

4

Knickerbocker Avenue, Bushwick | Brooklyn NY

(Corner of Harman And Knickerbocker)

3

RETAIL CORNER
FLAGSHIP OPPORTUNITY

5

MAG
REALTY ASSOCIATES

| PROPERTY HIGHLIGHTS

- Total GLA: 24,000 SF Combined
- Ground Floor: ±3,000-12,000 SF Prime Retail
- Lower Level: ±3,000 – 12,000 SF Open Grid
- Storage: ±2,000-5,000 SF Dedicated BOH
- Divisibility: Flexible from ±3,000 SF
- Ceiling Heights: Approx 15' Clear (GF) | 9" Clear (LL)
- Power: 600 Amp, 3-Phase (Heavy Service)
- Distribution: Dual 400A + 200A Dedicated Panels
- HVAC: Multi-Unit system; Existing GF ductwork
- Safety: Fully Sprinklered (Both Levels)
- Structural: Modern 1982 steel frame; Concrete-over-metal Q-decking
- Load: Engineered for Min 125 LB PSF
- Frontage: Space A/B ±125' Wraparound Corner, Space C 50' on Harman
- Loading: 50' Dedicated Curb Zone (M-F)
- Configuration: 2 Harman St / 1 Knickerbocker Pts
- Vertical Transit: Ramp & Conveyor infrastructure
- VRC Potential: CMU vertical pathway ready for 4,000+ lb Freight/Material lift installation

435 KNICKERBOCKER AVENUE

BROOKLYN, NY 11237 · BUSHWICK



24,000 SF
TOTAL
AVAILABLE

600 AMP
3-PHASE
SERVICE

MIN 125LB PSF
LIVE FLOOR LOAD

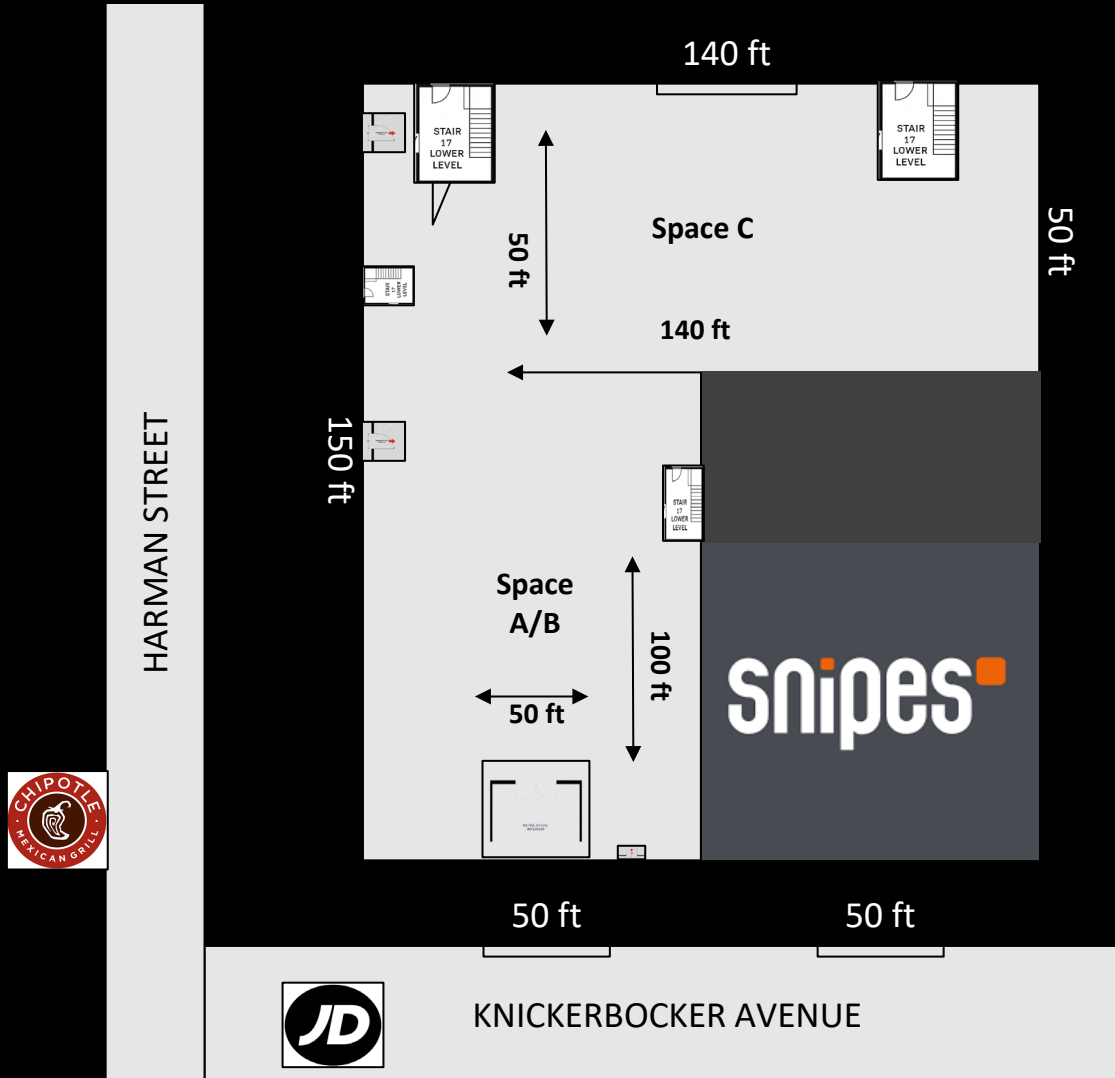
50' ZONE
HARMAN STREET
LOADING

VRC READY
FREIGHT CAPABLE

IMMEDIATE
POSSESSION

| DIMENSIONS & LAYOUT

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SPACE A/B (3,000 - 5,000 SF)

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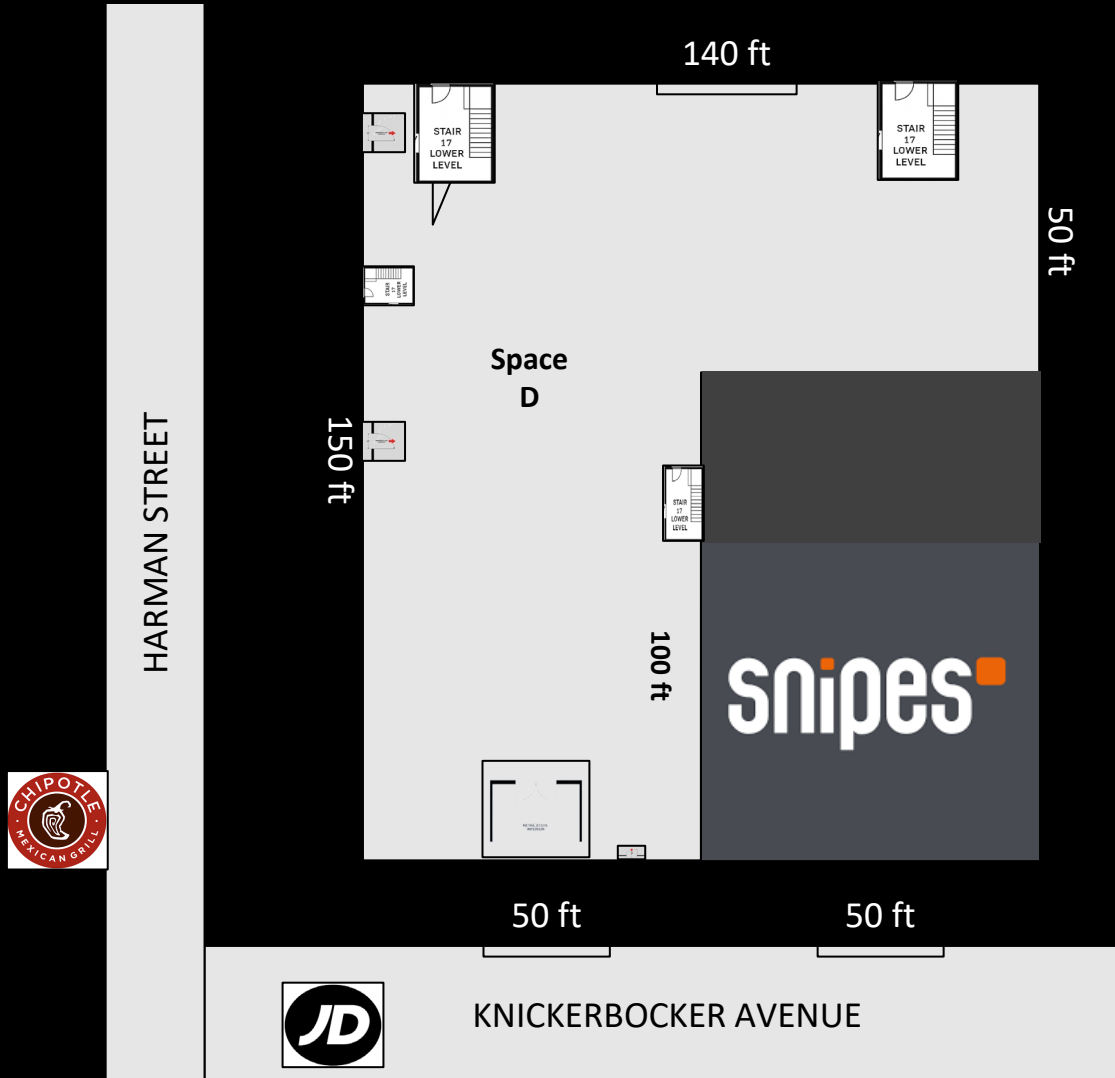


SPACE C

(7,000 SF)

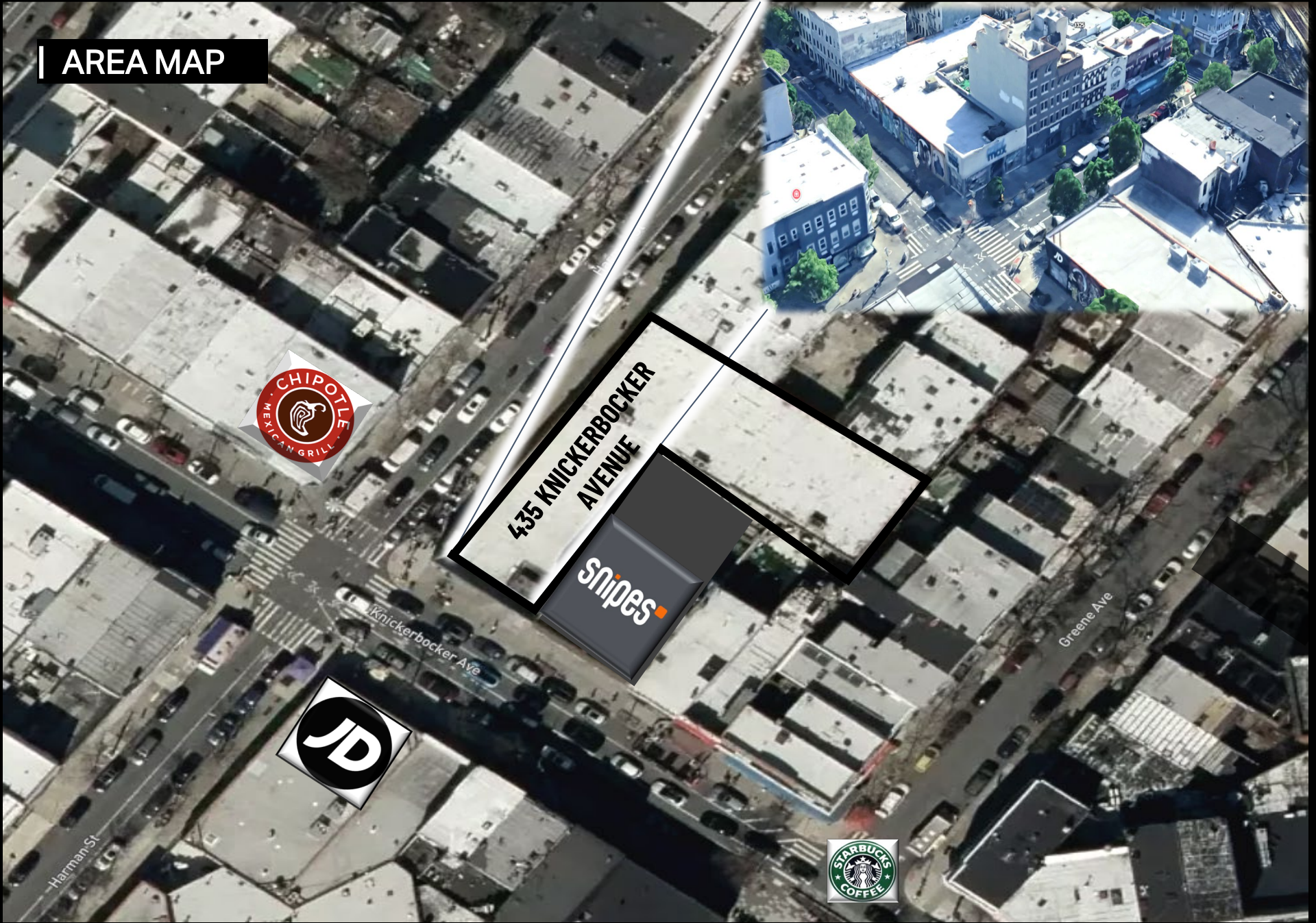
| SPACE D DIMENSIONS & LAYOUT

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SPACE D
(12,000 SF)

AREA MAP



| NEIGHBORING TENANTS

MAG

A map of the area around 435 Knickerbocker Avenue, with a black callout box pointing to the address. The map shows a grid of streets including Hart St, DeKalb Ave, Stockholm St, Spaulding St, Knickerbocker Ave, Wilson Ave, Myrtle Ave, Irving Ave, Greene Ave, and Blacker St. Dashed lines connect various logos of neighboring tenants to their locations on the map. The logos are arranged as follows:

- Top Left:** Foot Locker, kids Foot Locker, ACE Hardware, T Mobile, snipes, JD.
- Top Center:** Verizon, metro by T Mobile, Bank of America, AT&T, fabco shoes, five BELOW.
- Top Right:** laundrybee, PUREGYM, DUSHBOX, STARBUCKS COFFEE, CHIPOTLE MEXICAN GRILL, OOPS, LOUISIANA KITCHEN, POPEYES, UGLY donuts & CORN DOGS, UPS, BURGER KING, McDonald's.
- Bottom Left:** Walgreens, Empire BLUECROSS BLUESHIELD.
- Bottom Center:** simplysmiles, DORAL Health & Wellness, CITYMD URGENT CARE, OAK STREET HEALTH, ModernMD URGENT CARE, Bogati.
- Bottom Right:** DIAMOND BRACES.

| LOCATION

435 KNICKERBOCKER AVENUE

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- Prime corner position at Knickerbocker Avenue & Myrtle Avenue — the primary commercial gateway to North Brooklyn's dining, retail, and entertainment corridor
- Steps from the Knickerbocker Avenue M-Line station, capturing 919,957 annual riders in 2024 (approximately 2,520 riders per day), up 6.7% year-over-year (Source: MTA 2024 Annual Ridership Report, station-level)
- Immediate co-tenancy with Snipes, Chipotle, Starbucks, JD Sports, and Five Below
- One mile from Pacha New York (opening June 2026), at the edge of an emerging destination-entertainment zone
- Rapidly maturing residential pipeline with market rents tracking \$60–\$70 PSF, adding net-new consumer purchasing power within walking distance
- Optimally configured for experiential dining, competitive socializing, fitness, or entertainment — uses that are structurally underrepresented on the corridor relative to existing demand



\$100,000

Projected Avg
Income 2026

105,336

People within 1
mile

\$65 PSF

Avg Apt Rent (FM)

919,957

Annual Riders At
This Station
(2024)

M-TRAIN

Across The Street

| MARKET DEMOGRAPHICS

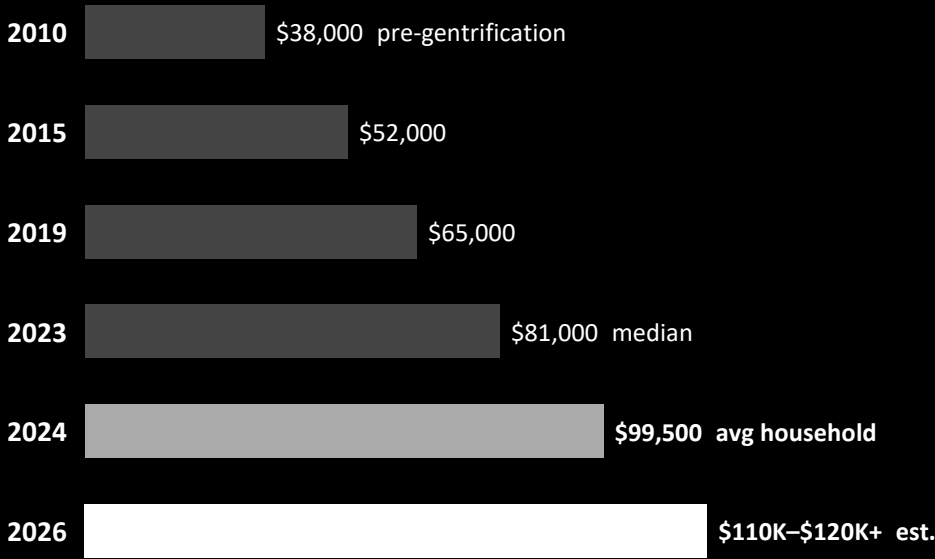
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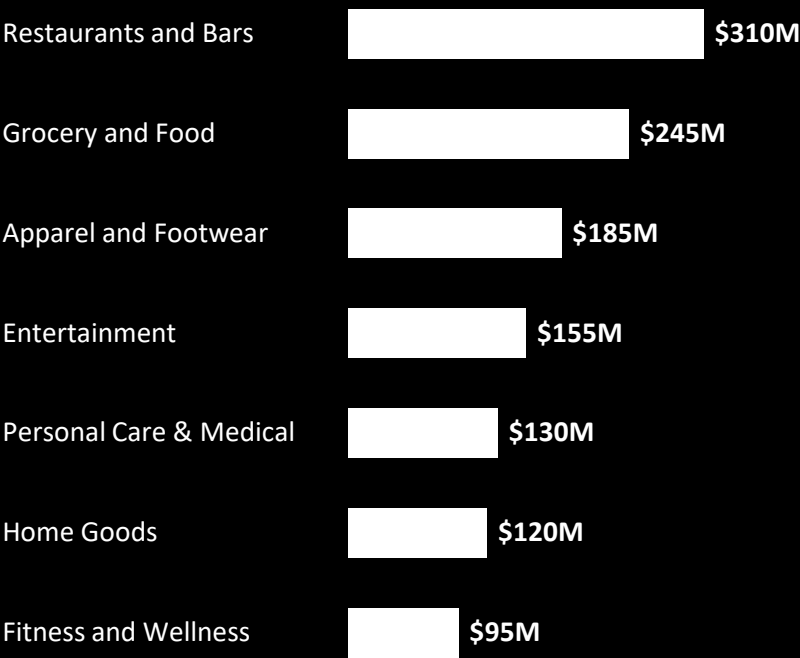
Population data: U.S. Census Bureau, 2023 ACS 5-Year Estimates. Income: NYC Dept of City Planning, 2024 Community District Profiles.

INCOME GROWTH



Sources: U.S. Census Bureau ACS 2024; Point2Homes 2024 Bushwick data (avg HH income \$99,485 +4.5% YoY); Furman Center 2023. 2026 projection based on 25–44 cohort median \$103,398 with ~4% annual growth trend.

ESTIMATED ANNUAL SPENDING — 1 MILE



Source: ESRI Business Analyst / Claritas 2024 Consumer Spending Estimates, 1-mile radius.



The People Behind the Numbers

435 KNICKERBOCKER AVENUE

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WHO LIVES, WORKS AND VISITS KNICKERBOCKER AVENUE

6,200+

Creative industry workers
living in Bushwick

#1 neighborhood in NYC (NYC Comptroller)

40.6%

Of residents are
ages 25 to 44

Core retail and dining demographic (ACS 2024)

87%

Of the workforce
in professional roles

Point2Homes / Census Bureau 2024

2x

Weekend nighttime
foot traffic since 2017

Bloomberg CityLab, May 2024

WHO LIVES HERE

Artists and Designers

Over 6,200 residents work in visual art, music, film, fashion and design — more than any other NYC neighborhood. Artist population grew 1,116% between 2000–2015 and continues to grow. (Center for an Urban Future / NYC Comptroller)

Tech Workers and Freelancers

Consistently ranked one of Brooklyn's top destinations for tech professionals and remote workers. Coworking spaces and laptop-friendly cafés are full every weekday. Many work for Manhattan companies and spend locally.

Content Creators

Mural-covered streets, warehouse studios and a thriving gallery scene make Bushwick one of the most photographed neighborhoods in New York. Influencers, photographers and digital creators live here — and bring their audiences.

Young Renters on the Rise

78% renter occupied. The fastest growing income bracket is now \$100K–\$250K, making up a third of all households. These are working professionals who chose this neighborhood for its energy and access.

WHO COMES HERE

Nightlife and Event Visitors

Bushwick's bar and club scene drew double the weekend foot traffic of 2017, outpacing the East Village and Williamsburg. Bloomberg (2024): Bushwick is now a pillar of NYC's nightlife ecosystem drawing visitors every Thursday through Sunday.

Art and Culture Seekers

Bushwick Open Studios — one of the largest open studio events in the world — draws tens of thousands of visitors over a single weekend annually. The Bushwick Collective street art project has 146,000 Instagram followers and draws tourists year-round.

Remote Workers & Medical Professionals During the Day

Described as an 'epicenter of remote work in New York' by Brooklyn Magazine. Cafes full of laptop workers commute in daily on J, M and Z trains. The corridor also hosts multiple active medical offices dental, vision and health clinics generating consistent daytime patient foot traffic throughout the week, not just evenings and weekends.

Social Media Audiences

Street murals, gallery pop-ups, food concepts and venue events make Bushwick one of the most tagged neighborhoods in NYC. Every weekend, creators and followers add foot traffic invisible in census data but very visible on the street.

435 KNICKERBOCKER AVENUE
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CONNECTED
TO
EVERYTHING.

TRANSIT-RICH. TRAFFIC-DRIVEN.
DESTINATION LOCATION.

| TRANSPORTATION & ACCESSIBILITY

DIRECT SUBWAY ACCESS

M Knickerbocker Ave (M) Station Only at this stop

1 MIN WALK

Situated at the corner of Knickerbocker Ave and Harman St, 435 Knickerbocker Ave offers unmatched connectivity to subways and buses, driving consistent foot traffic day and night.

UNMATCHED TRANSIT ADJACENCY: Located directly at the main entrance stairs of the active Knickerbocker Ave (M) subway station.

7 Min Walk

8 Min Walk

8 Min Walk

COMMUTER DENSITY: Subway platform generates a verified, continuous two-way volume of over 6,000 neighborhood transit riders daily.

13 Min Walk

SURFACE TRANSIT CONNECTIONS

MYRTLE AVENUE ACCESS CORRIDOR

B13 **B60** **Q58**

Connects directly to Williamsburg, Downtown Brooklyn, and Queens.

KNICKERBOCKER AVENUE ACCESS LINE

B38 **B52** **B54**

Connects to Ridgewood, Bedford-Stuyvesant, and Downtown Brooklyn.

SEAMLESS ACCESS ACROSS BROOKLYN & BEYOND

1 Min

Walk to M Line

7 Min

Myrtle-Wyckoff L & M Hub

8 Min

Downtown Brooklyn

12 Min

To Williamsburg

20 Min

To Midtown Manhattan

40 Min

JFK Airport
Car/Express Bus

Ideal Uses for This Space

Food and Beverage

A full-service restaurant, fast casual concept or cocktail bar would thrive here. Evening foot traffic is among the highest in Bushwick and bars consistently outperform on this block.

Entertainment and Nightlife

A concept built around bowling, ping pong, billiards, darts, immersive games, or live music, combined with a strong restaurant and bar component, would be extremely well suited for this market. Residents have been yearning for this type of venue, especially concepts with rentable private event space for parties, corporate events, and group outings. These uses drive high per-person spending, long dwell times, repeat visits, and strong evening traffic. The building's size, ceiling height, and prominent corner visibility make it uniquely positioned for this format.

Fitness and Wellness

No full-service boutique fitness studio exists within a one-mile radius. A cycling, strength, yoga or multi-format studio would be first of its kind here with a very loyal early customer base.

Specialty Grocery

Several premium grocery operators have been evaluating this area, further validating the demand for higher-quality food retail in the neighborhood. A specialty grocer would fit extremely well here, as many local households currently leave the area for premium grocery options. The first operator to establish a strong presence in this market can quickly build a loyal and durable customer base.

Medical and Health Services

Dental, vision, physical therapy and behavioral health are all underserved. The building's size supports a multi-specialty clinic that benefits from the area's existing medical foot traffic.

Financial Services

As household incomes approach \$100K, demand for accessible banking and financial products is rising quickly. A credit union or community bank branch would see strong walk-in traffic. Note: most financial services tenants target 2,000–4,000 SF; a larger footprint here may require a flagship or regional HQ format, or pairing with a complementary co-tenant.

QSR / National Retail Food

Three national QSR chains — Chipotle, McDonald's, and Starbucks — already operate on-corridor, confirming sustained demand for quick-service and fast-casual formats. A young, dense resident base (median age 33.1) and household income at or above the Brooklyn/NYC median support a differentiated concept: a QSR/fast-casual outside Mexican and burger categories, or a coffee/bakery format distinct from Starbucks.

Large Format or Flagship

At approximately 12,000 SF of combined ground floor space, this is one of the only corner opportunities in Bushwick, steps from the subway entrance, on a high-traffic prime retail corridor that can accommodate a true flagship retail experience. For a brand seeking a major presence in one of Brooklyn's most culturally relevant neighborhoods, this is a rare opportunity.

435 KNICKERBOCKER AVENUE

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THE CORRIDOR

435 Knickerbocker Ave at Harman St · Bushwick, Brooklyn · 7-Block Radius + Destination Venues

ON KNICKERBOCKER AVE

The Three Diamond Door 211 Knickerbocker Ave Cocktail bar · 7 nights
Mominette 221 Knickerbocker Ave French bistro & late bar
Danger Danger + Lori Jayne 232 Knickerbocker Ave Bar + acclaimed bar food
Faro 276 Knickerbocker Ave Michelin-starred restaurant
BK Jani 276 Knickerbocker Ave Pakistani grill & bar
Palmetto 309 Knickerbocker Ave Late-night cocktails
Lou's Athletic Club Knickerbocker Ave Sports bar · consistent volume
Heavy Woods 50 Wyckoff Ave Craft beer · dance floor
Pearl's Social & Billy Club 40 St Nicholas Ave Neighborhood bar · events

MYRTLE AVE CORRIDOR

Bossa Nova Civic Club 1271 Myrtle Ave Techno & house club
Happyfun Hideaway 1211 Myrtle Ave Queer dive · patio
Birdy's 1215 Myrtle Ave Old-school dive bar
Gotham City Lounge 1293 Myrtle Ave Dive bar · ring to enter
Bootleg Bar 1438 Myrtle Ave Pool · pinball · til 4am
Mood Ring 1260 Myrtle Ave Retro lounge · DJ nights
Molasses Books Hart St & Knickerbocker Bookstore bar · 7 days
Boobie Trap 308 Bleecker St Dive bar · longtime local
Carmelo's 1544 DeKalb Ave 2-floor dive · pool · 4am

TROUTMAN · STARR · WYCKOFF

KCBC Taproom 381 Troutman St Bushwick's craft brewery
The Rookery 425 Troutman St Pub · Troutman corridor
The Johnson's 369 Troutman St Dive bar · jukebox · patio
Mad Tropical 236 Troutman St Tropical cocktail bar
Sally Roots 195 Wyckoff Ave Caribbean bar
El Cortez 17 Ingraham St Tiki bar & Tex-Mex
Left Hand Path 89 Wyckoff Ave Cozy cocktail bar
Mesa Azteca 91 Wyckoff Ave Mexican restaurant & bar
Hi Hello 247 Starr St Bar & sandwiches · til 2am

DESTINATION VENUES · 1–3 MI

Pacha New York Former Brooklyn Mirage Global flagship · June 2026 ★
Avant Gardner 140 Stewart Ave 50K-cap events · 0.6 mi
House of Yes 2 Wyckoff Ave Immersive nightclub · 0.4 mi
Elsewhere 599 Johnson Ave 3-floor club + rooftop
Brooklyn Steel 319 Frost St 1,800-cap live music
Knockdown Center 52 Flushing Ave Multi-floor arts & music
Nowadays 56 Cooper Ave Outdoor venue + bar
Good Room 98 Meserole Ave Premier dance club
The Chocolate Factory 5 Walworth St 3-floor events + DJ

45+

bars & venues within 7 blocks

7 NIGHTS

zero dead hours

ZERO

large-format experiential gap

· M ·

Myrtle–Knickerbocker subway

115K+

residents within 1 mile

435 KNICKERBOCKER AVENUE

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| STREET VIEW IMAGES



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| STREET VIEW IMAGES



| INTERIOR IMAGES

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435 - 437 KNICKERBOCKER AVENUE
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KNICKERBOCKER AVE.

HARMAN ST.

snipes

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Conceptual Rendering

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Conceptual Rendering



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