

igloo

AVAILABLE RETAIL SPACE

210 Greenpoint Ave

Highly visible retail at Greenpoint Ave +
McGuinness Blvd.

GREENPOINT, BROOKLYN

IGLOO.NYC



A corner retail opportunity with premiere visibility.

Large arched storefronts, active street movement and direct exposure at one of Greenpoint's most recognizable corridors.

- + Prominent ground-floor presence at Greenpoint Ave + McGuinness Blvd
- + High vehicle visibility along McGuinness Blvd in both directions
- + Two blocks to the Greenpoint Ave G-train station
- + Convenient access from Greenpoint, Williamsburg and Long Island City

14.9M annual vehicles across the Pulaski Bridge

15,000+ daily vehicles along McGuinness Blvd



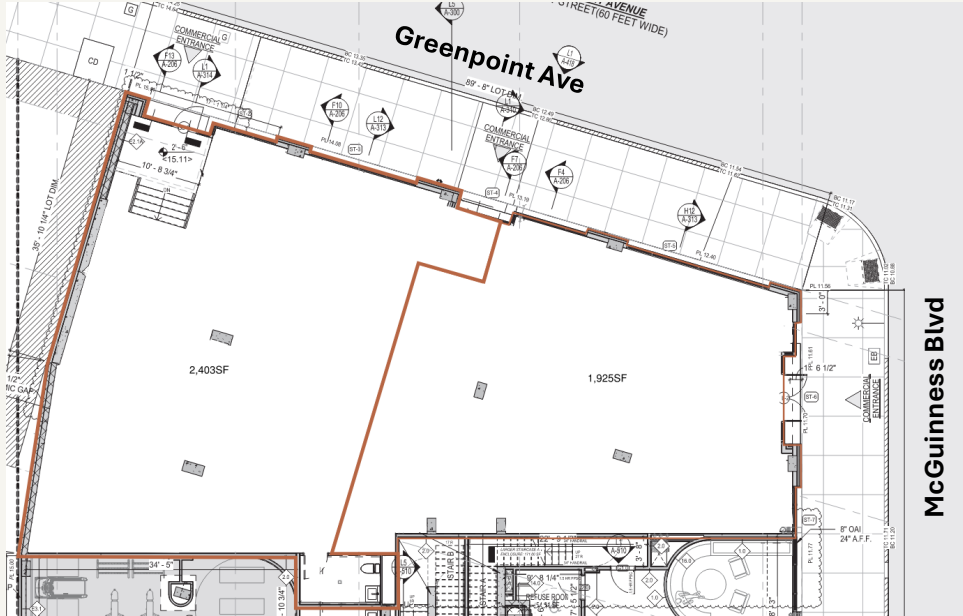


Clean vanilla box canvas with in-place MEP infrastructure.

Open-format interior with exposed concrete finishes and excellent natural light. Ability to flexibly accommodate retail, showroom, medical, fitness and food-and-beverage uses.

- + 13'-3" – 14'-10" ceilings
- + Ability to accommodate up to (3) subdivisions of space
- + In-place restroom, HVAC systems, electrical panel, sprinklers, etc.
- + New, arched storefronts throughout

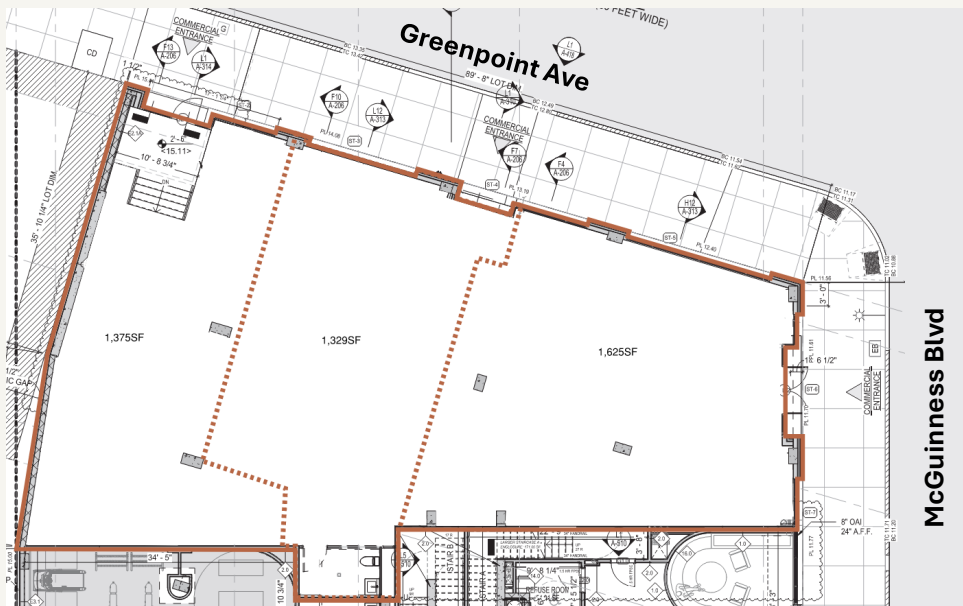




Conceptual 2-tenant Scheme

**Ability to flexibly accommodate modifications to contemplated divisions*

- + 2,400SF in-line space along Greenpoint Ave
- + 1,925SF corner space along Greenpoint Ave and McGuinness Blvd



Conceptual 3-tenant Scheme

**Ability to flexibly accommodate modifications to contemplated divisions*

- + 1,375SF in-line space along Greenpoint Ave
- + 1,329SF in-line space along Greenpoint Ave
- + 1,625SF corner space along Greenpoint Ave and McGuinness Blvd



Restaurant/Bar

- Kestane Kebab
- KanaHashi
- Kub Kao
- Chiko
- Little Tiffin
- Chama Mama
- Oxomoco
- Mikado
- Friducha
- Pueblo Querido
- U Omakase
- Knori
- Jubliee
- Gigi's
- Black Rabbit
- Lima Wok & Bowl

Bars, Breweries & Bottle Shops

- The Moonlight Mile
- Oak + Iron
- Bar Americano
- Verge
- Dandelion Wine
- Threes Brewing

- Red Rover
- Stelia's Bottle Shop
- Elder Greene

Coffee & Bakeries

- Radio Bakery
- Odd Fox Coffee
- Variety Coffee
- Early Coffee & Sandwiches
- Old Poland Bakery
- Bagel Joint

Grocery & Specialty Markets

- Ctown
- Key Food
- Kimchee Market
- Fresh My Day

Dessert/ Ice Cream

- Van Leeuwen
- Cold Stone Creamery

Fast Food & QSR Chain

- Popeyes
- McDonald's
- Chipotle
- Dunkin Donuts
- Taco Bell
- KFC

FITNESS & Wellness

- Akari Sauna
- Macha Studio
- Vibe Fitness
- Crunch Fitness
- Tiger Schulmann's Martial Arts

Beauty & Personal Care

- Claws & Co.
- Gem House Salon
- European Wax Center

Pet Services

- Fido Playhouse
- Rapawzel Dog Grooming & Daycare
- Greenpoint Veterinary Care

Everyday Services & Errands

- Verizon
- CVS
- Citi Bank
- Tribeca Pediatrics
- Enterprise Rent-A-Car
- School of Thought

ENTERTAINMENT

- Record Grouch



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Please inquire for
additional information.

Jillian McMichael
jmcmichael@igloo.nyc
646.598.3950

Adam Joly
adam@igloo.nyc
917.538.8190

IGLOO.NYC

