

「AM  
PS」



JOIN THE NEIGHBORHOOD.

patagonia



BIRKENSTOCK



Glossier.

「46-56 N 6th」









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

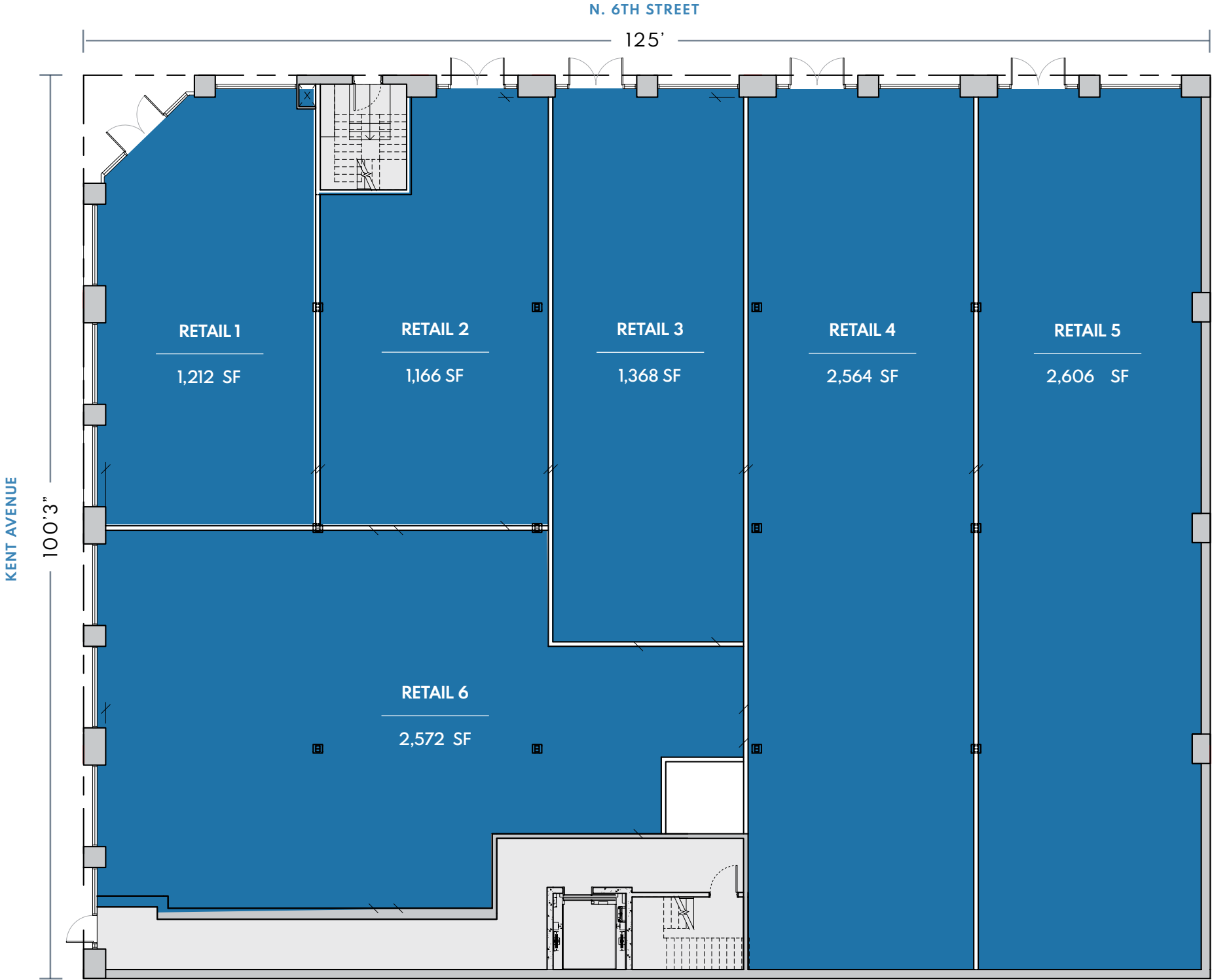
Retail 6: 2,572 SF

TIMING: Q4 2023/Q1 2024

CEILING HIEGHTS: 14'

FRONTAGE:

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



# EAST RIVER

7



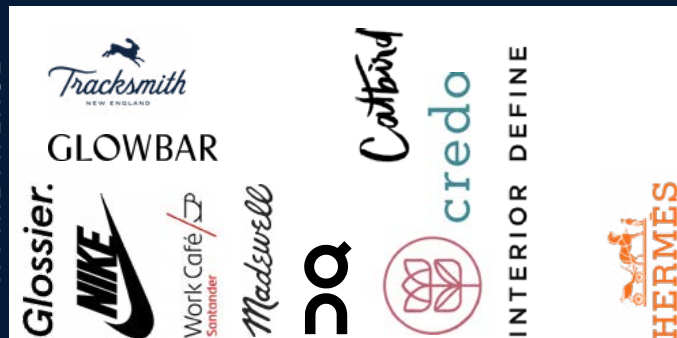
9,644,831 ANNUAL RIDERS



KENT AVENUE



WYTHE AVENUE



N. 7TH STREET

BERRY AVENUE



BEDFORD AVENUE



EAST RIVER FERRY  
3 MIL. ANNUAL RIDERS



N. 5TH STREET



NORTHSIDE PIERS



8



## 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, 45-56 N 6th 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







# START SOMETHING NEW.

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