

204-206

BEDFORD AVENUE

WILLIAMSBURG, BK



momentum
Group

LEE &
ASSOCIATES

SPACE DESCRIPTION

GROUND FLOOR 3,548 SF

LOWER LEVEL ~2,255 SF

CEILING HEIGHTS 18 FEET

FRONTAGE 42 FEET

POSSESSION Q1 2027

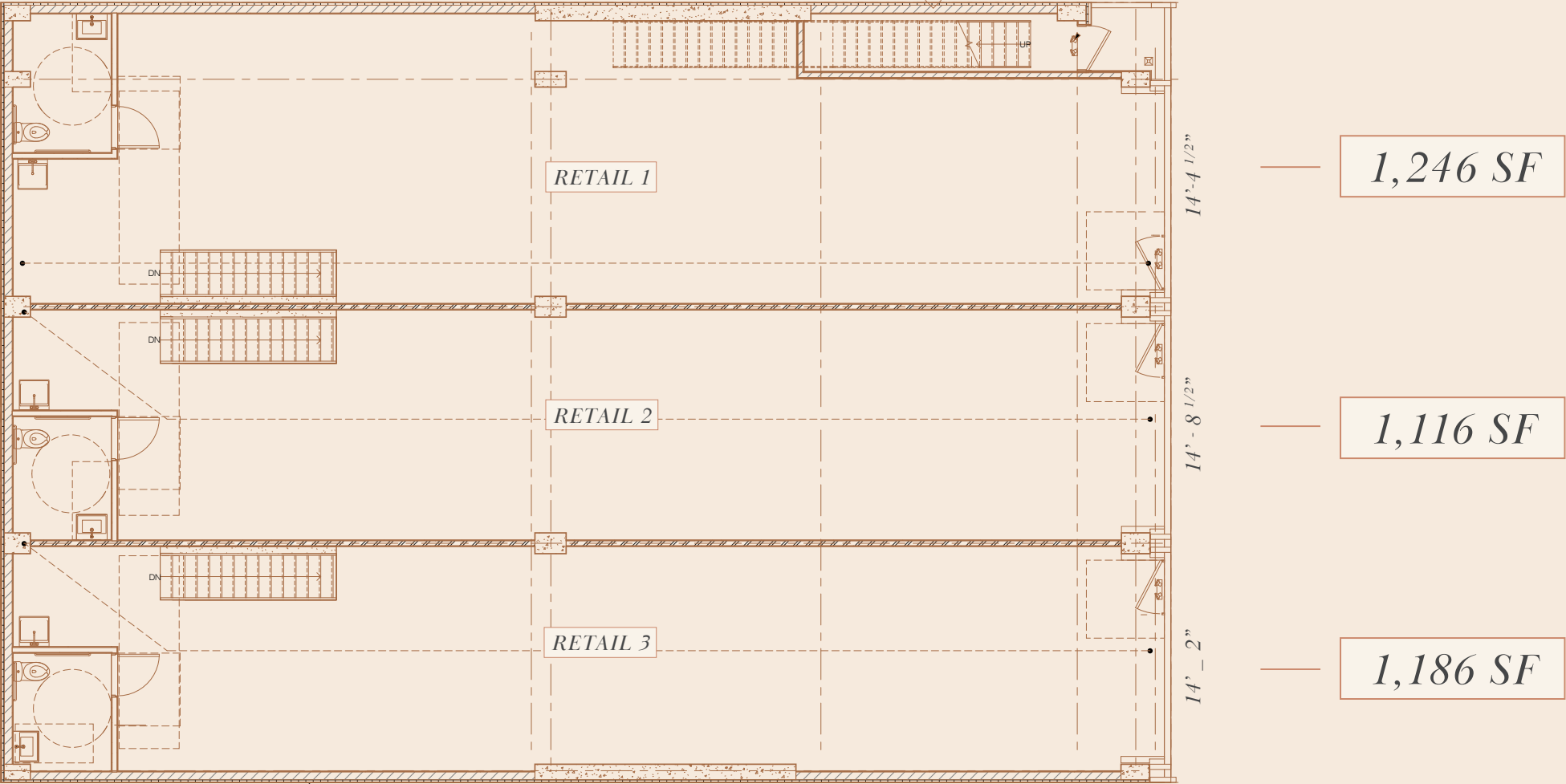
SPACE NOTES

- Brand new construction in the heart of Bedford Ave
- Opportunity for a tenant to be built into the space
- Logical divisions to be considered
- Floor to ceiling glass storefronts with 18' ceilings
- Steps from the Bedford L stop and North 6th Street



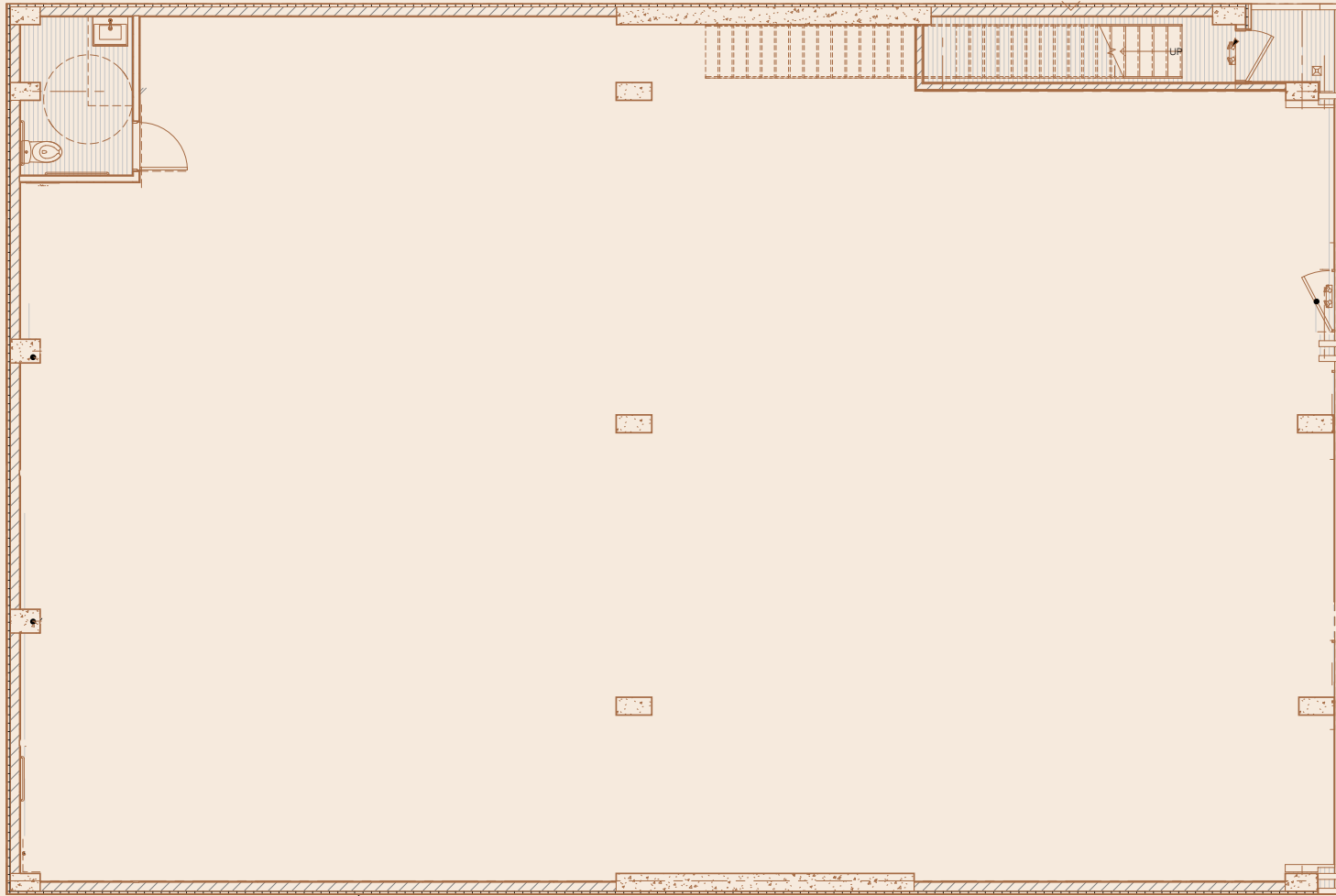
THE SPACE

MULTI-TENANT PLAN



THE SPACE

SINGLE-TENANT PLAN



3,548 SF

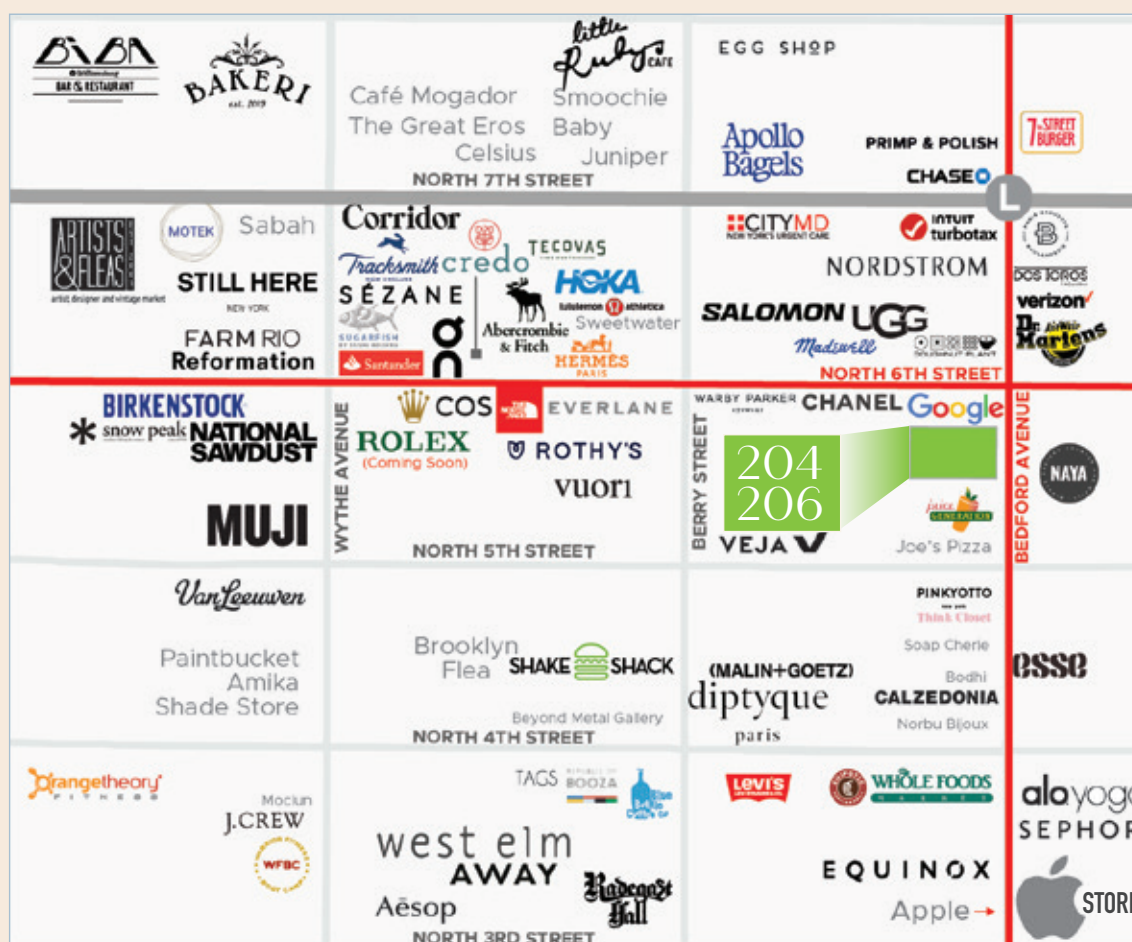


CHANEL



NEIGHBORING TENANTS

- _ EQUINOX
- _ WHOLE FOODS
- _ SUGARFISH
- _ VUORI
- _ FARM RIO
- _ BIRKENSTOCK
- _ UGG (coming soon)
- _ CREDO
- _ COS
- _ ALAND
- _ ROLEX (coming soon)
- _ CHANEL
- _ GOOGLE STORE
- _ VAN LEEUWEN
- _ ORANGE THEORY
- _ HOKA (coming soon)
- _ 7TH STREET BURGER
- _ LEVI'S
- _ WARBY PARKER
- _ DOS TOROS
- _ J.CREW
- _ LULULEMON
- _ MALIN+GOETZ
- _ ESSE TACO



Apparel
Consumer
Expenditure*

\$3,212



Total
Population
125,000



Median
Age
36



Population
Growth Since
2010
36%



Dining
Consumer
Expenditure*
\$5,077



Increase in
Residential
Units
Since 2014
45%

*annual





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