



# 31 Smith Street

**Built out restaurant in Downtown Brooklyn**  
 Northeast Corner of Smith and Livingston Street

Size	Comments	Co-Tenants
Ground Floor: 3,800 sf	<ul style="list-style-type: none"> <li>- Prime corner space with tremendous visibility</li> <li>- Built out as a restaurant</li> </ul>	<ul style="list-style-type: none"> <li>- Shake Shack</li> <li>- CAVA</li> </ul>
Usable Lower Level: 3,800 sf		
<b>Ceiling Heights</b>	<ul style="list-style-type: none"> <li>- At the intersection of Downtown Brooklyn and Boerum Hill</li> </ul>	<ul style="list-style-type: none"> <li>- H&amp;M</li> <li>- Nordstrom Rack</li> </ul>
Ground Floor: 12'		
Usable Lower Level: 8'	<ul style="list-style-type: none"> <li>- One block from Jay Street MetroTech subway stop <b>A C F R</b></li> <li>- One block from Fulton Street Mall</li> <li>- Landlord will entertain logical divisions</li> </ul>	<ul style="list-style-type: none"> <li>- Macy's</li> <li>- Brooklyn Fare</li> <li>- Chelsea Piers</li> <li>- Equinox</li> </ul>
<b>Frontage</b>		
Smith Street: 46'		
Livingston Street: 81'	<p><b>Coming Soon</b></p> <ul style="list-style-type: none"> <li>- NYU, Ace Hotel, Saint Francis College, Five Below, Brooklyn Hospital, Sweetgreen</li> </ul>	
<b>Status</b>		
Currently The New Apollo Diner		
<b>Possession</b>		
Arranged		

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# 31 Smith Street



**41,537**  
residential population  
(1/2-m radius)



**\$151,847**  
median household  
income (1/2-m radius)

## The Neighborhood



Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017

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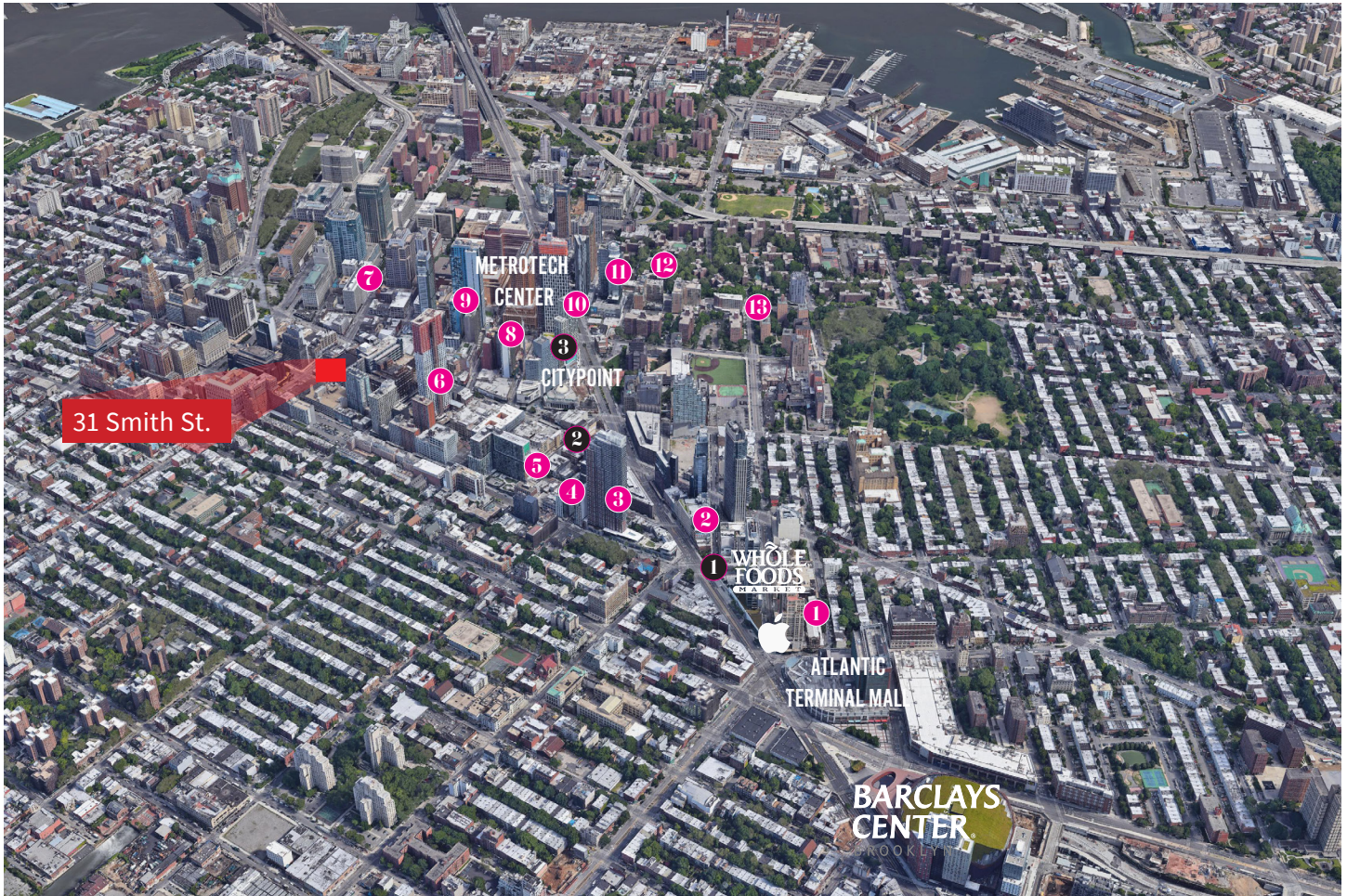
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# 31 Smith Street

## Current Area Development



### Office Developments

- |    |                       |                       |
|----|-----------------------|-----------------------|
| 1. | 41 Flatbush Avenue    | 260K sf Office        |
| 2. | Macy's Fulton Street  | 800K sf Office/Retail |
| 3. | One Willoughby Square | 500K sf Office        |

### Residential Developments

- |     |                       |           |
|-----|-----------------------|-----------|
| 1.  | 300 Ashland           | 379 Units |
| 2.  | One Flatbush Avenue   | 183 Units |
| 3.  | The Hub               | 750 Units |
| 4.  | The Nevin's           | 73 Units  |
| 5.  | 33 Bond Street        | 713 Units |
| 6.  | 210 Livingston Street | 368 Units |
| 7.  | 415 Red Hook Lane     | 108 Units |
| 8.  | 237 Duffield Street   | 108 Units |
| 9.  | Avalon Willoughby Sq. | 861 Units |
| 10. | 438 Willoughby Street | 150 Units |
| 11. | 138 Willoughby Street | 450 Units |
| 12. | 86 Fleet Place        | 440 Units |
| 13. | The Margo             | 228 Units |

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