「AM PS」



BIRKENSTOCK®

patagonia



HERMES

Glossier.

⁷46-56 N 6th







Retail 1	1,212 SF
Retail 2	1,166 SF
Retail 3	1,368 SF
Retail 4	2,564 SF
Retail 5	2,606 SF
Retail 6	2,572 SF

N. 6TH STREET

AM PS

PROPERTY DETAILS

SIZE: 11,570 SF (DIVISIBLE)

 Retail 1: 1,212 SF
 Retail 4: 2,564 SF

 Retail 2: 1,166 SF
 Retail 5: 2,606 SF

 Retail 3: 1,368 SF
 Retail 6: 2,572 SF

TIMING: Q4 2023/Q1 2024

CEILING HIEIGHTS: 14

FRONTAGE:

125' on N. 6th Street 100'3" on Kent Avenue







pressed juicery









N. 7TH STREET















9,644,831 ANNUAL RIDERS

+ MEDRITE





CVS°





SITE 46-56 N. 6TH



SPERAPY







Tracksmith
NEW ENGLAND

GLOWBAR













EAST

RIVER



TUTTI

smartertoddl



















EPHEMERAL







BROOKLYN SPECTACLES





















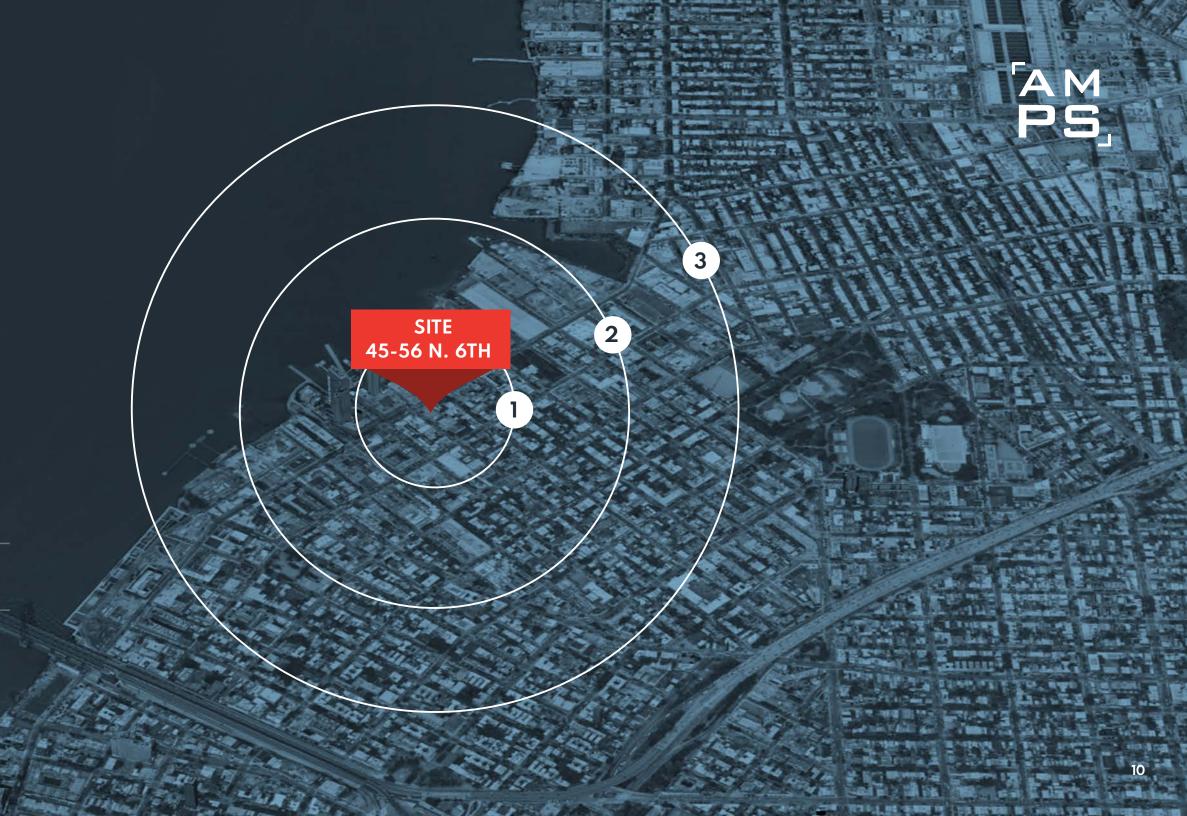


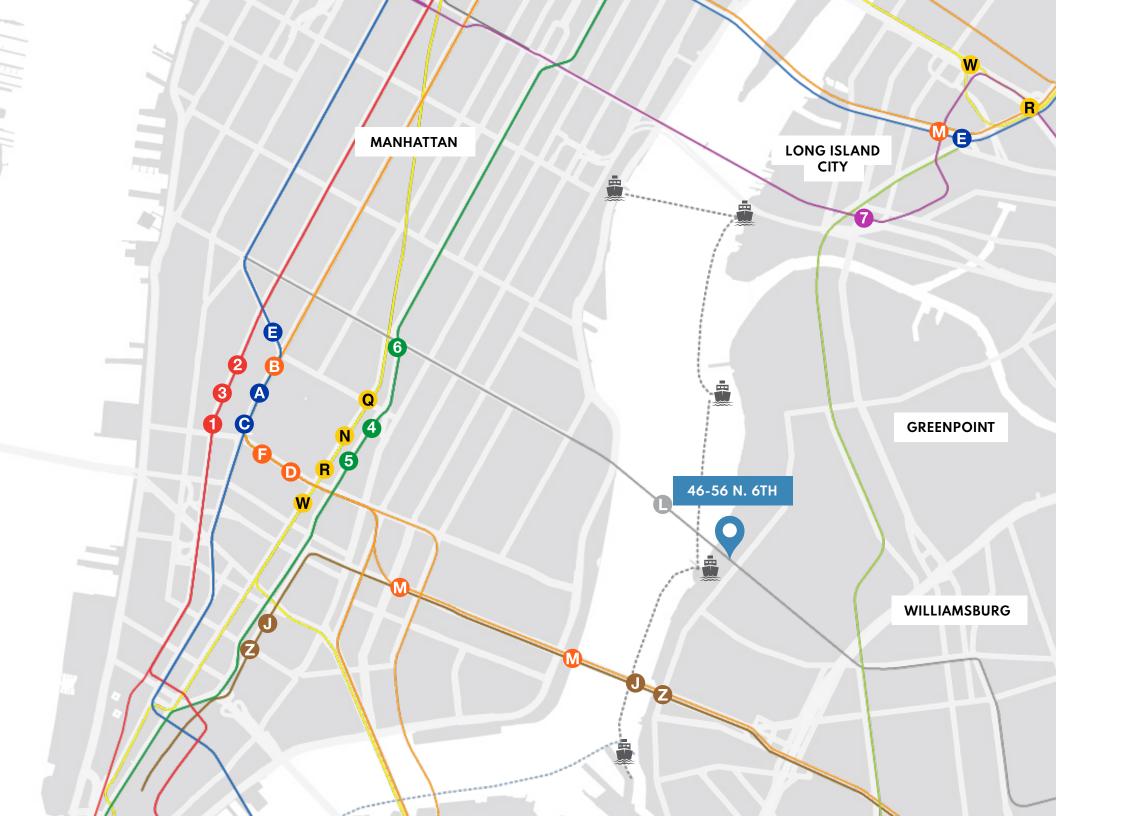




MARKET DEMOGRAPHIC AT A GLANCE

	1	2	3
WALKING DISTANCE	10 MIN	15 MIN	20 MIN
POPULATION	25,283	49,164	90,949
AVERAGE HOUSEHOLD INCOME	\$161,367	\$138,916	\$126,493





TRANSPORTATION

FROM/TO WILLIAMSBURG





SUBWAY

Just a quick 8 minute walk from the L train, 25 Kent is located at the first stop in Brooklyn just minutes from Manhattan.

GRAND CENTRAL TERMINAL 27 MINUTES







EIGHTH AVENUE & 14TH STREET 20 MINUTES







UNION SQUARE STATION **18 MINUTES**







FULTON CENTER 32 MINUTES











Walking distance from a variety of Brooklyn neighborhoods and Thousands of people with high household incomes.

DISTANCE

10 Min

Population: 20,312

Household Income: \$123,227

15 Min

Population : **44,261**

Household Income: \$106,925

20 Min

Population : **74,749**

Household Income: \$97,566



FERRY

North Williamsburg's ferry is an alternative transportation providing easy access to and from Manhattan, Brooklyn and Queens.

WALL STREET/PIER 11 28 MINUTES

EAST 34TH STREET 15 MINUTES

LONG ISLAND CITY 12 MINUTES



WILLIAMSURG DEVELOPMENT

THE EDGE 1,466 units 30,000 SF of retail

NORTHSIDES PIERS
450 units
7,600 SF of retail

3 **ONE N4** 509 units

4 MIXED-USE RESIDENTIAL/RETAIL
388 units
18.000 SF of retail

5 MIXED-USE RETAIL/OFFICE 25,000 SF of office 38,971 SF of retail

6 CON ED REDEVELOPMENT

7 DOMINO SUGAR FACTORY 2,800 units 500,000 SF of office 15.000 SF of retail

8 RESIDENTIAL 522 units

9 **RESIDENTIAL** 63 units

10 RESIDENTIAL 55 units

HOTEL 104 rooms

MIXED-USE RESIDENTIAL/RETAIL
19 units
4.300 SF of retail

13 RESIDENTIAL 130 units

MIXED-USE RESI./RETAIL/OFFICE
28 units
46,000 SF of office
17.960 SF of retail

MIXED-USE RESI./RETAIL/OFFICE
27 units
22,000 SF of office
8,000 SF of office

RESIDENTIAL 46 units

MIXED-USE RESIDENTIAL/RETAIL
45 units
13,300 SF of retail

18 RESIDENTIAL 38 units

MIXED-USE RESIDENTIAL/RETAIL
96 units
27,543 SF of retail

MIXED-USE RESIDENTIAL/RETAIL
75 units
15,225 Sf of retail

MIXED-USE RESIDENTIAL/RETAIL
113 units
25,500 SF of retail

RESIDENTIAL 24 units

POD HOTEL
255 rooms
6 units
7,175 SF of retail

MIXED-USE RESIDENTIAL/RETAIL
20 units
4,088 SF of retail

MIXED-USE RESIDENTIAL/RETAIL
164 units
15,000 SF of retail

WYTHE HOTEL 70 rooms

25 KENT 500,000 SF of office

WILLIAM VALE HOTEL
136 rooms

HOXTON HOTEL 175 Rooms

