



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



PRIME DUMBO | FOR LEASE

6,652 - 27,767 SF OF ENTERTAINMENT | F&B ROOF DECK

295 Front St, Brooklyn, NY 11201

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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	8,321 - 30,686 SF
Building Size:	75,500 SF
Lot Size:	13,000 SF
Zoning:	M1-2

### PROPERTY OVERVIEW

Lower level, ground, and 7th floor available  
Vanilla box  
13 ft ceilings  
Tons of sunlight  
Great branding opportunity  
Ground floor can have private access to outdoor space at grade level  
7th floor has a wraparound roof deck, plumbing, gas, and electric  
Landlord will accept F&B operator on the 7th floor  
Potential for additional outdoor deck on the roof

### LOCATION OVERVIEW

Located in the Vinegar Hill neighborhood of Brooklyn between Gold St & Hudson Ave near the Brooklyn Bridge, Manhattan Bridge, & the York St subway station.

Nearby transit: F train at York St and the B62 & B67 bus lines.

Nearby tenants include Lifetime Fitness, Vinegar Hill House, Cafe Gitane, Evil Twin Brewing, Westville, Bread and Spread, Timeout Market, Wegmans, Bank of America, Equinox, Chase Bank, West Elm, and more!

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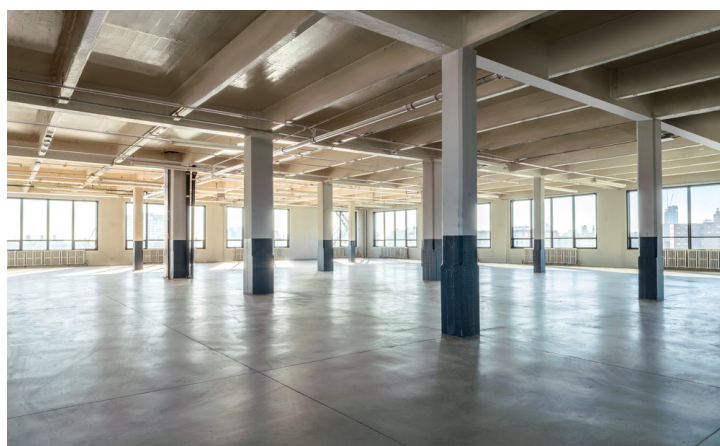
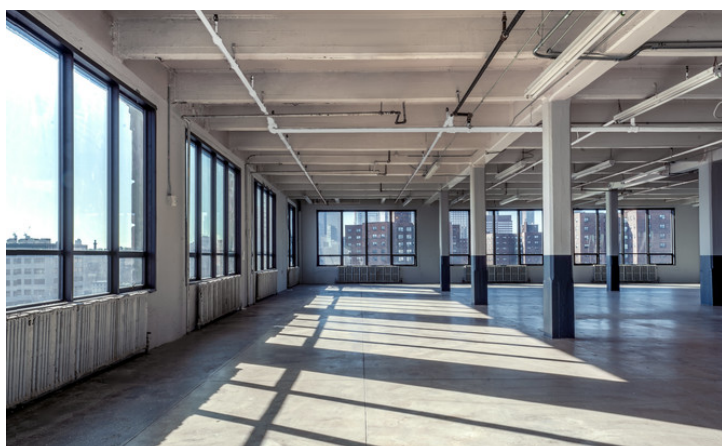
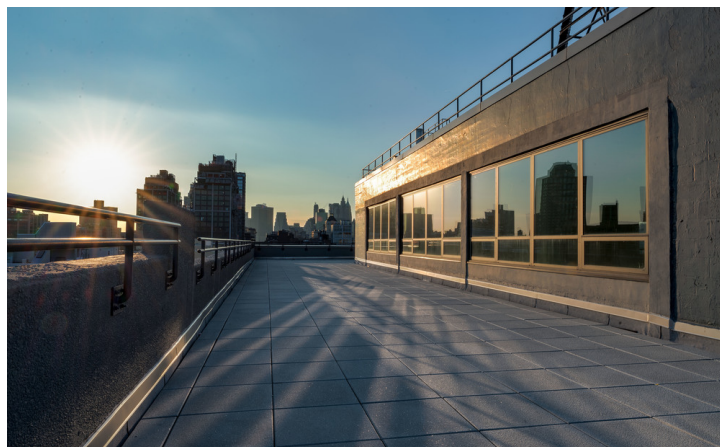
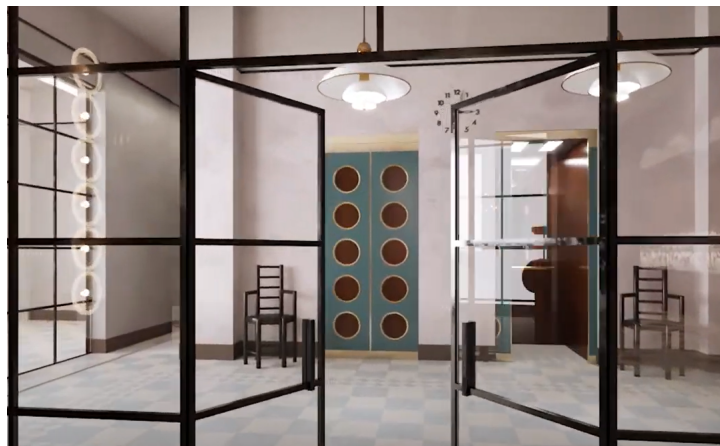
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## Additional Photos



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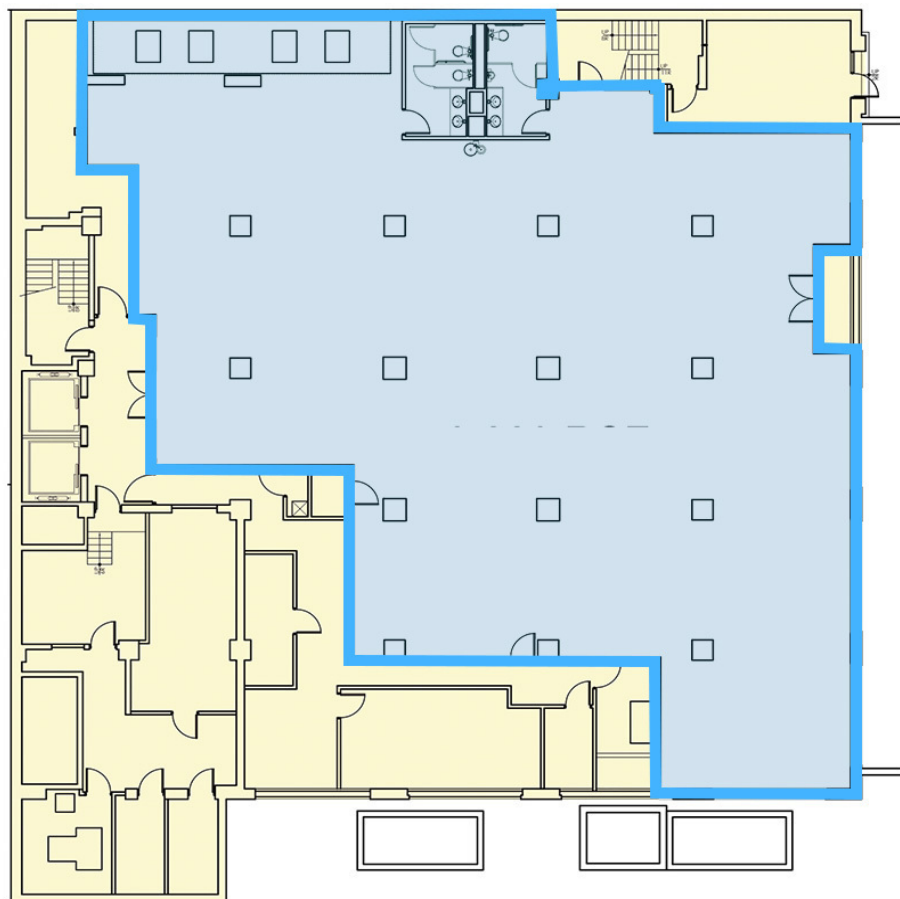
295 Front St | Lower Level, 1st, and 7th Fl Retail Spaces for Lease

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## Floor Plan - Cellar



# 295 FRONT

**LOWER LEVEL - 9,300 SF**

All square footage  
are approximate.

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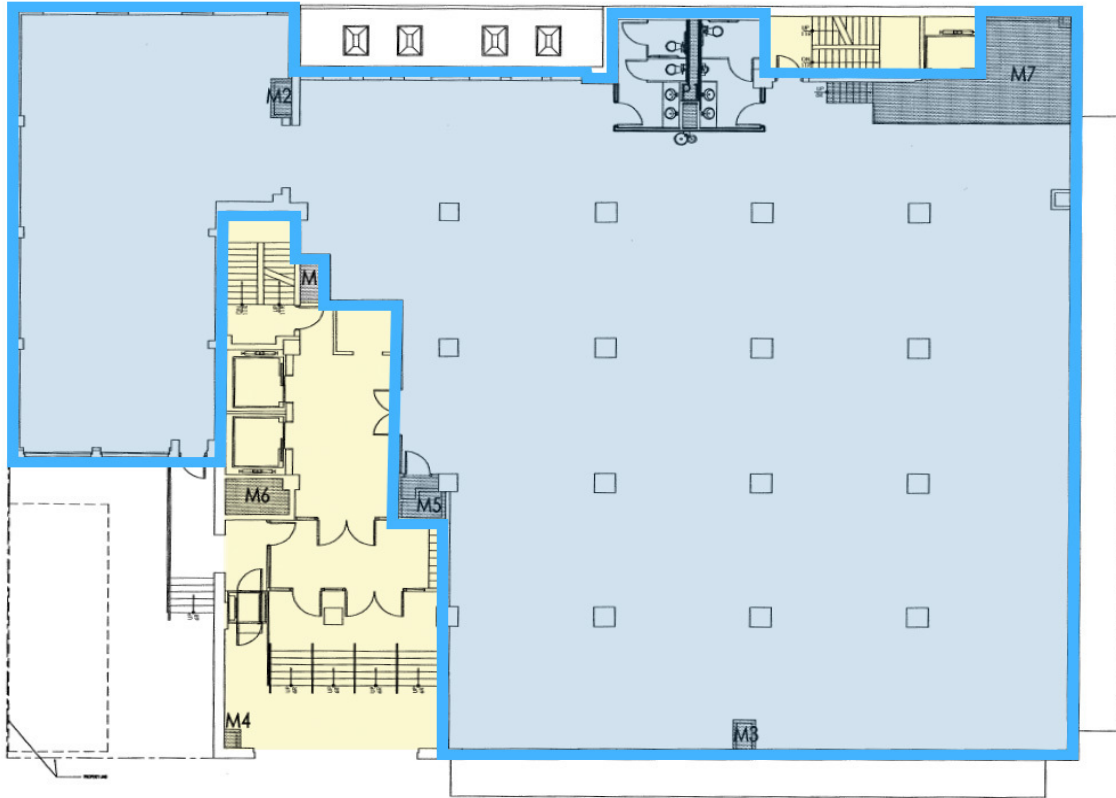
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## Floor Plan - Ground Level



# 295 FRONT STREET

GROUND FLOOR - 13,065 SF

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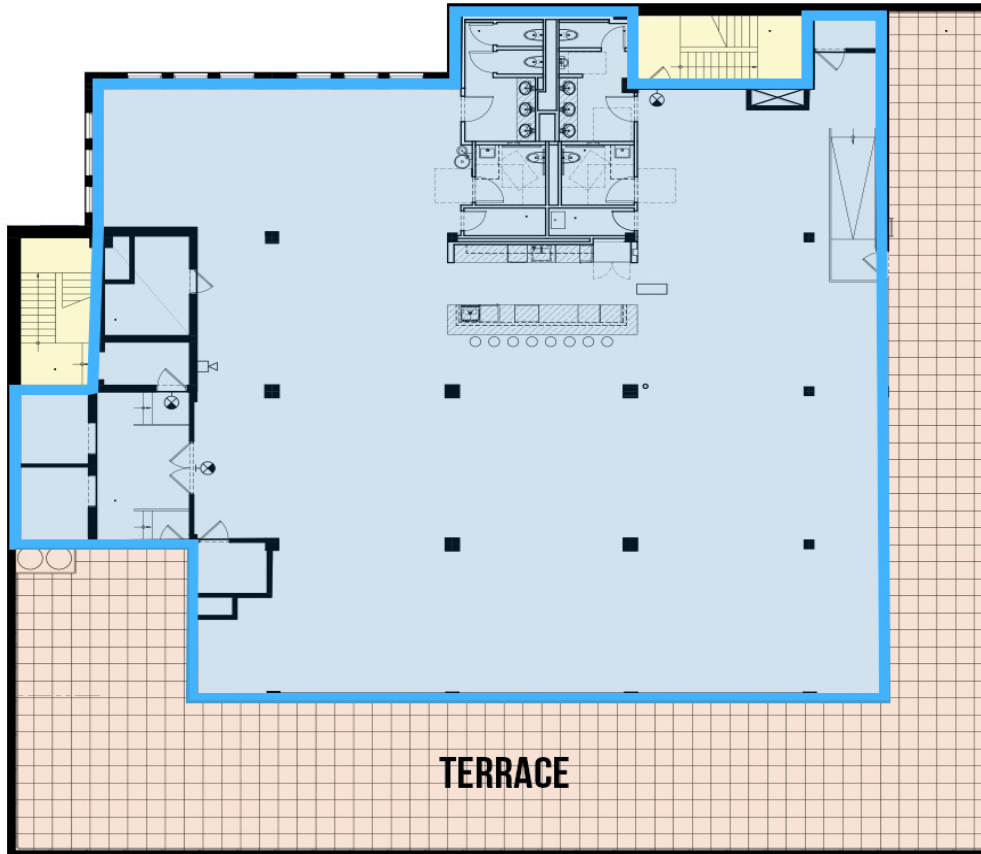
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## Floor Plan - 7TH Floor



# 295 FRONT STREET

7TH FLOOR - 8,321 SF

TERRACE - 3,237 SF

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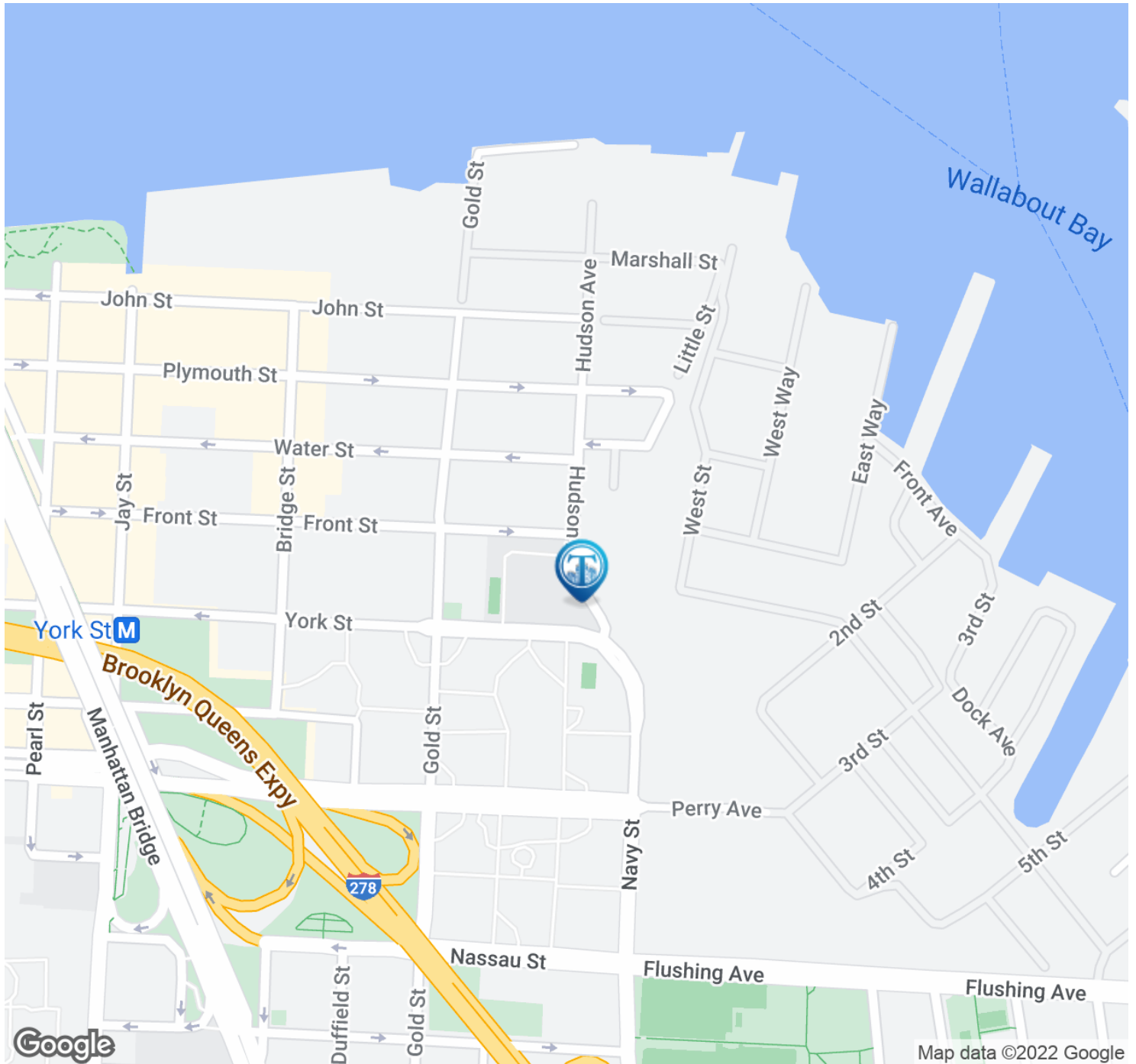
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Location Map



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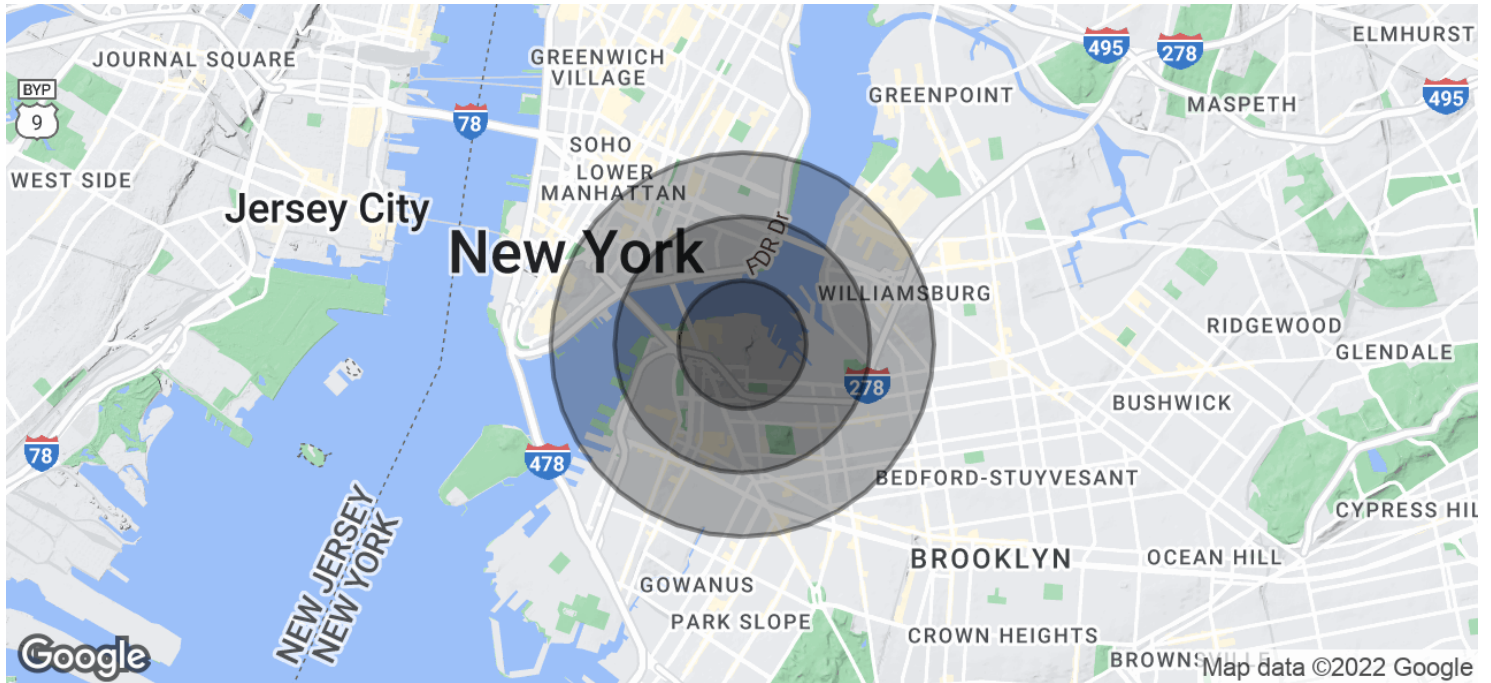
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## Demographics Map & Report



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	16,754	94,312	318,784
Average Age	34.4	36.7	35.2
Average Age (Male)	30.7	34.8	33.9
Average Age (Female)	37.1	38.4	36.2

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	6,683	37,866	128,430
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,180	\$75,875	\$84,890
Average House Value	\$521,431	\$534,714	\$683,551

\* Demographic data derived from 2020 ACS - US Census

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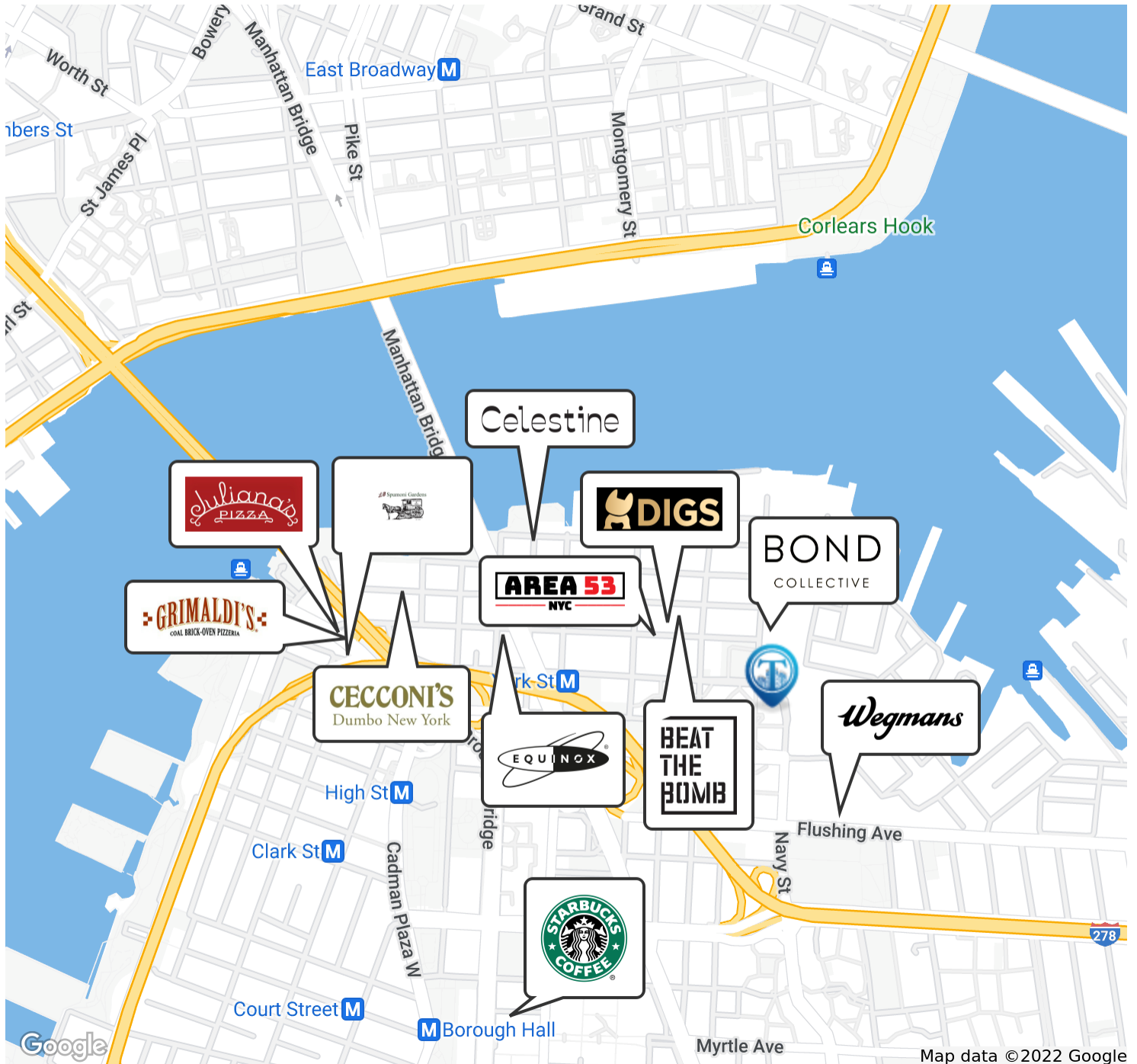
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### Neighboring Retailers



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