## Mixed-Use Building Transactions



Tim Thompson
Managing Director
"Although mixed-use transactions were down from 2019 to 2020, both in dollar volume and number of transactions ( $-23 \%$ and $23 \%$, respectively), price per square foot was up from $\$ 475$ to \$514."

In the mixed-use category, we have verified

## 271

transactions totaling approximately

### 1.38M SF

The total dollar volume was
approximately

## \$712M

a 23\% decrease from 2019.

The average mixed-use transaction was approximately

## \$2.6M

The largest mixed-use transaction in 2020 was 123 Hope Street, aka 432 Rodney Street. The Williamsburg property is comprised of 137 units and approx. 126,000 SF. HUBBNYC paid Adam America Real Estate Group $\$ 83,764,000$ for the property.

With a total of

## 56

transactions, the Central Brooklyn region recorded the most transactions in 2020.

The highest dollar volume was recorded in the Greater Downtown Brooklyn region at
\$204M


Mixed-Use

| Neighborhood |  | Dollar Volume | Transactions |  | Avg. Price | Total SF |  | Avg P/SF | Total units |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Borough Park | \$ | 39,715,000 | 21 | \$ | 1,891,190 | 94,559 | \$ | 420 | 66 |
| East Flatbush | \$ | 27,920,391 | 15 | \$ | 1,861,359 | 93,285 | \$ | 299 | 100 |
| Flatbush | \$ | 4,168,000 | 2 | \$ | 2,084,000 | 13,200 | \$ | 316 | 12 |
| Flatlands | \$ | 3,700,000 | 3 | \$ | 1,233,333 | 13,592 | \$ | 272 | 8 |
| Kensington | \$ | 4,540,000 | 4 | \$ | 1,135,000 | 13,308 | \$ | 341 | 10 |
| Lefferts Gardens | \$ | 8,898,250 | 5 | \$ | 1,779,650 | 19,810 | \$ | 449 | 23 |
| Midwood | \$ | 6,293,000 | 5 | \$ | 1,258,600 | 14,044 | \$ | 448 | 13 |
| Prospect Park South | \$ | 1,650,000 | 1 | \$ | 1,650,000 | 2,168 | \$ | 761 | 2 |
| Central | \$ | 96,884,641 | 56 | \$ | 1,730,083 | 263,966 | \$ | 367 | 234 |
| Brownsville | \$ | 2,832,500 | 2 | \$ | 1,416,250 | 13,395 | \$ | 211 | 13 |
| Canarsie | \$ | 625,000 | 1 | \$ | 625,000 | 1,920 | \$ | 326 | 3 |
| Cypress Hills | \$ | 1,300,000 | 1 | \$ | 1,300,000 | 5,140 | \$ | 253 | 5 |
| East NY | \$ | 5,540,000 | 7 | \$ | 791,429 | 21,140 | \$ | 262 | 18 |
| East | \$ | 10,297,500 | 11 | \$ | 936,136 | 41,595 | \$ | 248 | 39 |
| Boerum Hill | \$ | 19,775,500 | 6 | \$ | 3,295,917 | 23,751 | \$ | 833 | 29 |
| Brooklyn Heights | \$ | 21,015,042 | 5 | \$ | 4,203,008 | 30,950 | \$ | 679 | 30 |
| Carroll Gardens | \$ | 7,100,000 | 3 | \$ | 2,366,667 | 13,616 | \$ | 521 | 12 |
| Clinton Hill | \$ | 55,890,888 | 1 | \$ | 55,890,888 | 66,351 | \$ | 842 | 75 |
| Cobble Hill | \$ | 7,500,000 | 3 | \$ | 2,500,000 | 8,330 | \$ | 900 | 11 |
| Columbia Waterfront | \$ | 5,157,250 | 2 | \$ | 2,578,625 | 9,211 | \$ | 560 | 10 |
| Downtown | \$ | 10,000,000 | 2 | \$ | 5,000,000 | 7,026 | \$ | 1,423 | 9 |
| DUMBO | \$ | 1,975,000 | 1 | \$ | 1,975,000 | 2,560 | \$ | 771 | 3 |
| Fort Greene | \$ | 4,695,000 | 2 | \$ | 2,347,500 | 5,642 | \$ | 832 | 7 |
| Gowanus | \$ | 6,590,000 | 3 | \$ | 2,196,667 | 9,925 | \$ | 664 | 10 |
| Park Slope | \$ | 41,067,420 | 10 | \$ | 4,106,742 | 64,886 | \$ | 633 | 78 |
| Prospect Heights | \$ | 19,499,900 | 7 | \$ | 2,785,700 | 26,601 | \$ | 733 | 30 |
| Red Hook | \$ | 3,390,000 | 2 | \$ | 1,695,000 | 7,795 | \$ | 435 | 7 |
| Greater Downtown | \$ | 203,656,000 | 47 | \$ | 4,333,106 | 276,644 | \$ | 736 | 311 |
| East Williamsburg | \$ | 42,595,600 | 16 | \$ | 2,662,225 | 85,610 | \$ | 498 | 93 |
| Greenpoint | \$ | 16,470,000 | 7 | \$ | 2,352,857 | 31,216 | \$ | 528 | 34 |
| Williamsburg | \$ | 113,131,981 | 10 | \$ | 11,313,198 | 159,357 | \$ | 710 | 168 |
| North | \$ | 172,197,581 | 33 | \$ | 5,218,109 | 276,183 | \$ | 623 | 295 |
| Bedford Stuyvesant | \$ | 32,205,000 | 17 | \$ | 1,894,412 | 76,386 | \$ | 422 | 76 |
| Bushwick | \$ | 44,737,000 | 12 | \$ | 3,728,083 | 83,971 | \$ | 533 | 73 |
| Crown Heights | \$ | 12,561,890 | 11 | \$ | 1,141,990 | 33,317 | \$ | 377 | 40 |
| Crown Heights South | \$ | 3,210,000 | 3 | \$ | 1,070,000 | 10,854 | \$ | 296 | 9 |
| Ocean Hill | \$ | 3,101,000 | 3 | \$ | 1,033,667 | 9,960 | \$ | 311 | 8 |
| North-Central | \$ | 95,814,890 | 46 | \$ | 2,082,932 | 214,488 | \$ | 447 | 206 |
| Brighton Beach | \$ | 9,274,500 | 4 | \$ | 2,318,625 | 18,616 | \$ | 498 | 13 |
| Coney Island | \$ | 1,025,000 | 1 | \$ | 1,025,000 | 3,405 | \$ | 301 | 2 |
| Gravesend | \$ | 19,142,450 | 15 | \$ | 1,276,163 | 47,330 | \$ | 404 | 46 |
| Marine Park | \$ | 7,565,000 | 9 | \$ | 840,556 | 26,657 | \$ | 284 | 28 |
| Sheepshead Bay | \$ | 12,052,225 | 9 | \$ | 1,339,136 | 29,426 | \$ | 410 | 28 |
| South | \$ | 49,059,175 | 38 | \$ | 1,291,031 | 125,434 | \$ | 391 | 117 |
| Bath Beach | \$ | 10,695,000 | 6 | \$ | 1,782,500 | 23,005 | \$ | 465 | 23 |
| Bay Ridge | \$ | 18,147,500 | 10 | \$ | 1,814,750 | 44,283 | \$ | 410 | 46 |
| Bensonhurst | \$ | 13,102,000 | 8 | \$ | 1,637,750 | 24,015 | \$ | 546 | 24 |
| Dyker Heights | \$ | 11,320,000 | 3 | \$ | 3,773,333 | 25,602 | \$ | 442 | 16 |
| Fort Hamilton | \$ | 2,820,000 | 2 | \$ | 1,410,000 | 7,258 | \$ | 389 | 9 |
| Greenwood Heights | \$ | 10,100,000 | 2 | \$ | 5,050,000 | 21,700 | \$ | 465 | 29 |
| Sunset Park | \$ | 10,800,000 | 6 | \$ | 1,800,000 | 27,988 | \$ | 386 | 34 |
| Windsor Terrace | \$ | 7,250,000 | 3 | \$ | 2,416,667 | 12,173 | \$ | 596 | 12 |
| West | \$ | 84,234,500 | 40 | \$ | 2,105,863 | 186,024 | \$ | 453 | 193 |


| Neighborhood | Dollar Volume | Transactions | Avg. Price | Total SF | Avg P/SF | Total units |  |
| :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| Brooklyn Wide | $\mathbf{\$ ~ 7 1 2 , 1 4 4 , 2 8 7}$ | $\mathbf{2 7 1} \mathbf{\$}$ | $\mathbf{2 , 6 2 7 , 8 3 9}$ | $\mathbf{1 , 3 8 4 , 3 3 4}$ | $\mathbf{\$}$ | $\mathbf{5 1 4}$ | $\mathbf{1 , 3 9 5}$ |
| TERRACRG |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |

## Mixed-Use



## Price per SF

The average price per SF of mixed-use buildings in 2020 in Brooklyn was $\$ 514$, up $8 \%$ from 2019's average of $\$ 475$.

The Greater Downtown Brooklyn region achieved the highest average price per SF at $\$ 736$.

## Transaction and Dollar Volume

In 2020, there was a total of 271 mixed-use transactions in Brooklyn, for a total consideration of \$712M. In 2019, there was a total of 334 transactions totaling approximately $\$ 878 \mathrm{M}$.

The Central Brooklyn region had the highest number of mixed-use transactions with 56. The Greater Downtown Brooklyn region had the highest dollar volume totaling approximately $\$ 204 \mathrm{M}$.

