

Retail Building Transactions

\$469M

Total Retail Dollar Volume

88

Total Retail Transactions

↓ 21%

Retail Dollar Volume 23 vs. 22

2023

Top 5 Retail Transactions

By Dollar Volume

1 Nassau Avenue	Greenpoint	\$43,300,000
2784 Linden Blvd	East New York	\$40,000,000
6502 18 th Avenue	Bensonhurst	\$28,000,000
80 N 6 th Street	Williamsburg	\$24,000,000
12 Franklin Street	Greenpoint	\$23,000,000

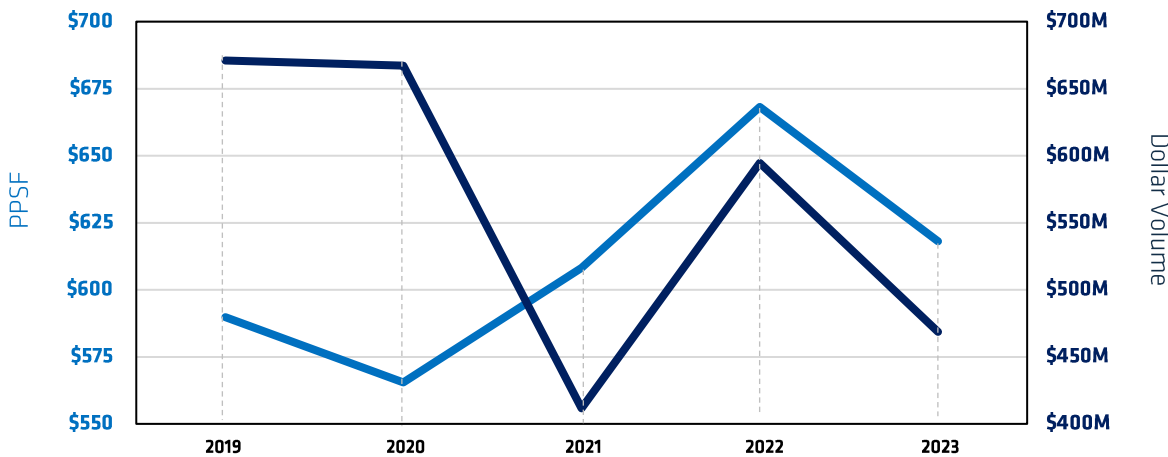


1 Nassau Avenue in Greenpoint was the largest retail transaction sold by dollar volume in 2023. The ~35,000 SF building houses climbing gym Vital.

Brooklyn Retail Transactions

2019-2023

— Dollar Volume
— PPSF



↓ **30%**

Total Dollar Volume 2019 vs. 2023

↑ **5%**

Avg. PPSF 2019 vs. 2023

Year	2019	2020	2021	2022	2023
Dollar Volume	\$671M	\$667M	\$412M	\$595M	\$469M
Transactions	94	95	114	131	88
PPSF	\$590	\$565	\$608	\$668	\$618

Data from TerraCRG's 2023 Brooklyn Market Report

Retail

Region	Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF
Central Brooklyn	Total/Average	\$58,110,000	12	\$4,842,500	98,113	\$592
	Borough Park	\$7,980,000	2	\$3,990,000	14,220	\$561
	East Flatbush	\$18,455,000	5	\$3,691,000	40,350	\$457
	Flatbush	\$1,400,000	1	\$1,400,000	4,078	\$343
	Flatlands	\$9,775,000	1	\$9,775,000	16,200	\$603
	Kensington	\$9,500,000	2	\$4,750,000	7,265	\$1,308
	Lefferts Gardens					
	Midwood	\$11,000,000	1	\$11,000,000	16,000	\$688
	Prospect Park South					
East Brooklyn	Total/Average	\$90,050,000	12	\$7,504,167	173,800	\$518
	Brownsville	\$7,100,000	5	\$1,420,000	23,584	\$301
	Canarsie	\$21,750,000	3	\$7,250,000	39,312	\$553
	Cypress Hills	\$2,500,000	1	\$2,500,000	5,226	\$478
	East New York	\$58,700,000	3	\$19,566,667	105,678	\$555
Greater Downtown	Total/Average	\$26,353,363	9	\$2,928,151	47,142	\$559
	Boerum Hill	\$5,000,000	1	\$5,000,000	20,500	\$244
	Brooklyn Heights					
	Carroll Gardens					
	Clinton Hill					
	Cobble Hill					
	Columbia Waterfront	\$5,400,000	1	\$5,400,000	5,519	\$978
	Downtown	\$2,600,000	1	\$2,600,000	4,603	\$565
	DUMBO	\$461,013	1	\$461,013	691	\$667
	Fort Greene	\$2,275,000	2	\$1,137,500	2,943	\$773
	Gowanus	\$2,867,350	1	\$2,867,350	3,816	\$751
	Park Slope	\$1,950,000	1	\$1,950,000	2,037	\$957
	Prospect Heights	\$5,800,000	1	\$5,800,000	7,033	\$825
	Red Hook					
North Brooklyn	Total/Average	\$105,198,000	9	\$11,688,667	98,483	\$1,068
	East Williamsburg	\$1,388,000	1	\$1,388,000	648	\$2,142
	Greenpoint	\$71,360,000	4	\$17,840,000	72,176	\$989
	Williamsburg	\$32,450,000	4	\$8,112,500	25,659	\$1,265
North-Central	Total/Average	\$28,675,000	9	\$3,186,111	61,300	\$468
	Bed Stuy	\$20,135,000	5	\$4,027,000	38,977	\$517
	Bushwick	\$7,200,000	2	\$3,600,000	15,200	\$474
	Crown Heights	\$825,000	1	\$825,000	2,773	\$298
	Crown Heights South					
	Ocean Hill	\$515,000	1	\$515,000	4,350	\$118
South Brooklyn	Total/Average	\$83,777,866	24	\$3,490,744	166,630	\$503
	Bergen Beach					
	Brighton Beach	\$21,166,666	4	\$5,291,667	31,576	\$670
	Coney Island	\$3,000,000	1	\$3,000,000	5,809	\$516
	Gerritsen Beach	\$325,000	1	\$325,000	940	\$346
	Gravesend	\$31,786,200	9	\$3,531,800	67,118	\$474
	Manhattan Beach					
	Marine Park	\$1,600,000	1	\$1,600,000	4,000	\$400
	Mill Basin	\$7,300,000	1	\$7,300,000	16,617	\$439
	Sea Gate					
	Sheepshead Bay	\$18,600,000	7	\$2,657,143	40,570	\$458
West Brooklyn	Total/Average	\$76,570,500	13	\$5,890,038	112,881	\$678
	Bath Beach	\$3,224,000	2	\$1,612,000	8,666	\$372
	Bay Ridge	\$2,200,000	1	\$2,200,000	12,000	\$183
	Bensonhurst	\$52,052,500	6	\$8,675,417	51,752	\$1,006
	Dyker Heights					
	Fort Hamilton					
	Greenwood Heights					
	Sunset Park	\$19,094,000	4	\$4,773,500	40,463	\$472
	Windsor Terrace					
Brooklyn Wide	Total/Average	\$468,734,729	88	\$5,326,531	758,349	\$618

This study shows Brooklyn commercial retail building transactions for 2023, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total units, average price per unit, square footage sold and average price per SF.