

「AM
PS」



JOIN THE NEIGHBORHOOD.

patagonia



BIRKENSTOCK



Glossier.

「46-56 N 6th」



signage

signage

signage

signage

signage

Wilmington
bridge
←
Pulaski
Bridge
→

Kent
N 6



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

PROPERTY DETAILS

SIZE: 11,570 SF (DIVISIBLE)

- 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

TIMING: Q4 2023/Q1 2024

CEILING HEIGHTS: 14'

FRONTAGE:

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





9,644,831 ANNUAL RIDERS



SITE
46-56 N. 6TH



EAST RIVER FERRY
3 MIL. ANNUAL RIDERS



NORTHSIDE PIERS



EAST RIVER

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

4 5 6 7

EIGHTH AVENUE & 14TH STREET
20 MINUTES

A C E L

UNION SQUARE STATION
18 MINUTES

4 5 6 L N Q R W

FULTON CENTER
32 MINUTES

4 5 A C J Z 2 3



WALK

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

3 MILLION
ANNUAL RIDERS

WILLIAMSBURG DEVELOPMENT

- 1 THE EDGE**
1,466 units
30,000 SF of retail
- 2 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**
TBD
- 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
- 11 HOTEL**
104 rooms
- 12 MIXED-USE RESIDENTIAL/RETAIL**
19 units
4,300 SF of retail
- 13 RESIDENTIAL**
130 units
- 14 MIXED-USE RESI./RETAIL/OFFICE**
28 units
46,000 SF of office
17,960 SF of retail
- 15 MIXED-USE RESI./RETAIL/OFFICE**
27 units
22,000 SF of office
8,000 SF of office
- 16 RESIDENTIAL**
46 units
- 17 MIXED-USE RESIDENTIAL/RETAIL**
45 units
13,300 SF of retail
- 18 RESIDENTIAL**
38 units
- 19 MIXED-USE RESIDENTIAL/RETAIL**
96 units
27,543 SF of retail
- 20 MIXED-USE RESIDENTIAL/RETAIL**
75 units
15,225 SF of retail
- 21 MIXED-USE RESIDENTIAL/RETAIL**
113 units
25,500 SF of retail
- 22 RESIDENTIAL**
24 units
- 23 POD HOTEL**
255 rooms
6 units
7,175 SF of retail
- 24 MIXED-USE RESIDENTIAL/RETAIL**
20 units
4,088 SF of retail
- 25 MIXED-USE RESIDENTIAL/RETAIL**
164 units
15,000 SF of retail
- 26 WYTHE HOTEL**
70 rooms
- 27 25 KENT**
500,000 SF of office
- 28 WILLIAM VALE HOTEL**
136 rooms
- 29 HOXTON HOTEL**
175 Rooms



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START SOMETHING NEW.

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 **ALVAREZ & MARSAL**
PROPERTY SOLUTIONS