

The image is a graphic design for 'Hub Brooklyn'. It features a large white circle in the center, which is divided into four quadrants by a dark blue and a dark green background. The left half of the circle contains a blue-tinted photograph of a modern glass skyscraper. The right half contains a green-tinted photograph of a street lined with trees and parked cars. The word 'Hub' is written in a large, white, sans-serif font across the center of the circle. Below it, the word 'BROOKLYN' is written in a smaller, white, sans-serif font. The overall design is clean and modern, with a focus on urban architecture and nature.

Hub

BROOKLYN

Hub

BROOKLYN

**DOWNTOWN BROOKLYN
POPULATION**
165,153 - 1 MILE RADIUS

MEDIAN AGE
36 YEARS OLD

**AVG. HOUSEHOLD
INCOME**
\$202,085

**MEDIAN HOUSEHOLD
INCOME**
\$144,510

TOTAL BUSINESSES
8,177 - 1 MILE RADIUS

TOTAL EMPLOYEES
141,475 - 1 MILE RADIUS

**GRADUATE DEGREE
HOLDERS**
36%

TOTAL HOUSING UNITS
77,997 - 1 MILE RADIUS

RENTER OCCUPIED
72%

**ANNUAL RIDERSHIP AT
ATLANTIC-BARCLAYS
SUBWAY STATION**
9,583,506 CUSTOMERS

ROAD TRAFFIC
55,000 CARS DAILY ON
FLATBUSH AVENUE

ON-SITE PARKING
120 SPACES







CHIPOTLE

METROTECH

NAYA

SHAKE SHACK
RAISING CANES
STARBUCKS

CHIPOTLE

CITY POINT
DEKALB MARKET HALL
PRIMARK
COURT 16
C21
TARGET
TRADER JOE'S
ALAMO CINEMAS

BROOKLYN LAW

MACY'S

SOLIDCORE
TAIM MEDITERRANEAN
JACK'S COFFEE
DALLAS BBQ

JUNIOR'S CHEESECAKE

LONG ISLAND
UNIVERSITY

PIONEER OFFICE BUILDING
270,000 SF

**333 SCHERMERHORN
STREET - THE HUB**
700 UNITS

BROOKLYN ACADEMY
OF MUSIC (BAM)

WONDER
CHELSEA PIERS

ACE HOTEL

CKO BOXING
ALL EARS VET
COMPASS

**ALLOY
DEVELOPMENT**
440 RESIDENTIAL UNITS

INTERCONTINENTAL
EVEN HOTEL

APPLE
WHOLE FOODS 365
BAM SOUTH
384 RESIDENTIAL UNITS

PC RICHARDS

SNIPES
CHICK-FIL-A
SHAKE SHACK

ATLANTIC TERMINAL
TARGET
UNIQLO
VICTORIA'S SECRET
BUFFALO WILD WINGS
STARBUCKS

ATLANTIC CENTER
BEST BUY
NIKE
SEPHORA

**BARCLAYS
CENTER**

PACIFIC PARK

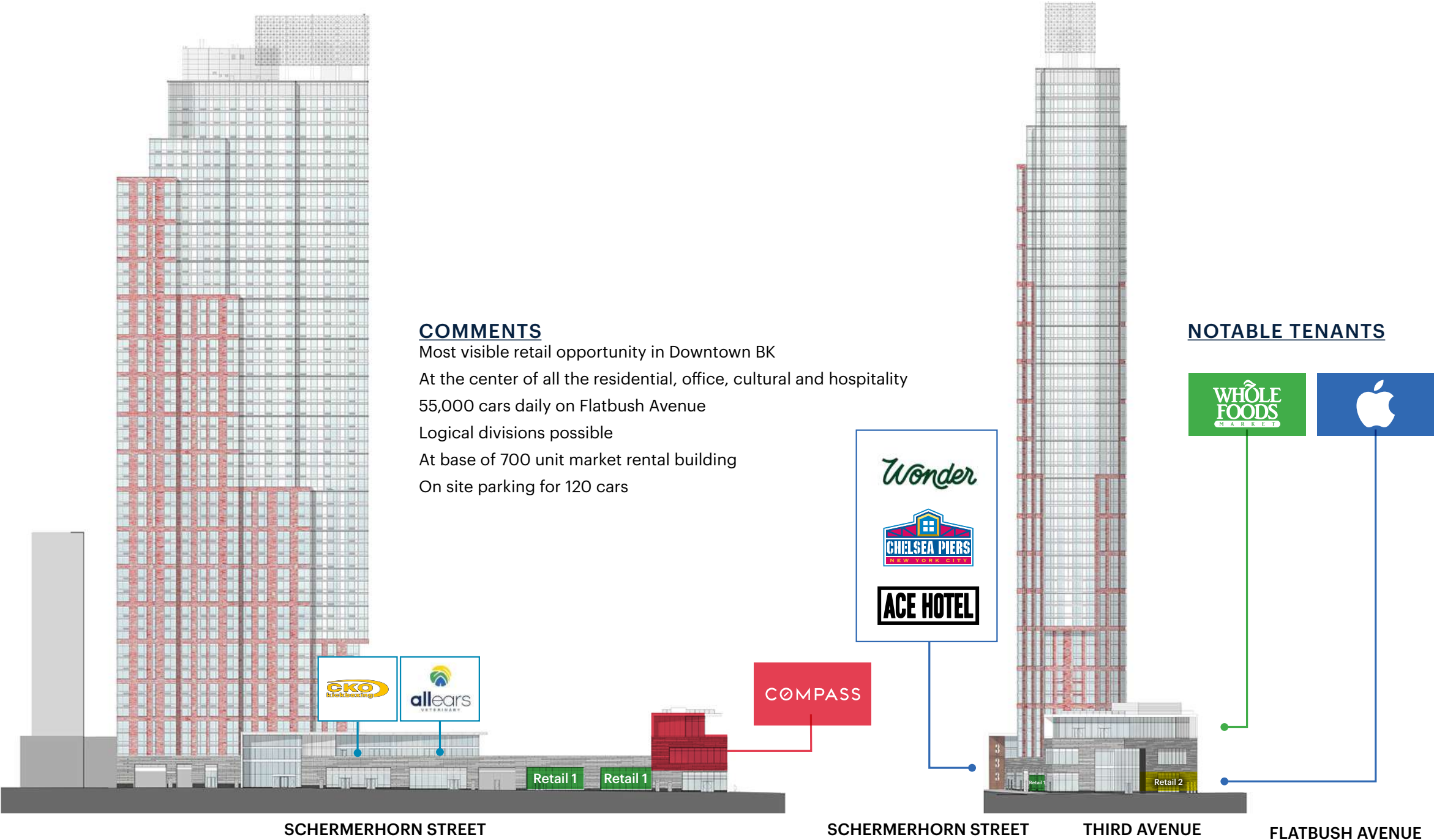
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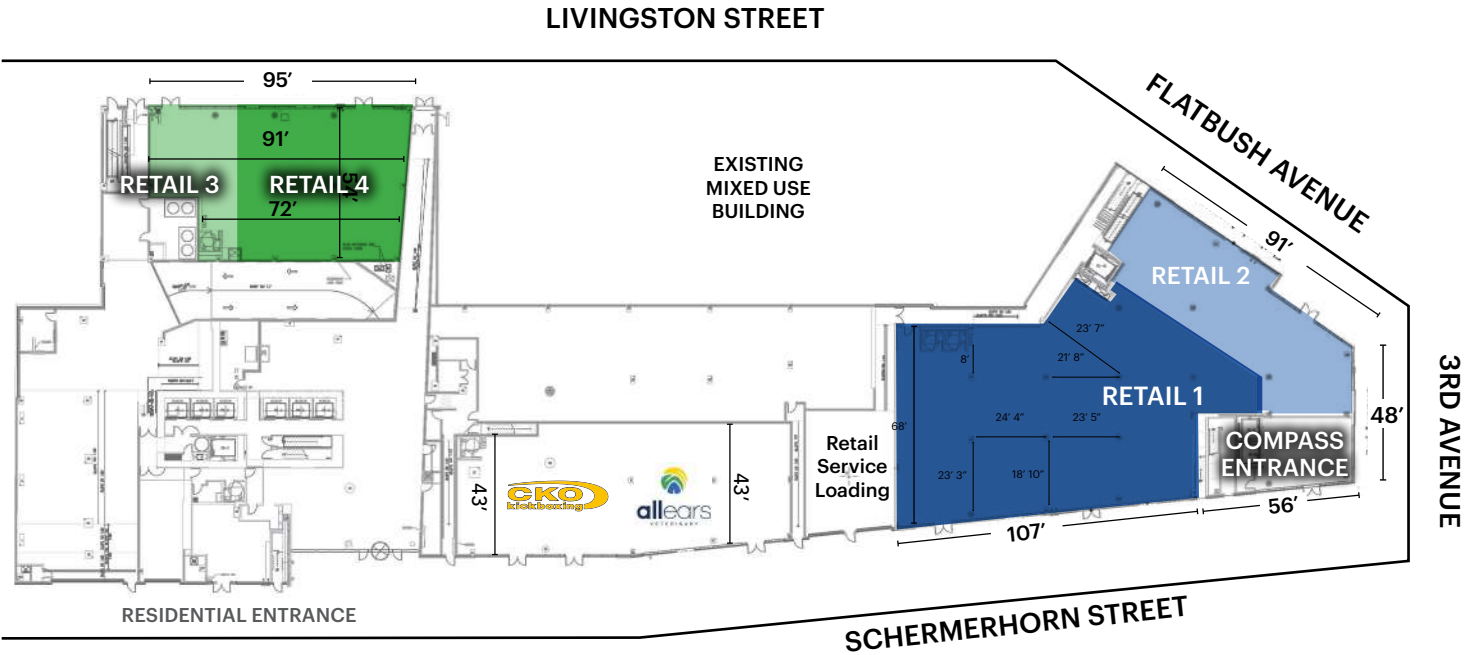
LIFETIME

JUST SALAD
RESTORE HYPER WELLNESS
TEND DENTAL

ELEVATION RETAIL



SITE OVERVIEW



RETAIL 1 - FLAGSHIP RETAIL

SIZE: 8,000 SF - Ground Floor
FRONTAGE: 107' on Schermerhorn St
COMMENTS: Extraordinary ceiling heights throughout
Access to loading area
Reasonable divisions considered

RETAIL 2

SIZE: 3,280 SF - Ground Floor
FRONTAGE: Over 100' of wraparound on Flatbush and Third Avenues
COMMENTS: Former Medrite, fully built out medical space

RETAIL 3

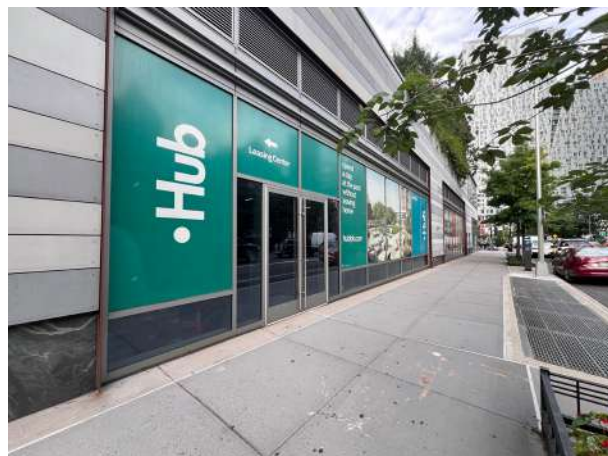
SIZE: 1,470 SF - Ground Floor
FRONTAGE: ~30' on Schermerhorn Street
COMMENTS: Wright & Goebel Wine & Spirits
Second generation retail space

RETAIL 4

SIZE: 3,100 SF - Ground Floor
FRONTAGE: ~65' on Livingston Street
COMMENTS: High ceilings



Ground Floor



Retail 1 Frontage on Schermerhorn Street

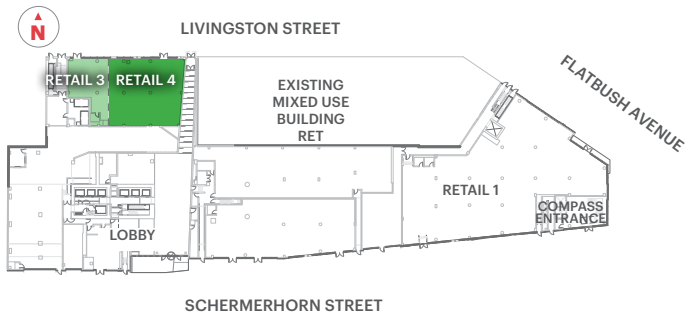


Retail 2 Frontage on Flatbush Avenue

RETAIL 1 & 2 FLOOR PLANS*

*DIVISIONS POSSIBLE





Ground Floor

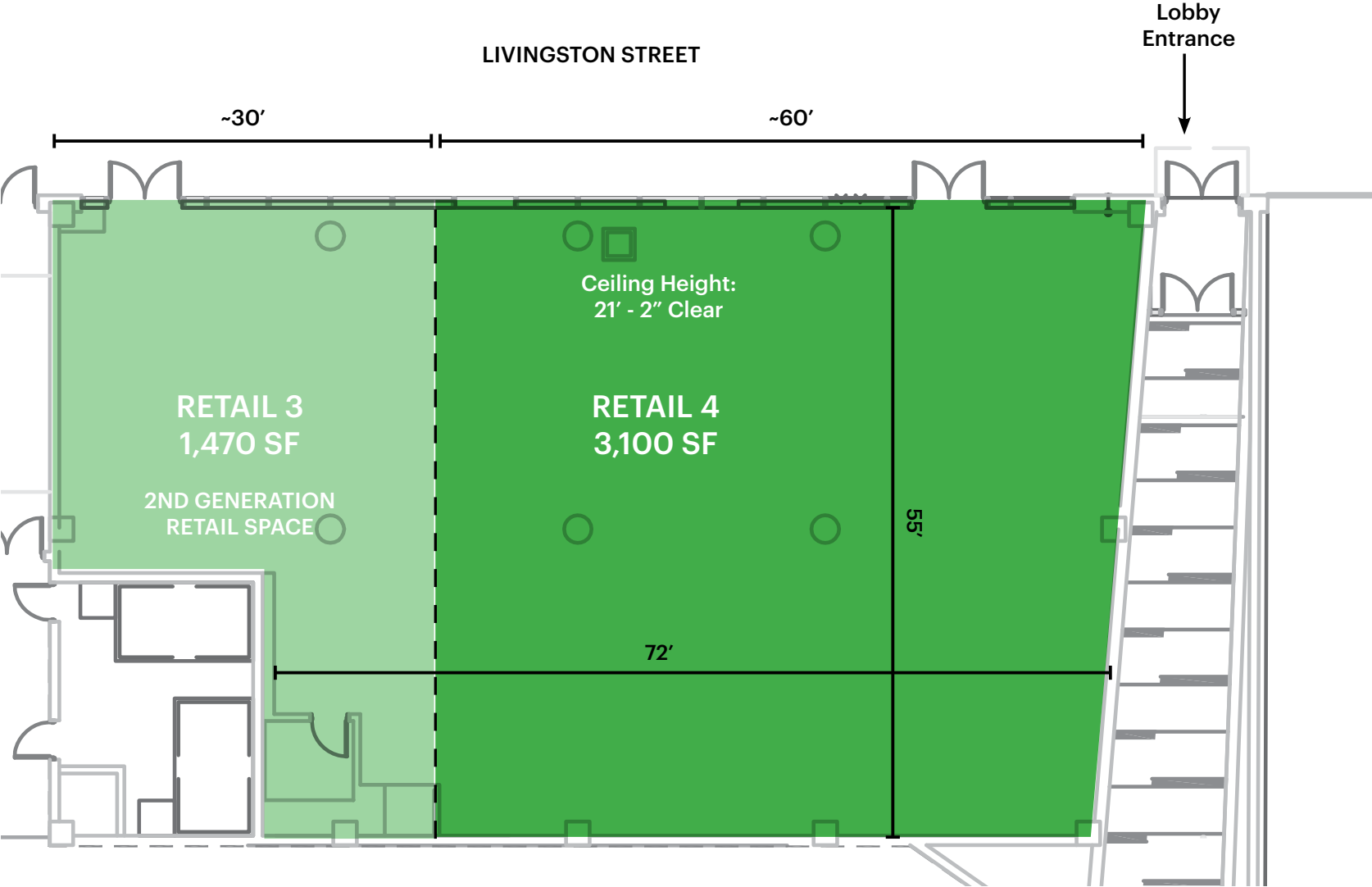


Retail 3 Frontage on Livingston Street



Retail 4 Frontage on Livingston Street

RETAIL 3 & 4 FLOOR PLANS





METROTECH



VIEW TOWARD WHOLE FOODS, APPLE, BARCLAYS



BROOKLYN ACADEMY OF MUSIC

TRANSPORTATION

2023 TRANSIT REPORT

Subway Stop		Annual	Weekday	Weekend
Nevins Street	2 3 4 5	2,136,592	6,665	8,193
Hoyt-Schermerhorn Street	C G	2,795,555	8,428	12,072
Atlantic Avenue	B D N Q R 2 3 4 5	9,583,506	29,183	40,074
Long Island Rail Road		3,038,302	9,818	9,961

NEIGHBORHOOD: 1-MILE RADIUS

Population: 165,153	Number of Households: 77,997
Average Household income: \$202,085	Median Household income: \$144,510

NEIGHBORS

Brooklyn Academy of Music, Atlantic Terminal, Barclays, City Point, Dekalb Market, One Hanson Place, Long Island University, Even Hotel, Ace Hotel, Spectrum, CKO Boxing, Wonder, Chelsea Piers, Lifetime Fitness, Guitar Center, Whole Foods 365, Apple



NEIGHBORHOOD HIGHLIGHTS

ENTERTAINMENT

Barclays Center is home to the Brooklyn Nets

Hosts 220+ events, concerts, and games per year with a seating capacity of 18,000+

ACADEMICS

Over 51,000 students from 12 Colleges and Universities surround The Hub
NYU Polytechnic, Brooklyn Law, and Long Island University are among several acclaimed schools

SHOPPING

Fulton Street attracts over 35 million shoppers annually

The HUB is bookended by both City Point (Century 21, Trader Joe's, Primark, Alamo Cinemas) and Atlantic Center/Terminal

CULTURE

New York's largest cultural and entertainment center

Engages over 200 stage performances a year attracting 550,000+ guests annually

HOTEL + RESIDENTIAL

An additional 22,000 units are in development; including 700 new units within The Hub

7,900 residential units under construction

Downtown Brooklyn has 450,000+ hotel visitors annually with 2,400 hotel rooms

OFFICE

Over 10 million SF of office space, with 714,000 SF in development
100,000+ employees located in Downtown Brooklyn



STEINER

RIPCO

REAL ESTATE

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New York City has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

Please visit us at www.ripcony.com for more information.

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