

54

NOLL STREET
BUSHWICK, BROOKLYN
LOWER LEVEL RETAIL



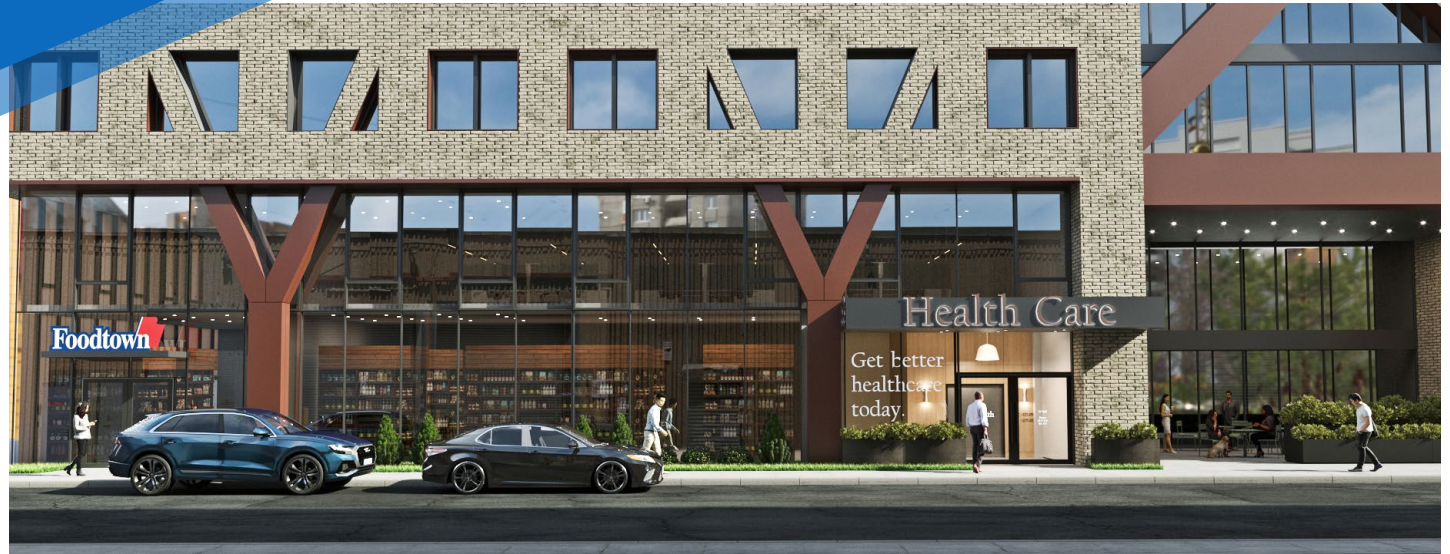
 **MERIDIAN**
RETAIL LEASING

54

NOLL STREET BUSHWICK, BROOKLYN

Between Evergreen Avenue &
Stanwix Street

RETAIL FOR LEASE



APPROXIMATE SIZE

Lower Level: 35,040 SF

ASKING RENT

\$35 PSF

POSSESSION

Immediate

TERM

Negotiable

CEILING HEIGHT

12' 8"

COMMENTS

- At the base of The Denizen, a 911-unit luxury residential building
- Institutional ownership group
- Anchored by brand-new 14,000 SF Foodtown
- Direct access to monthly/transient parking garage
- Landlord willing to contribute to build-out
- All uses considered

NEIGHBORS

Foodtown • Sweet Anelle • Trillfit • Lovebirds •
Keybar • Drip Coffee • The Little Whiskey • Yours
Sincerely • Loncheria • Dayglow • Star Deli & Grill

TRANSPORTATION



JOHN ROESCH

Senior Director
212.468.5971
jroesch@meridiancapital.com

JESSICA BLOCKER

Associate
212.468.5928
jblocker@meridiancapital.com

ASHLYN LORENTZ

Associate
212.468.5954
alorentz@meridiancapital.com

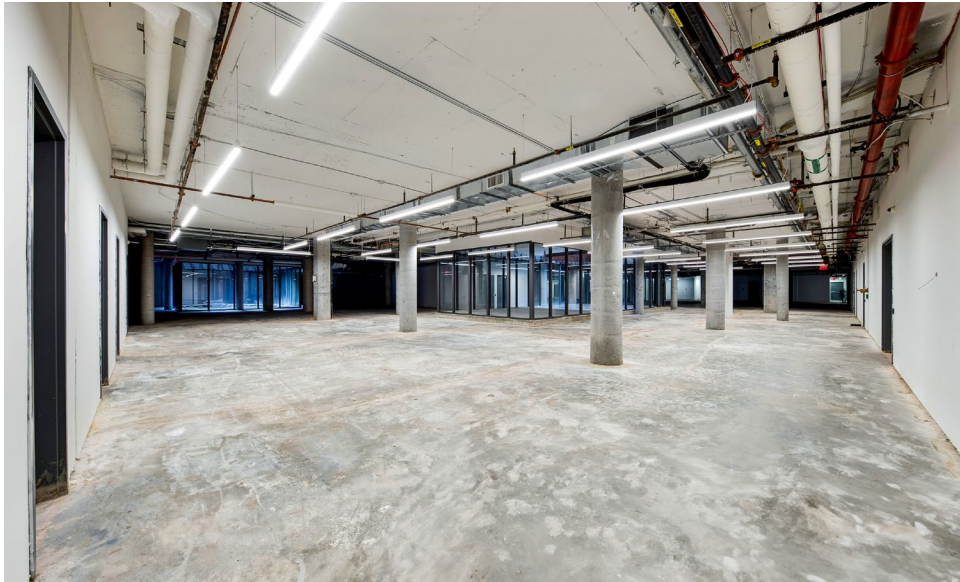
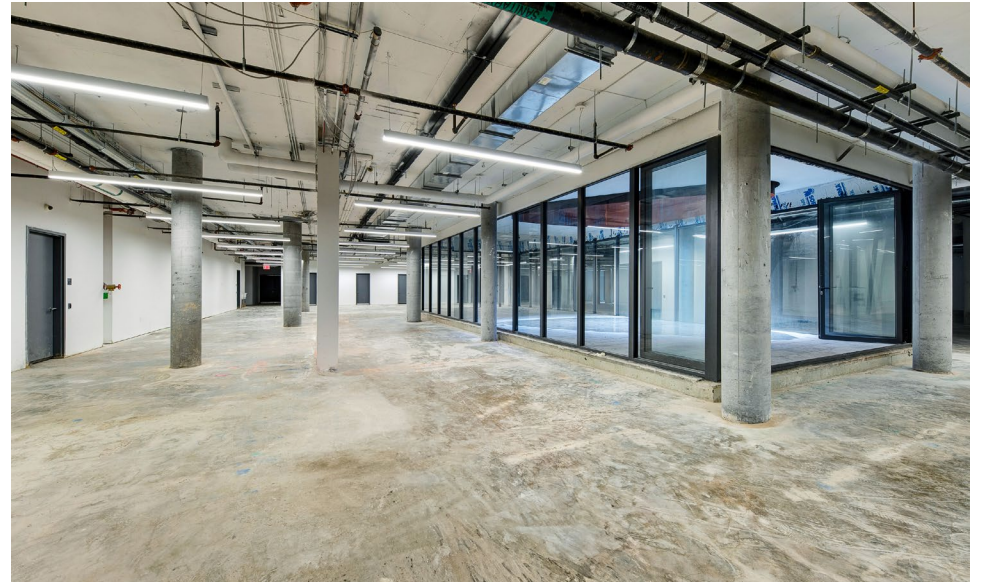


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INTERIOR

JOHN ROESCH
Senior Director
212.468.5971
jroesch@meridiancapital.com

JESSICA BLOCKER
Associate
212.468.5928
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ASHLYN LORENTZ
Associate
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alorentz@meridiancapital.com



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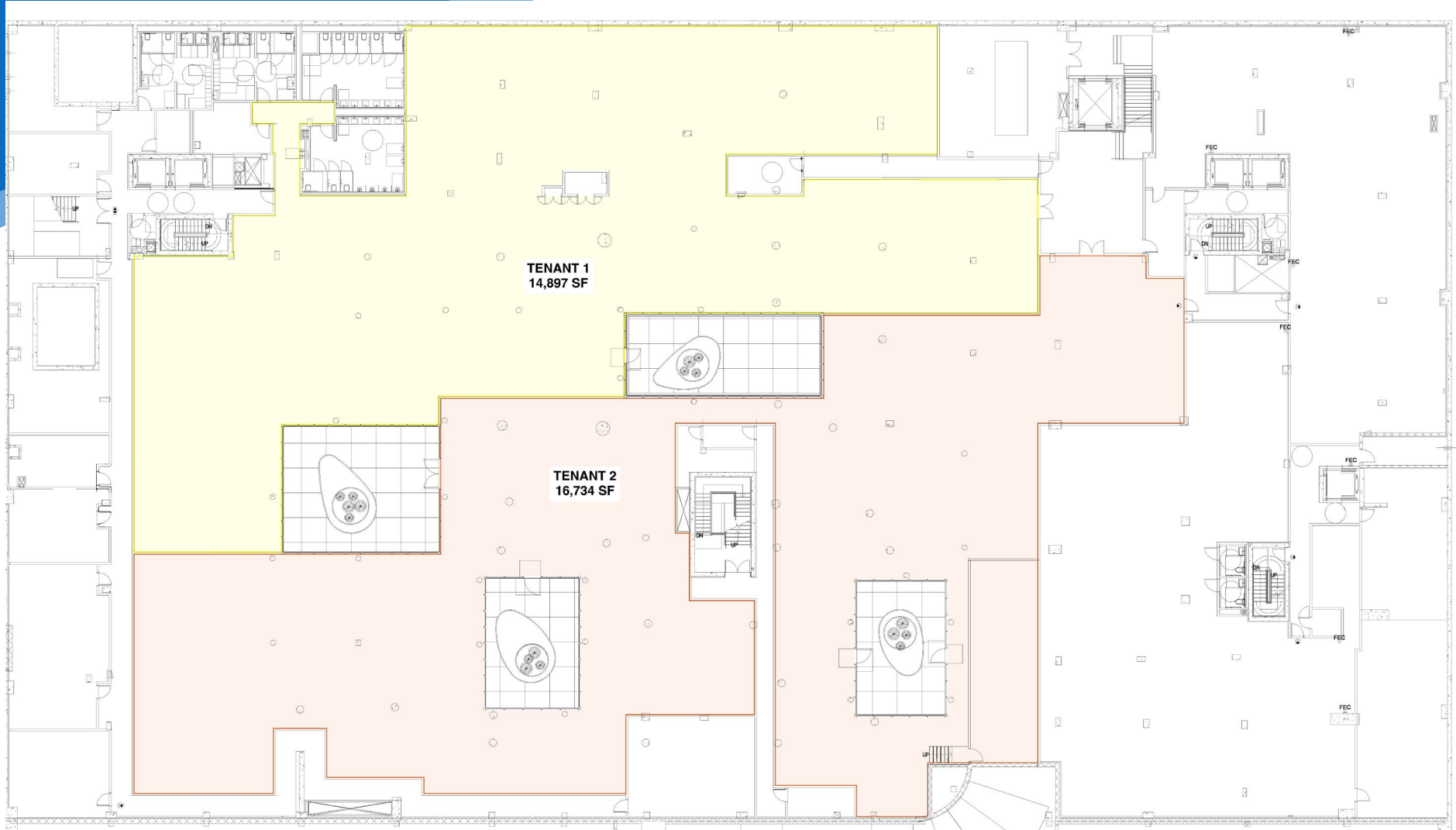
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RETAIL FOR LEASE

NOLL STREET

TEST FITS, TWO TENANT DEMISE OPTION 1



EVGREEN AVENUE

JOHN ROESCH

Senior Director
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jroesch@meridiancapital.com

JESSICA BLOCKER

Associate
212.468.5928
jblocker@meridiancapital.com

ASHLYN LORENTZ

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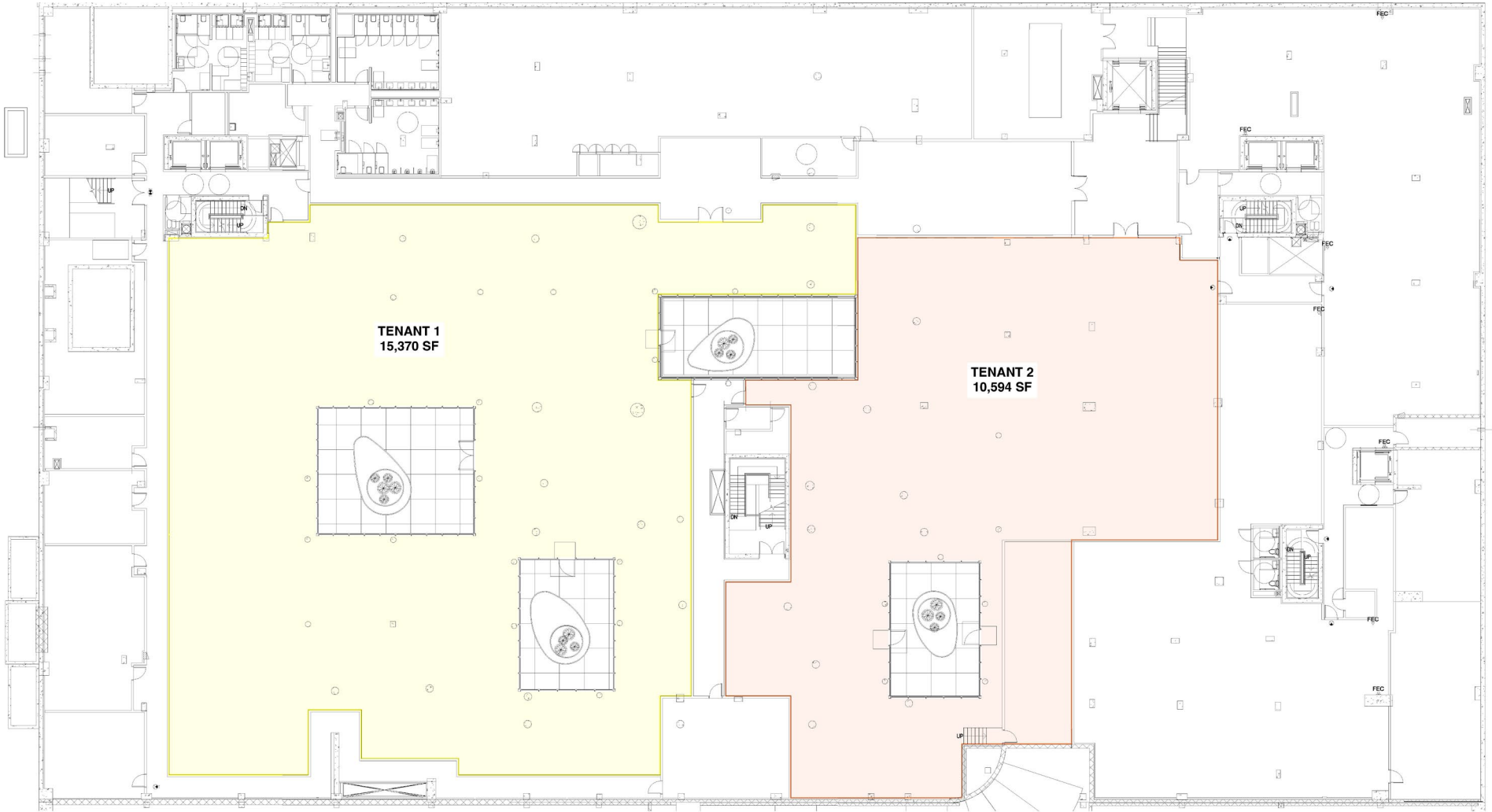
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BUSHWICK, BROOKLYN | Between Evergreen Avenue and Stanwix Street

RETAIL FOR LEASE

NOLL STREET

TEST FITS, TWO TENANT DEMISE OPTION 2



JOHN ROESCH
Senior Director
212.468.5971
jroesch@meridiancapital.com

JESSICA BLOCKER
Associate
212.468.5928
jblocker@meridiancapital.com

ASHLYN LORENTZ
Associate
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alorentz@meridiancapital.com



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RETAIL FOR LEASE

25%

INCREASE IN RESIDENTIAL
UNITS SINCE 2015 IN
BUSHWICK

\$114K

AVERAGE HOUSEHOLD INCOME

3.2M

TOTAL POPULATION

\$1.9B

TOTAL SPENDING ON
FOOD & BEVERAGE IN
2024

\$860M

TOTAL HOUSEHOLD SPENDING ON
ENTERTAINMENT, HOBBIES, & PETS IN 2024

1K

LUXURY APARTMENTS IN
THE DENIZEN WITH 2K
RESIDENTIAL
POPULATION IN THE
BUILDING

55%

OF THE DENIZEN
RESIDENTS WORK FROM
HOME

28%

OF LOCAL HOUSEHOLDS HAVE
CHILDREN, CREATING DEMAND FOR
FAMILY-FRIENDLY AMENITIES

25%

OF BROOKLYN RESIDENTS
ARE AGES 20-34, ADDING
TO THE VIBRANT CULTURE

DEMOGRAPHICS

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Nearby Subway Lines

- L** Bedford Ave
: 8 Min Walk //
- G** Nassau Ave
: 7 Min Walk //



Nearby Bus Lines

- B32** Kent Ave & N 14 St
: <1 Min Walk //
- B62** Bedford & N 11 St
: 3 Min Walk //



Nearby Ferry Lines

East River NYC Ferry
(N Williamsburg)
: 9 Min Walk //



Citi Bike Locations

Wythe and N 13 St
: 0 Min Walk //

N 12 St & Bedford Ave
: 3 Min Walk //

Or take your own bike door-to-door
and park in our secure bike room



275 Space Onsite Parking
Garage with Valet and 10
EV Charging Stations



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