

# Retail Building Transactions



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“ Retail investment sales volume increased 42% year-over-year but fell 42% in the second half of 2022, compared to the beginning of the year. The decrease in transaction volume in the second half of the year comes amidst lenders becoming more selective on lending in this sector. ”

**126** verified retail transactions

totaling

**871K SF**

**\$581M**

approximate total dollar volume

The South Brooklyn Region had the most recorded transactions at

**31**

The highest total dollar volume was in the South Brooklyn Region at approximately

**\$199M**

## Top 5 Retail Transactions of 2022 By Dollar Volume

<b>809 Neptune Ave</b>	Coney Island	\$54,000,000
<b>1100 Kings Hwy</b>	Sheepshead Bay	\$34,000,000
<b>60 N Sixth St</b>	Williamsburg	\$25,000,000
<b>127 Kent Ave</b>	Williamsburg	\$20,000,000
<b>345 &amp; 346 Avenue U</b>	Gravesend	\$18,600,000



The largest retail transactions in 2022 was 809 Neptune Avenue located in South Brooklyn. The Coney Island 69K SF retail building, sits on a 85K SF Lot purchased by Capital Automotive.

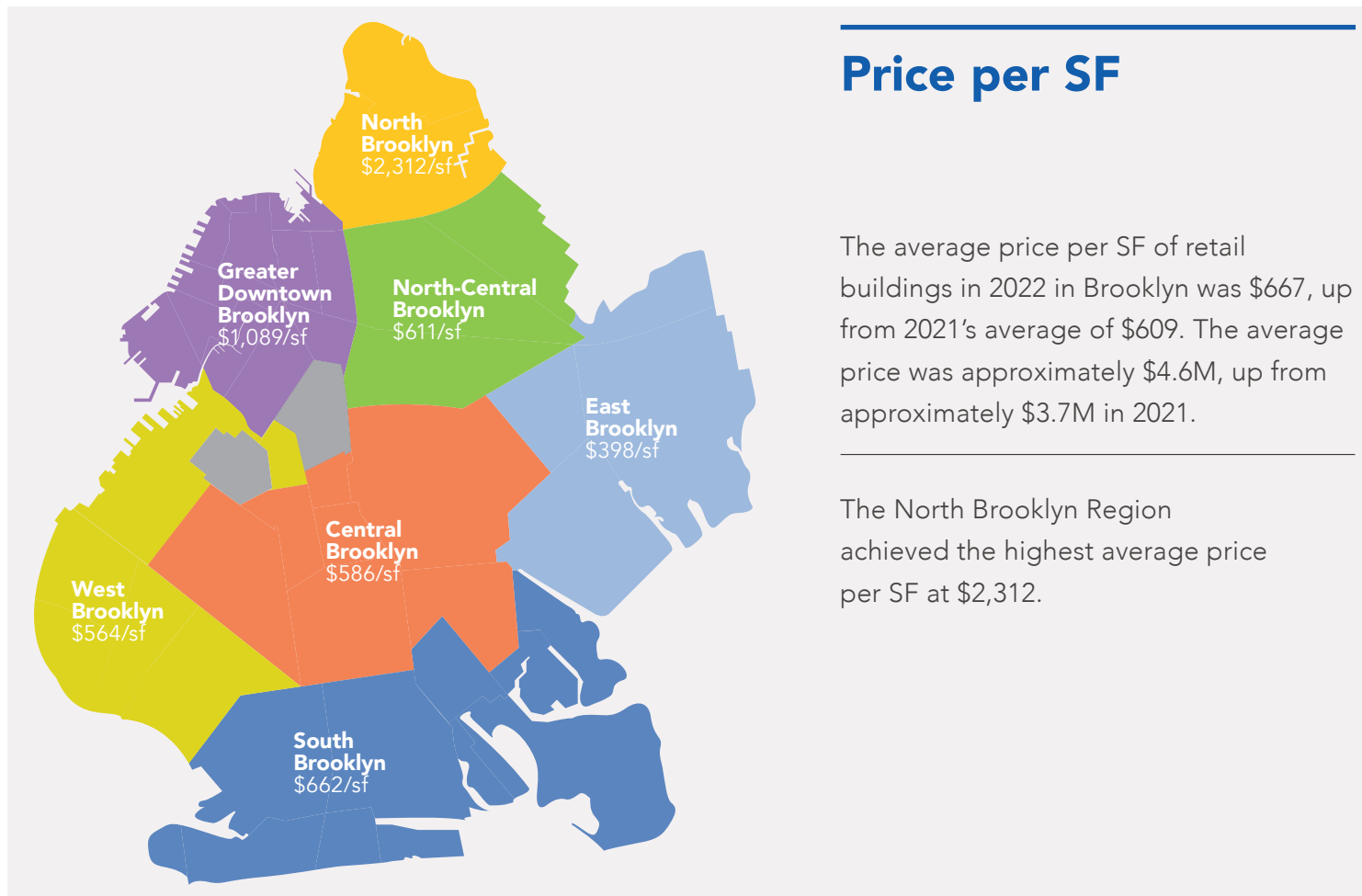
## Retail

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction	Total SF	Avg. PPSF*
Central Brooklyn	Borough Park	\$24,750,000	8	\$3,093,750	42,275	\$585
	East Flatbush	\$21,077,475	9	\$2,341,942	37,441	\$563
	Flatbush	\$18,850,000	2	\$9,425,000	29,713	\$634
	Flatlands	\$9,570,000	4	\$2,392,500	17,730	\$540
	Kensington	\$5,910,000	2	\$2,955,000	9,587	\$616
	Midwood	\$11,770,000	5	\$2,354,000	20,140	\$584
	<b>Total/Average</b>	<b>\$91,927,475</b>	<b>30</b>	<b>\$3,064,249</b>	<b>156,886</b>	<b>\$586</b>
East Brooklyn	Brownsville	\$15,875,000	4	\$3,968,750	37,592	\$422
	Canarsie	\$5,540,000	4	\$1,385,000	10,861	\$510
	Cypress Hills	\$2,550,000	1	\$2,550,000	9,445	\$270
	East New York	\$16,800,000	2	\$8,400,000	44,412	\$378
	<b>Total/Average</b>	<b>\$40,765,000</b>	<b>11</b>	<b>\$3,705,909</b>	<b>102,310</b>	<b>\$398</b>
Greater Downtown Brooklyn	Boerum Hill	\$1,600,000	1	\$1,600,000	1,300	\$1,231
	Brooklyn Heights	\$3,450,000	2	\$1,725,000	4,632	\$745
	Clinton Hill	\$6,500,000	1	\$6,500,000	6,353	\$1,023
	Cobble Hill	\$8,925,000	1	\$8,925,000	7,765	\$1,149
	Downtown	\$6,489,396	1	\$6,489,396	4,603	\$1,410
	Fort Greene	\$5,250,000	2	\$2,625,000	4,528	\$1,159
	Gowanus	\$2,700,000	1	\$2,700,000	4,230	\$638
	Park Slope	\$28,060,000	3	\$9,353,333	17,629	\$1,592
	Red Hook	\$7,200,000	1	\$7,200,000	13,410	\$537
	<b>Total/Average</b>	<b>\$70,174,396</b>	<b>13</b>	<b>\$5,398,030</b>	<b>64,450</b>	<b>\$1,089</b>
North Brooklyn	East Williamsburg	\$1,402,850	2	\$701,425	1,496	\$938
	Greenpoint	\$1,350,000	1	\$1,350,000	2,500	\$540
	Williamsburg	\$46,165,000	3	\$15,388,333	17,160	\$2,690
	<b>Total/Average</b>	<b>\$48,917,850</b>	<b>6</b>	<b>\$8,152,975</b>	<b>21,156</b>	<b>\$2,312</b>
North-Central Brooklyn	Bedford-Stuyvesant	\$9,362,500	2	\$4,681,250	10,624	\$881
	Bushwick	\$25,970,000	7	\$3,710,000	49,688	\$523
	Crown Heights	\$5,150,000	3	\$1,716,667	5,803	\$887
	Crown Heights South	\$1,400,000	1	\$1,400,000	2,400	\$583
	Ocean Hill	\$375,000	1	\$375,000	670	\$560
<b>Total/Average</b>	<b>\$42,257,500</b>	<b>14</b>	<b>\$3,018,393</b>	<b>69,185</b>	<b>\$611</b>	
South Brooklyn	Brighton Beach	\$7,040,000	3	\$2,346,667	12,016	\$586
	Coney Island	\$58,300,000	2	\$29,150,000	75,112	\$776
	Gerritsen Beach	\$715,000	2	\$357,500	1,880	\$380
	Gravesend	\$37,275,000	5	\$7,455,000	63,394	\$588
	Marine Park	\$16,710,000	5	\$3,342,000	38,910	\$429
	Mill Basin	\$10,500,000	2	\$5,250,000	13,685	\$767
	Sheepshead Bay	\$69,205,000	12	\$5,767,083	96,660	\$716
	<b>Total/Average</b>	<b>\$199,745,000</b>	<b>31</b>	<b>\$6,443,387</b>	<b>301,657</b>	<b>\$662</b>
West Brooklyn	Bath Beach	\$10,250,000	3	\$3,416,667	19,327	\$530
	Bay Ridge	\$1,950,000	1	\$1,950,000	2,660	\$733
	Bensonhurst	\$25,287,500	5	\$5,057,500	52,163	\$485
	Dyker Heights	\$7,200,000	2	\$3,600,000	19,476	\$370
	Fort Hamilton	\$29,750,000	4	\$7,437,500	32,726	\$909
	Greenwood Heights	\$2,000,000	1	\$2,000,000	10,000	\$200
	Sunset Park	\$11,695,879	5	\$2,339,176	19,847	\$589
	<b>Total/Average</b>	<b>\$88,133,379</b>	<b>21</b>	<b>\$4,196,828</b>	<b>156,199</b>	<b>\$564</b>
<b>Brooklyn Wide</b>	<b>\$581,920,600</b>	<b>126</b>	<b>\$4,618,417</b>	<b>871,843</b>	<b>\$667</b>	

This study shows Brooklyn commercial retail building transactions for 2022, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of transactions, average transaction price, total square footage sold and average price per SF.

\* Price per Square Foot

## Retail



### Price per SF

The average price per SF of retail buildings in 2022 in Brooklyn was \$667, up from 2021's average of \$609. The average price was approximately \$4.6M, up from approximately \$3.7M in 2021.

The North Brooklyn Region achieved the highest average price per SF at \$2,312.

## Transactions & Dollar Volume

