692 SF	
Space E	620 Franklin	1,201 SF	
Space F	618 Franklin	1,150 SF	
Space G	616 Franklin	1,477 SF	
Space H	No Storefront	1,800 SF	

All logical combinations will be considered.
(Space H must be combined with either space D or G)

DEMOGRAPHICS

- 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



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.

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