

140 Schermerhorn Street

Between Hoyt and Smith Streets
Brooklyn, New York
A Retail Opportunity

**Downtown Brooklyn/
Boerum Hill**



Overview

PREMISES	Ground floor: 4,200 sf
FRONTAGE	38' on Schermerhorn Street
CEILING HEIGHT	Up to 11'8" on Ground floor
STATUS	Vacant
POSSESSION	Immediate

NEIGHBORING RETAILERS



- At the base of a 19-story condo-hotel building, home to 140 luxury apartments and a 196-room Hilton Hotel
- Black iron in place for restaurant cooking exhaust
- Over 22,000 new housing units constructed since 2004 + 7,900 new housing units under construction & planned
- Access to 13 subway lines across seven stations within ½ mile



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140 Schermerhorn Street

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95,300+
Avg. daily subway
entries in 2023 (41%
increase since 2021)



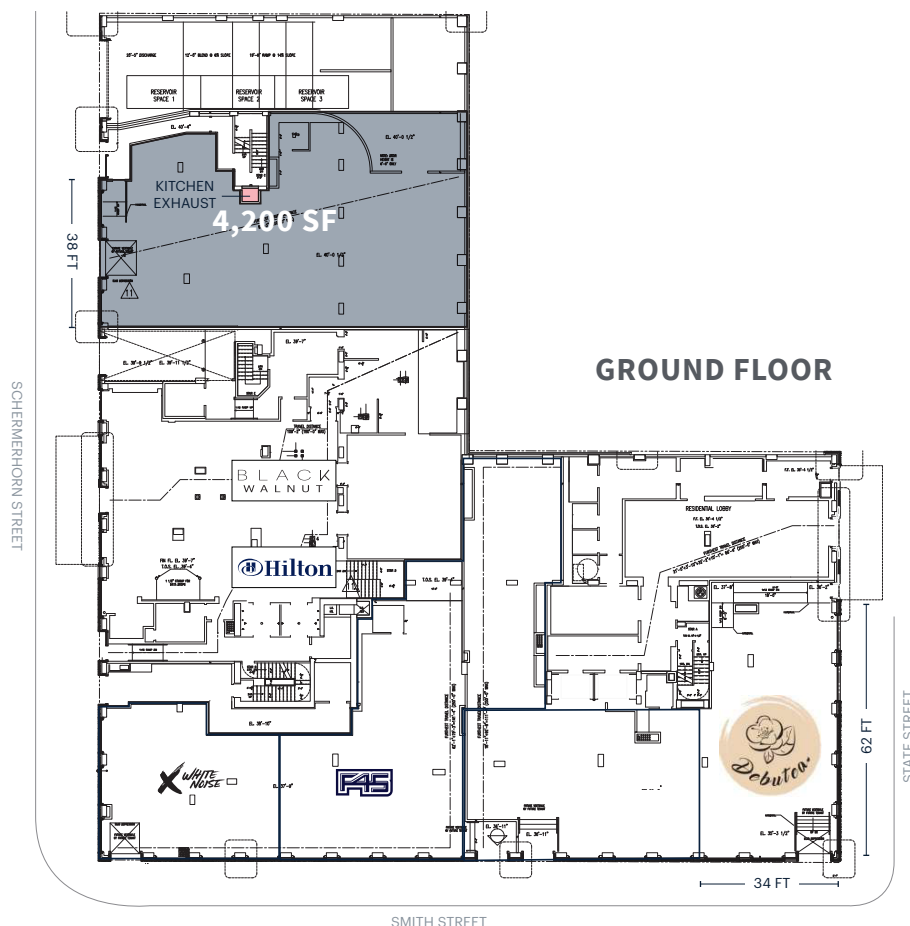
43,092
residential
population
(1/2-m radius)



\$156,977
median household
income
(1/4-m radius)



93,400+
Avg. daily pedestrians
in 2023 (39% increase
since 2021)



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