



DOCHTER & ALEXANDER
RETAIL ADVISORS



56 DOBBIN STREET BROOKLYN | NEW YORK

Square Footage | 5,000 SF

Timing | Arranged

Rent/Nets | Negotiable

A BROOKLYN PROPERTY

CONTACT

Jason Kastner

703.795.5612
jason@dochalex.com

DOCHALEX.COM

HIGHLIGHTS

- The intersection of two of Brooklyn's most dynamic neighborhoods, **Greenpoint** and **Williamsburg**, and surrounded by **dining, retail**, and steps from **McCarren Park**
- Strong multi-modal transit with **NYC Ferry, G and L trains**, and **Citi Bike stations** all within walking distance
- Major waterfront investment including Greenpoint Landing's **22-acre, 5,500-unit** master plan and **billions** in surrounding development are driving **sustained residential growth** across North Brooklyn

NEARBY TENANTS

KITH



VITAL



DOBBIN
IS

BROOKLYN WINERY

Bernie's
RESTAURANT

BROOKLYN
ATHLETIC CLUB
EST. 2011

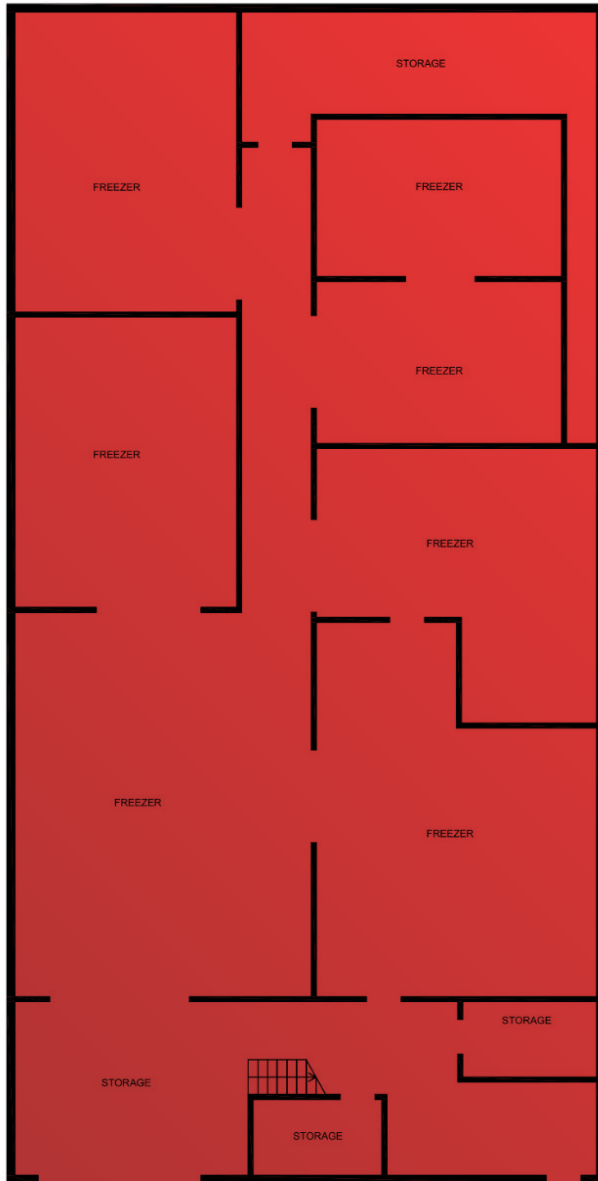
THE MARKET



56 Dobbin Street
Brooklyn, NY



FLOORPLAN



SPECS

Square Footage | 5,000 SF

Ceiling Height | 20'

Timing | Arranged

Lease Expiration | 2/28/2030

Zoning | M1-1

Rent/Nets | Negotiable

*Additional Second Level Office Space Also Available

FULL SPECS

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WALK SCORE
"Walker's Paradise"

96

RESIDENTIAL GROWTH
IN GREENPOINT SINCE 2010

25,000
W/ 6,500 IN PIPELINE

FOOD AWAY FROM HOME
HH AVERAGE

\$7,433
W/IN .25 MILES

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
TOTAL POPULATION	5,022	28,165	101,974
DAYTIME POPULATION	6,688	26,225	90,645
MEDIAN HOUSEHOLD INCOME	\$151,643	\$153,417	\$142,215
BACHELORS DEGREE+	70.94%	74.72%	69.45%

**2025 Data*