



# 633 MARCY AVENUE

BED-STUY, BROOKLYN



EXR

# 633 MARCY AVENUE

BED-STUY, BROOKLYN

## MARKET

A detailed architectural rendering of a modern grocery market. The space is bright and airy, featuring large floor-to-ceiling windows on the left side that offer a view of the city. The ceiling is made of light-colored wood slats and is illuminated by several large, circular, recessed light fixtures. In the center, there are several wooden produce displays filled with fresh fruits and vegetables. People are shown shopping, including a woman in a red top pushing a shopping cart, a woman in a green shirt, and a woman in a blue top with a yellow bag. To the right, there is a vertical garden wall with lush green plants. The overall atmosphere is clean, modern, and inviting.

### LOCATION

Corner of Marcy Avenue and Hart Street

### SPACE

7,773 SF on the ground floor

3,343 SF in the basement

### FRONTAGE

200 FT

### CEILING HEIGHT

14 FT

### ZONING

R7A / C2-4

### PPSF

Upon Request

### HIGHLIGHTS

- New corner development offering a Fresh Food Program at the base of a 65-unit building
- 7,773 SF on the ground floor with glass frontage + 3,343 SF in basement for storage
- Loading dock and elevator to basement located on Hart Street to provide easy deliveries
- Close proximity to G-train access at Myrtle-Willoughby or Bedford-Nostrand
- Expected Completion: November 2018

**EXR**

## NEIGHBORHOOD GROCERS

Bravo Supermarket	.4 Miles
Chestnut Grocery	.5 Miles
Compare Foods	.5 Miles
C-Town Supermarket	.7 Miles
Key Food	.7 Miles

## NEIGHBORHOOD DEMOGRAPHICS

Population Size	192,900
Average Age	33.3
Average Household Income	\$64,147
Number of Households	68,150

## TRANSPORTATION

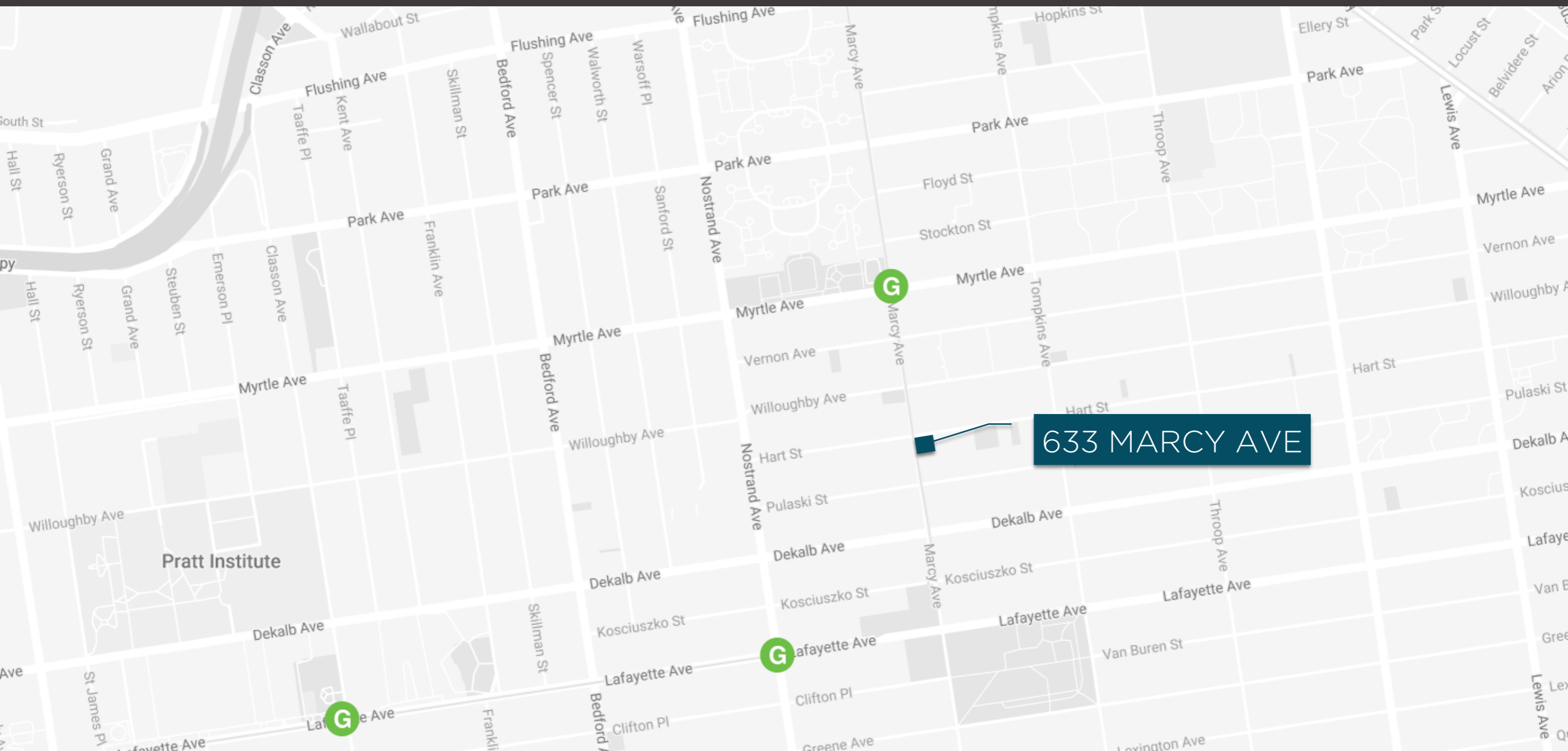


At Myrtle-Willoughby - 4 Minute Walk



At Bedford-Nostrand - 7 Minute Walk

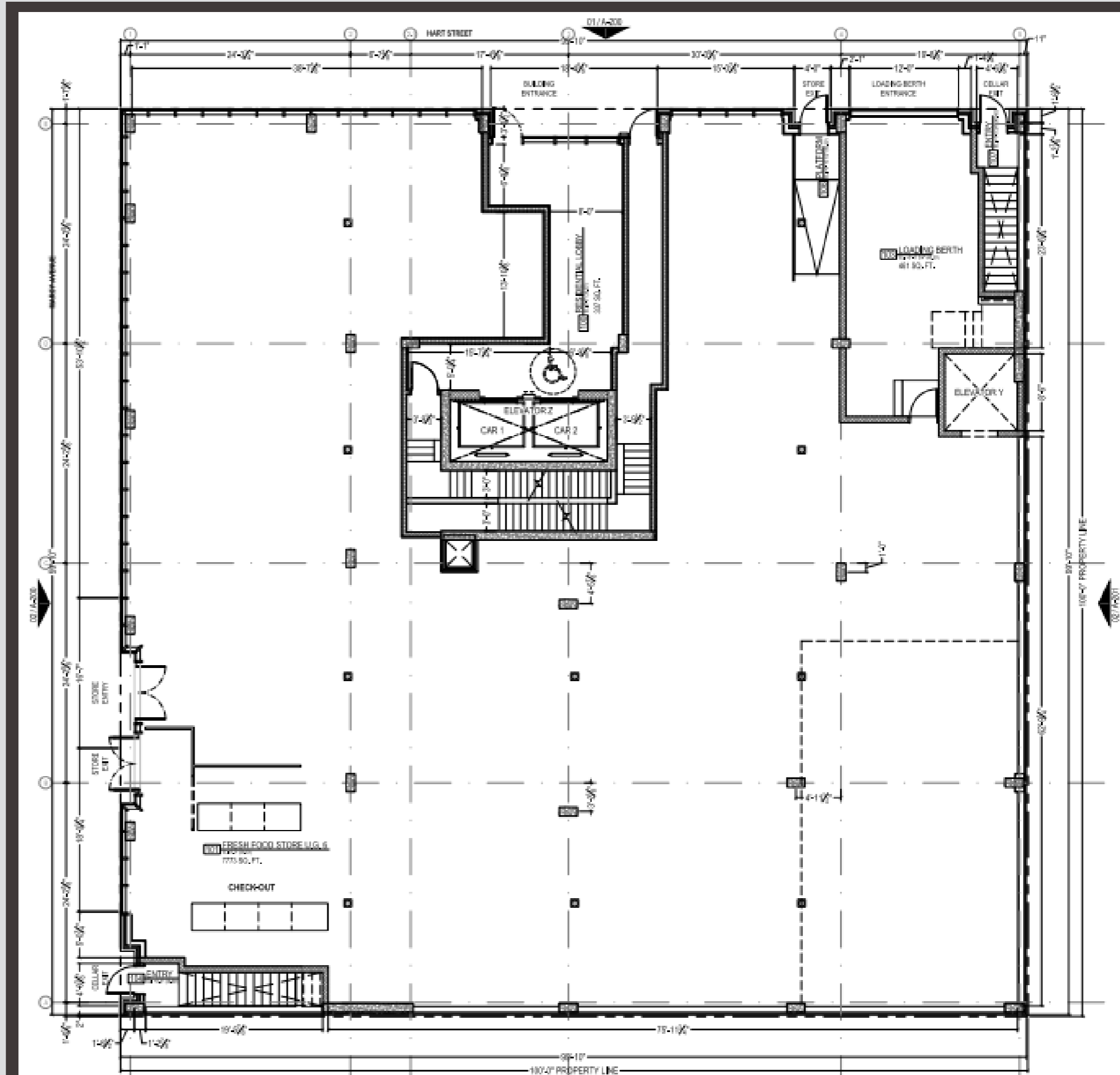
Bed-Stuy has seen a population growth of 9.06% over the past seven years, which is why developers see such great potential.



633  
MARCY AVENUE  
GROUND  
FLOOR  
PLAN

MARCY AVENUE

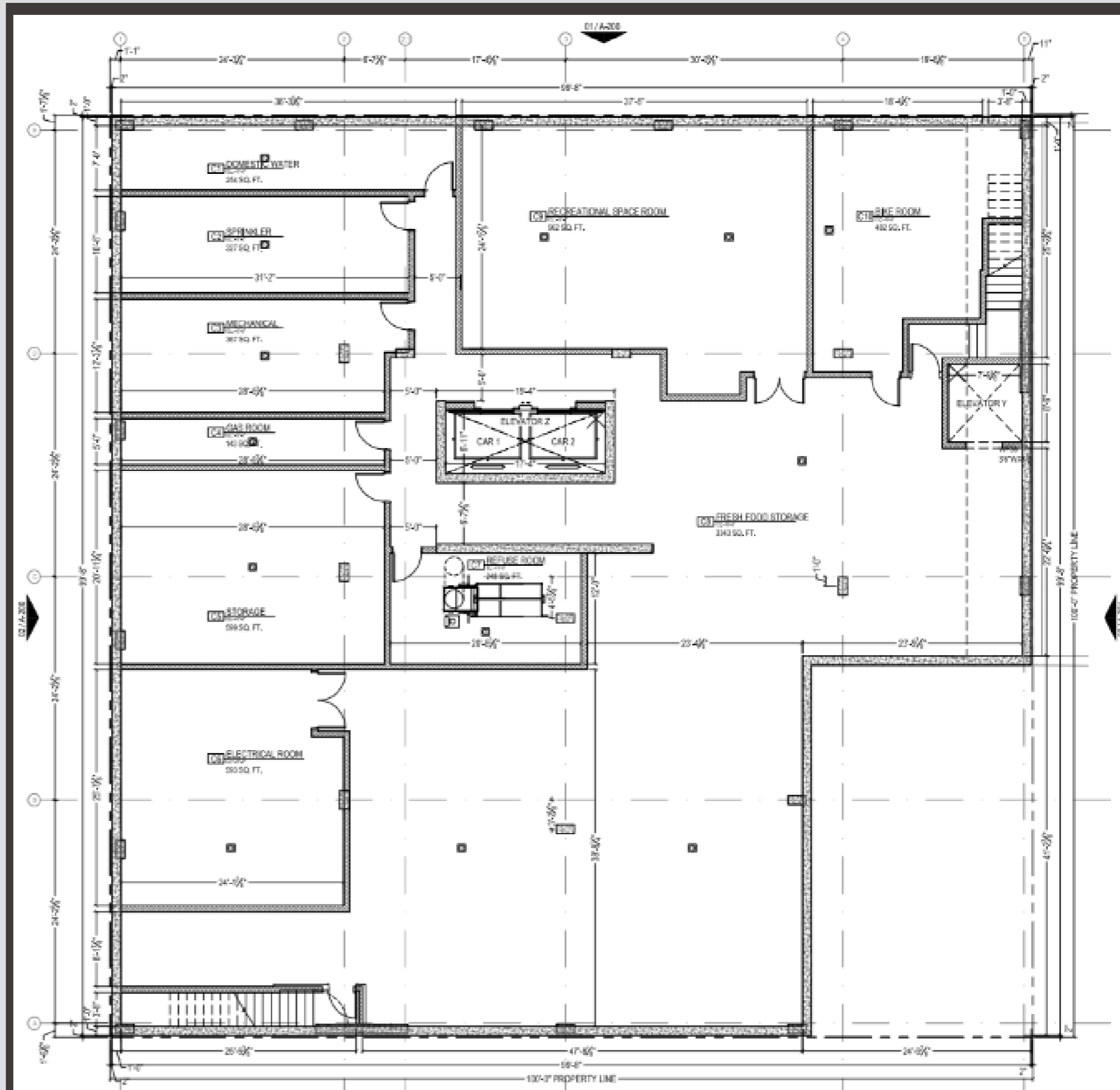
HART STREET



# HART STREET

## 633 MARCY AVENUE BASEMENT FLOOR PLAN

### MARCY AVENUE



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