



For Rent

\$10,000 / Month

\$110 / Square Ft

156 Bedford Avenue

1,080 Sqare Foot Retail Space



Floor Plan

156 Bedford Avenue

1080 Sq Ft Retail space + **900** Sq ft Basement + **520** Sq Foot Yard



Entrance



Basement
Entrance



Retail Space
1080 sq ft

Backyard
520 sq ft

GROUND FLOOR PLAN

Basement
900 sq ft

BASEMENT FLOOR PLAN

Bedford Avenue

Interior

156 Bedford Avenue

Existing Renovation on Interior Space



Food & Drink

156 Bedford Avenue

Bars & Restaurants in The Area



Retail Map

156 Bedford Avenue

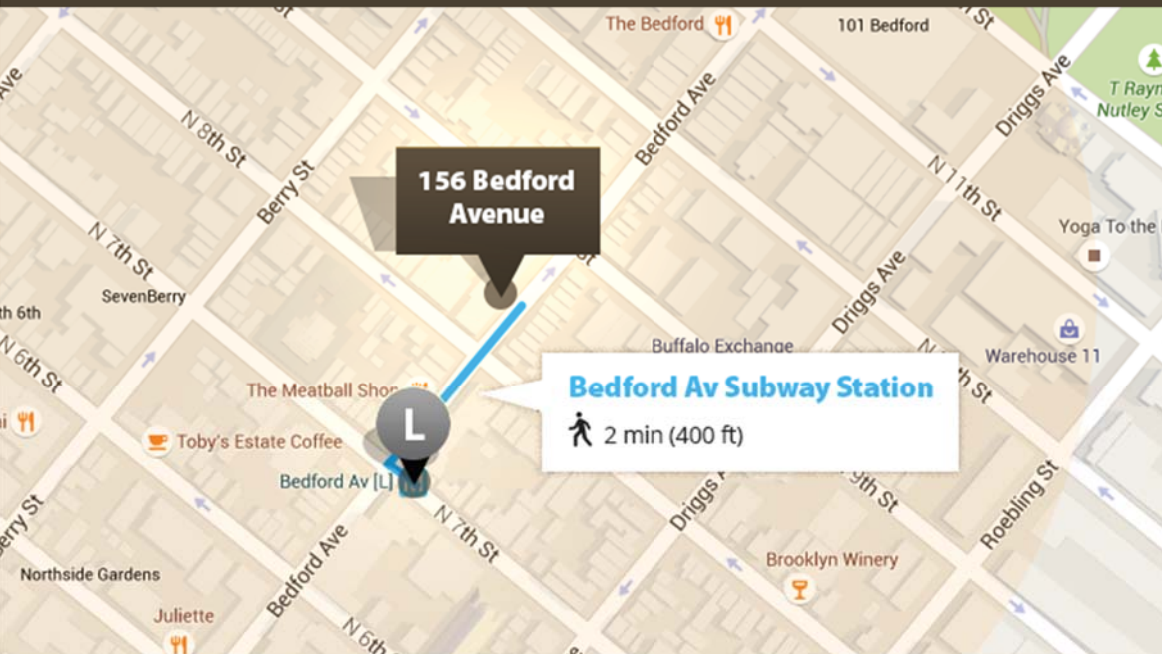
Major Retailers in The Area



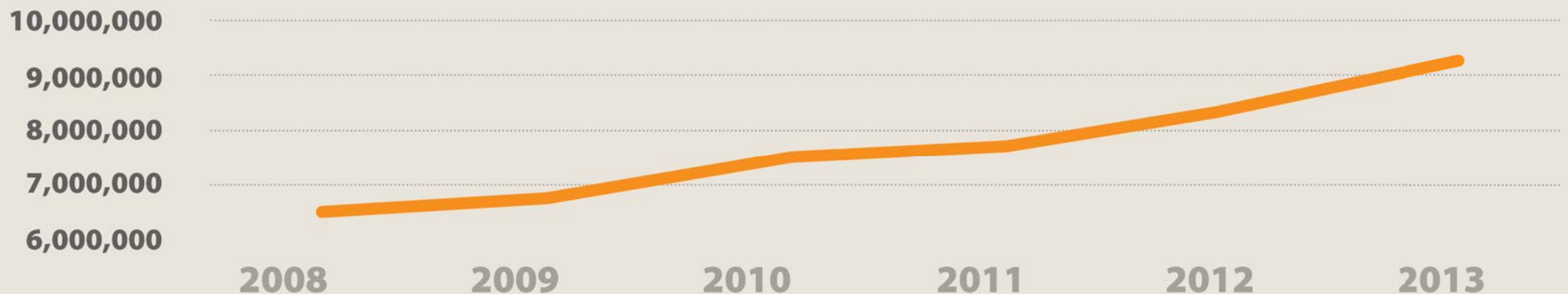
Subway

156 Bedford Avenue

9,000,000+ Annual Ridership



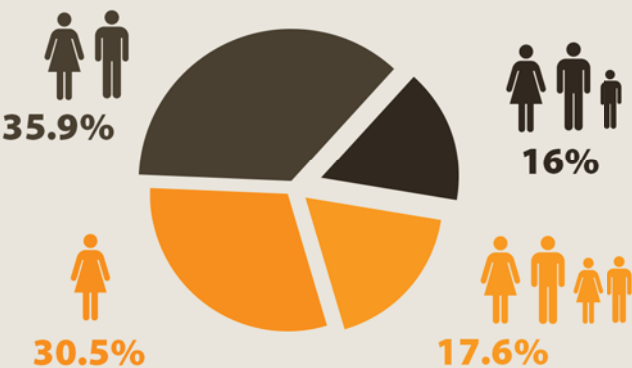
Bedford Avenue Train Station (L Train) Annual Ridership



Median age



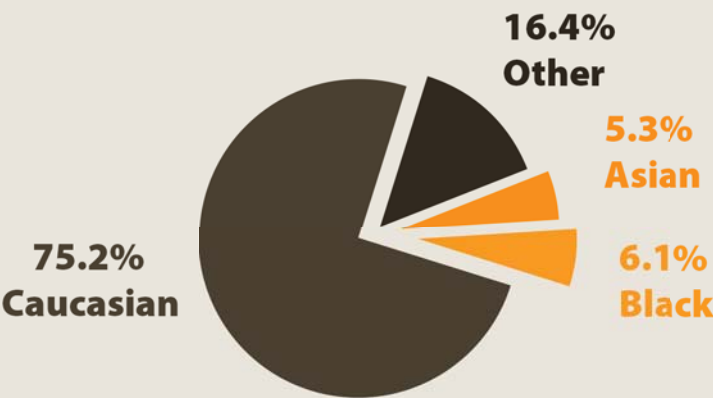
Household Size



Gender Breakdown



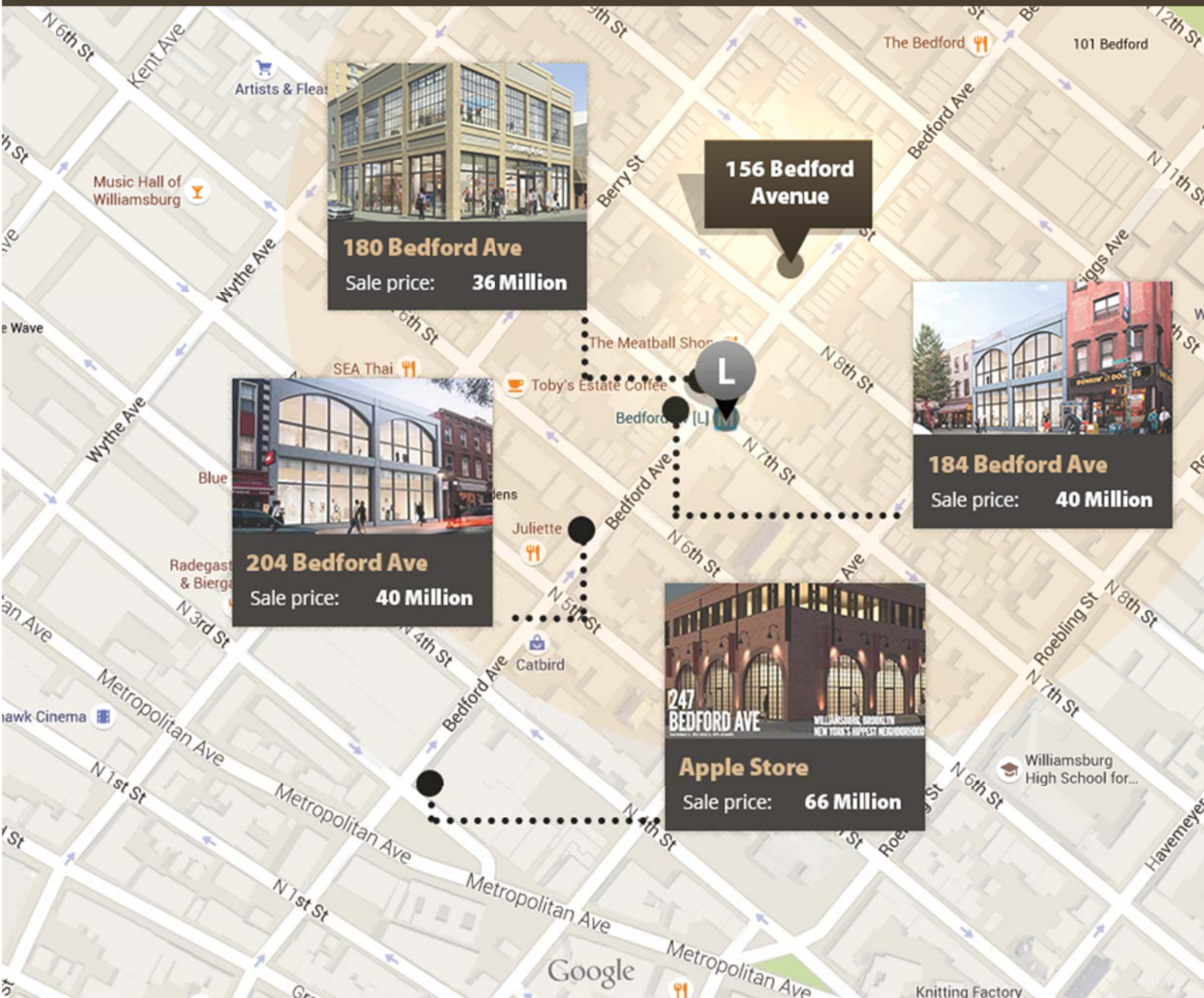
Race Breakdown



New Retail Developments

156 Bedford Avenue

Major Retail Stores Opening Up



Recently, there have been several high profile retail development transactions.

The most notable being RedSky's purchase of 240 Bedford avenue for **66 million** and then leasing the property out as the **first Apple Store in Brooklyn**.

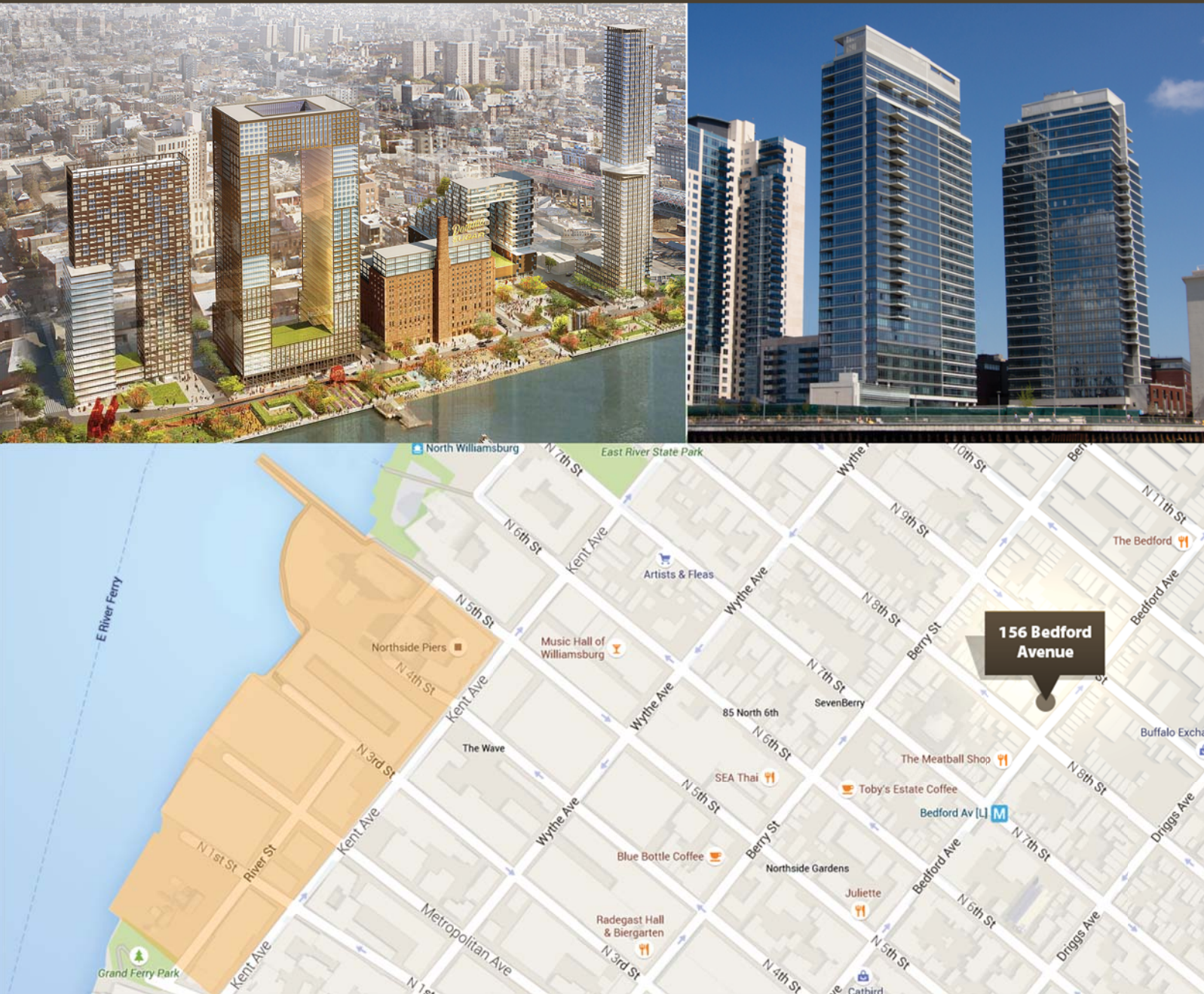
Another large transaction located only 350 feet away from the subject property was Thor Equities purchased of 180 Bedford Ave for **36 million**. This set a new record. It is currently being redeveloped as high - end retail space.

Also of notable was the package deal for 184, and 284 Bedford avenue for **over 40 million** which is also to be redeveloped as **premium retail space**.

Waterfront Development

156 Bedford Avenue

The Domino Mega Project



Over the last 7 years, the waterfront has been radically transformed from industrial use to high end luxury residential. Toll Brothers (NYSE:TOL) recently sold out 2 separate projects Northside Piers and North8. These developments have brought **thousands of new wealthy residents to the area**. Toll Brothers and several other high profile condo developers are continuing to develop along the waterfront.

In addition to Toll Brothers. The waterfront is also the site of **one of the largest mega projects in NYC**. Currently under construction, is the **\$1.5 Billion redevelopment** of the Domino sugar refinery. It will include **2200 luxury waterfront apartments** and several towers with the tallest being 50 stories.