

123

MELROSE STREET
BUSHWICK, BROOKLYN
GROUND FLOOR RETAIL



MERIDIAN
RETAIL LEASING

123

MELROSE STREET BUSHWICK, BROOKLYN

Between Evergreen Avenue & Stanwix Street

RESTAURANT/RETAIL FOR LEASE

APPROXIMATE SIZE

Space A: 2,077 SF
Space B: 1,887 SF

CEILING HEIGHT

Space A: 13' 3"
Space B: 12' 3"

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

41 FT on Melrose

COMMENTS

- At the base of The Denizen, a 911-unit residential building
- Institutional ownership group
- Anchored by brand-new 14,000 SF Foodtown
- Direct access to monthly/transient parking garage
- Landlord is willing to contribute for build-out for F&B operators
- Located in the heart of the rapidly growing area of Bushwick
- Private ground floor lobby entrance available

NEIGHBORS

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

TRANSPORTATION



JOHN ROESCH

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JESSICA BLOCKER

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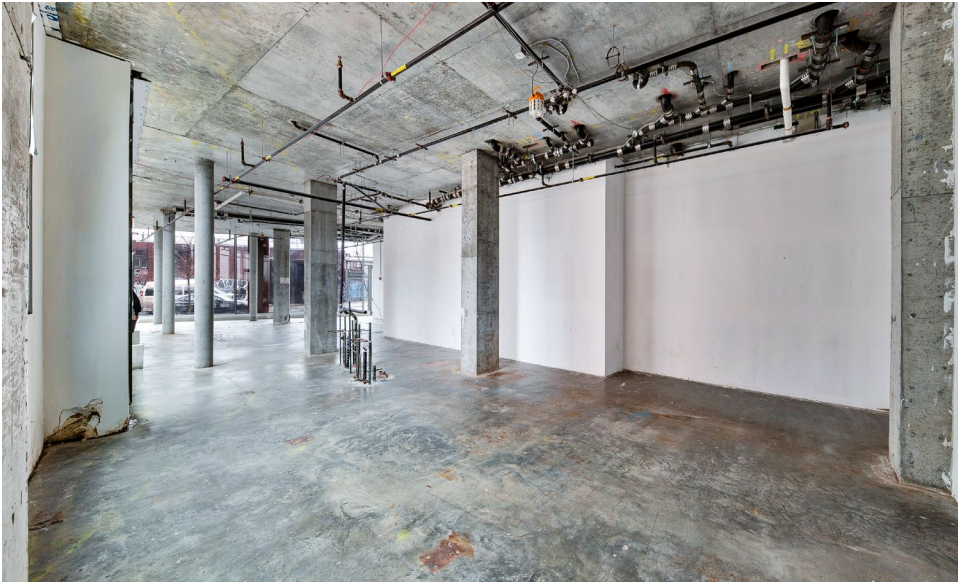
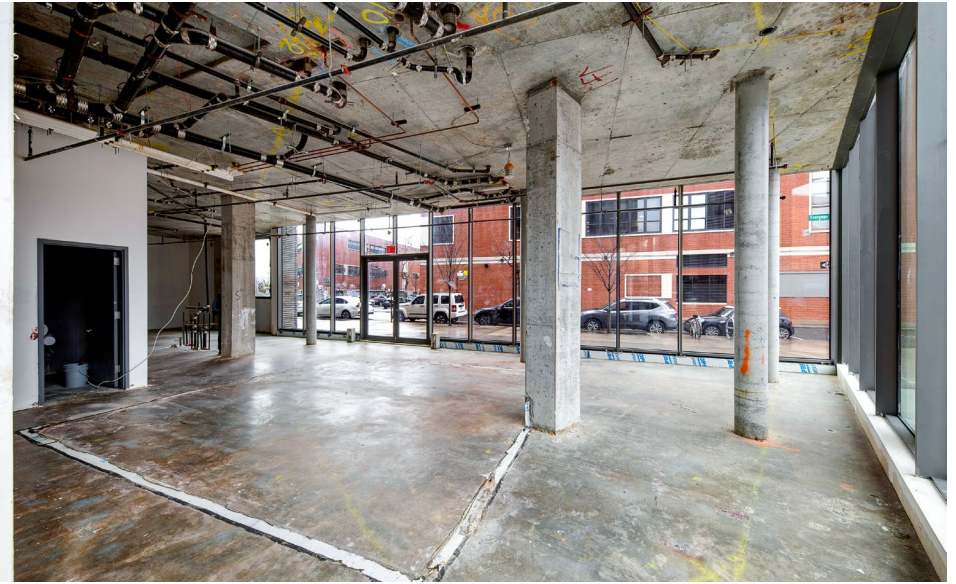


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INTERIOR | SPACE A

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FLOOR PLAN | GRAB & GO



GRAB & GO TEST-FIT

JAMES FAMULARO
President

BEN BIBERAJ
Senior Director
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SAM TUCKER
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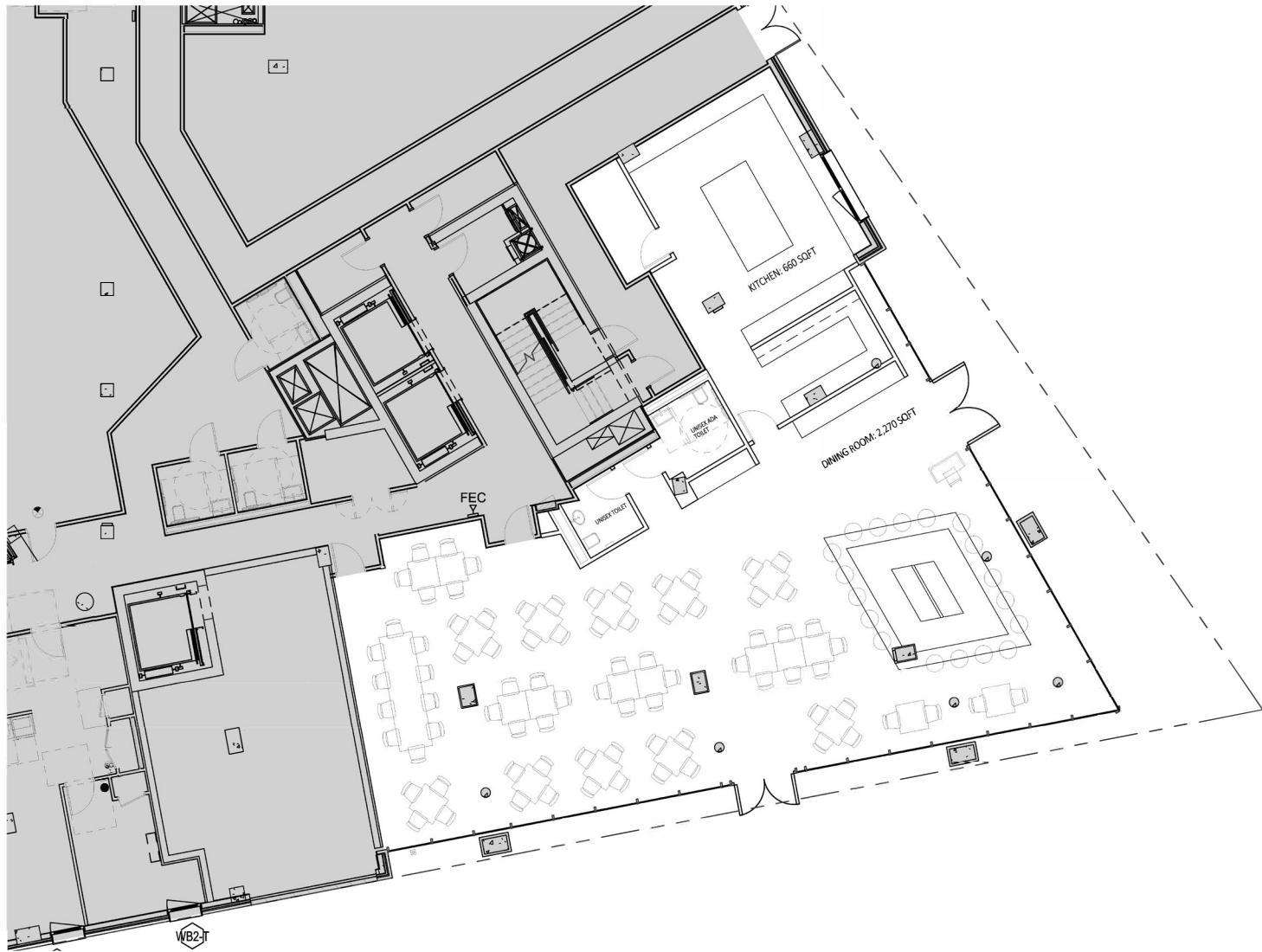
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RESTAURANT/RETAIL FOR LEASE

FLOOR PLAN | FULL SERVICE RESTAURANT



FULL-SERVICE RESTAURANT TEST-FIT
OPTION 2

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INTERIOR | SPACE B

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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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