

Union & Nevins

Gowanus

Brooklyn, NY

Nevins Street

· 6,102 SF · Divisible

Union Street

· 9,476 SF · Divisible

New construction retail
at the base of 350 unit
rental building



Evan Clements

eclements@atlanticretail.com
212.687.2431

Austin Knief

aknief@atlanticretail.com
212.687.2422

Colleen Morrissey

cmorrissey@atlanticretail.com
212.687.2400



135 Fifth Avenue | 9th Floor

New York, NY 10010

212.687.2400

www.atlanticretailnyc.com



Nevins Street Retail

Ground Floor: 6,102 SF · Divisible
Ceiling Height: 18'+

Union Street Retail

Ground Floor: 9,476 SF · Lease Out
Ceiling Height: 13'+

Possession

Q2 2025

Property Details

Comments

- New construction retail at the base of 350 unit rental building
- Black iron venting possible on both Nevins and Union Street retail
- 3,500 residential units currently under construction in Gowanus with 5,300 units expected to be delivered by 2026
- Across the street from 310 - 330 Nevins which will bring 660 units and 45,000 SF of retail space

Neighboring Tenants



Nevins Street Retail Division Plan

UNION STREET

Retail A
2,631 SF

Retail B
3,471 SF

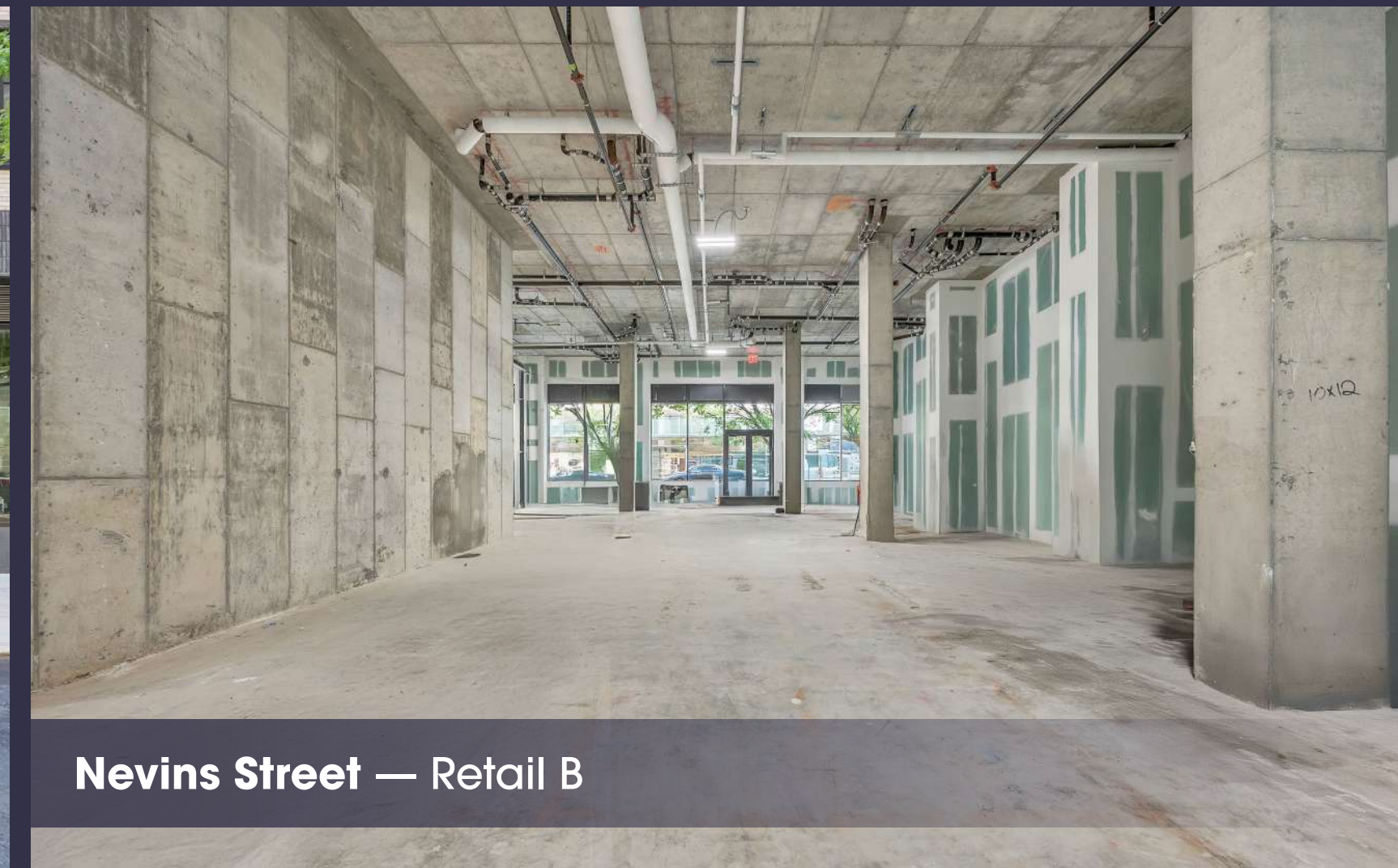
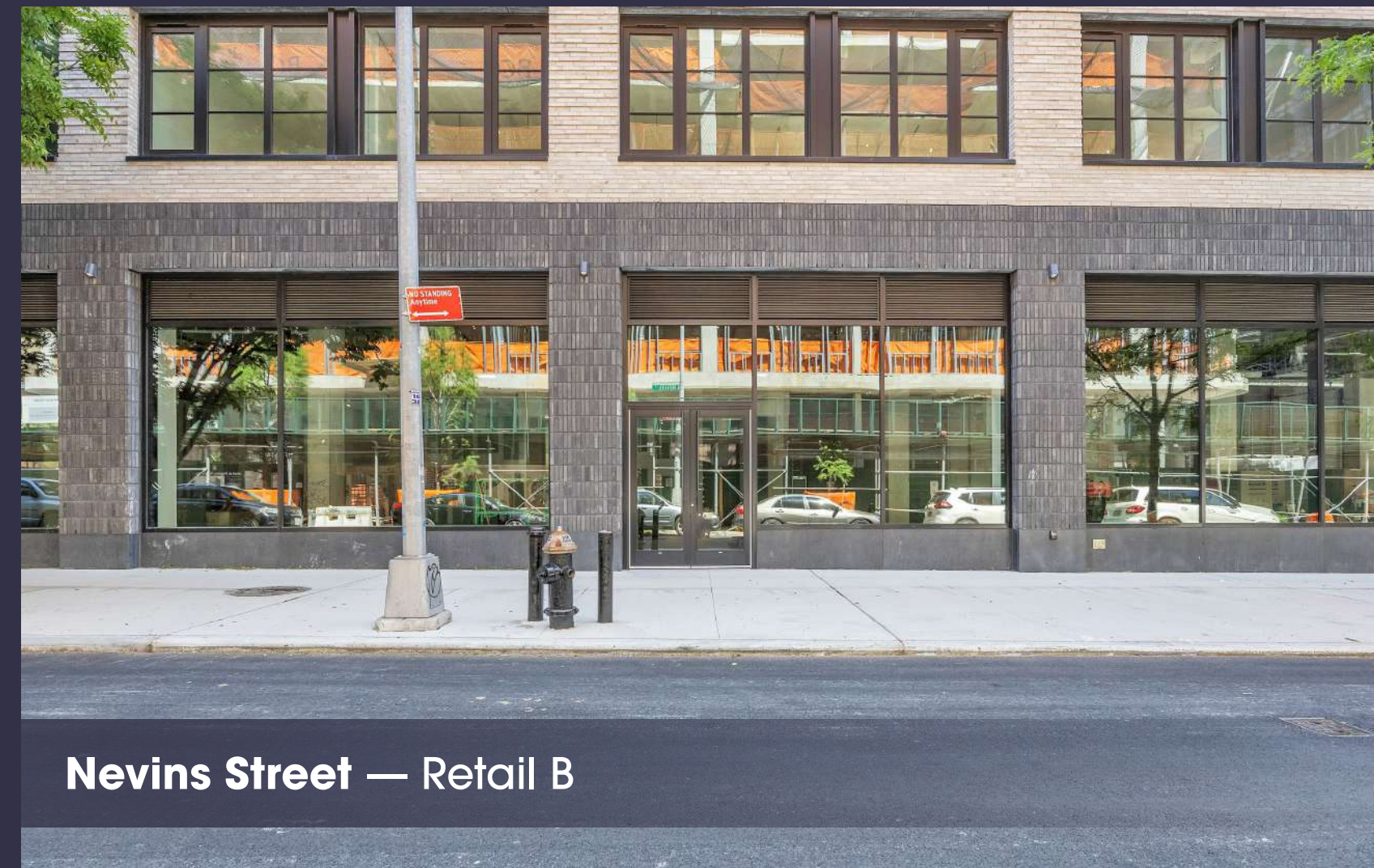
At Lease — Café
1,150 SF

At Lease — Grocery
9,476 SF



PRESIDENT STREET

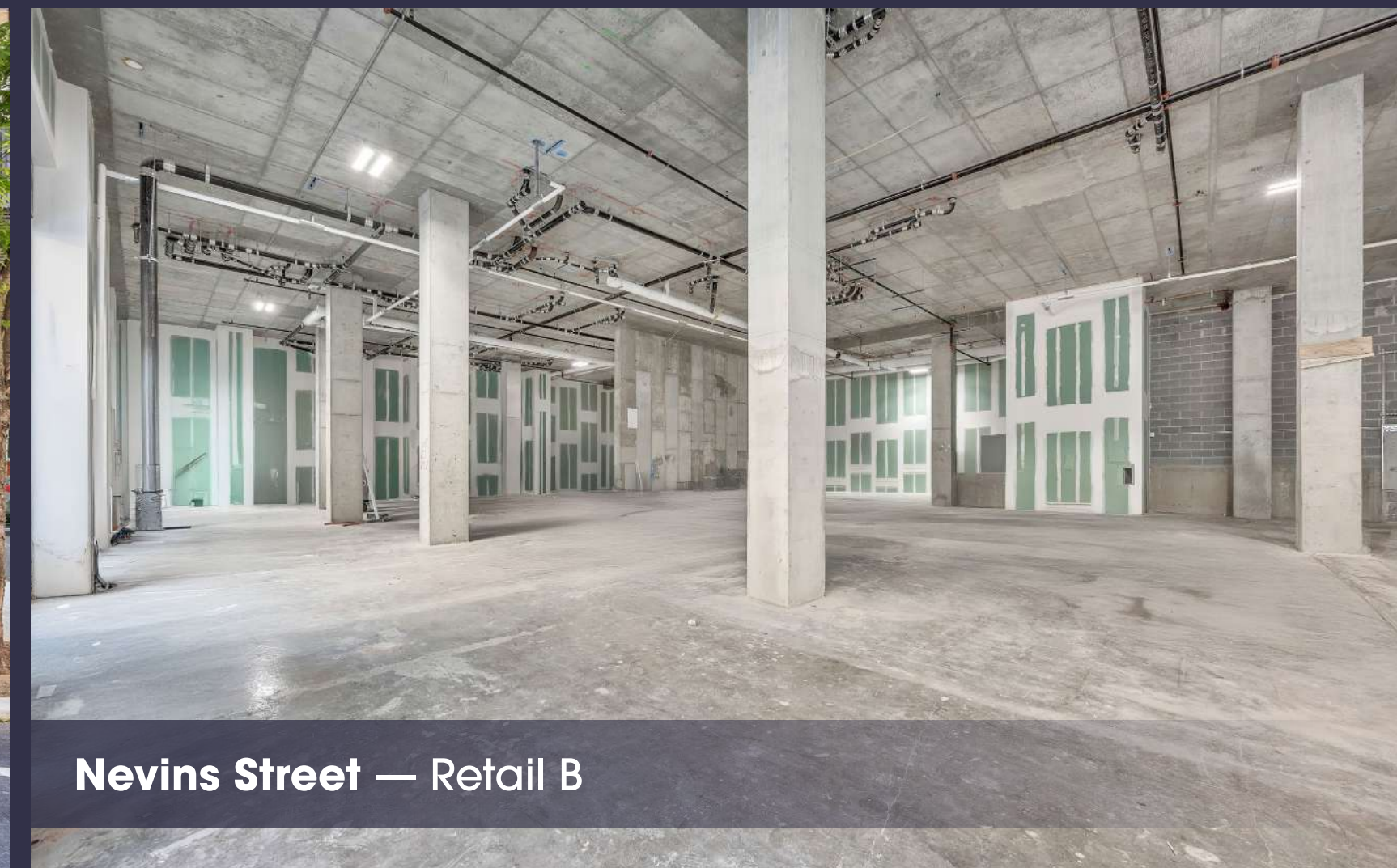
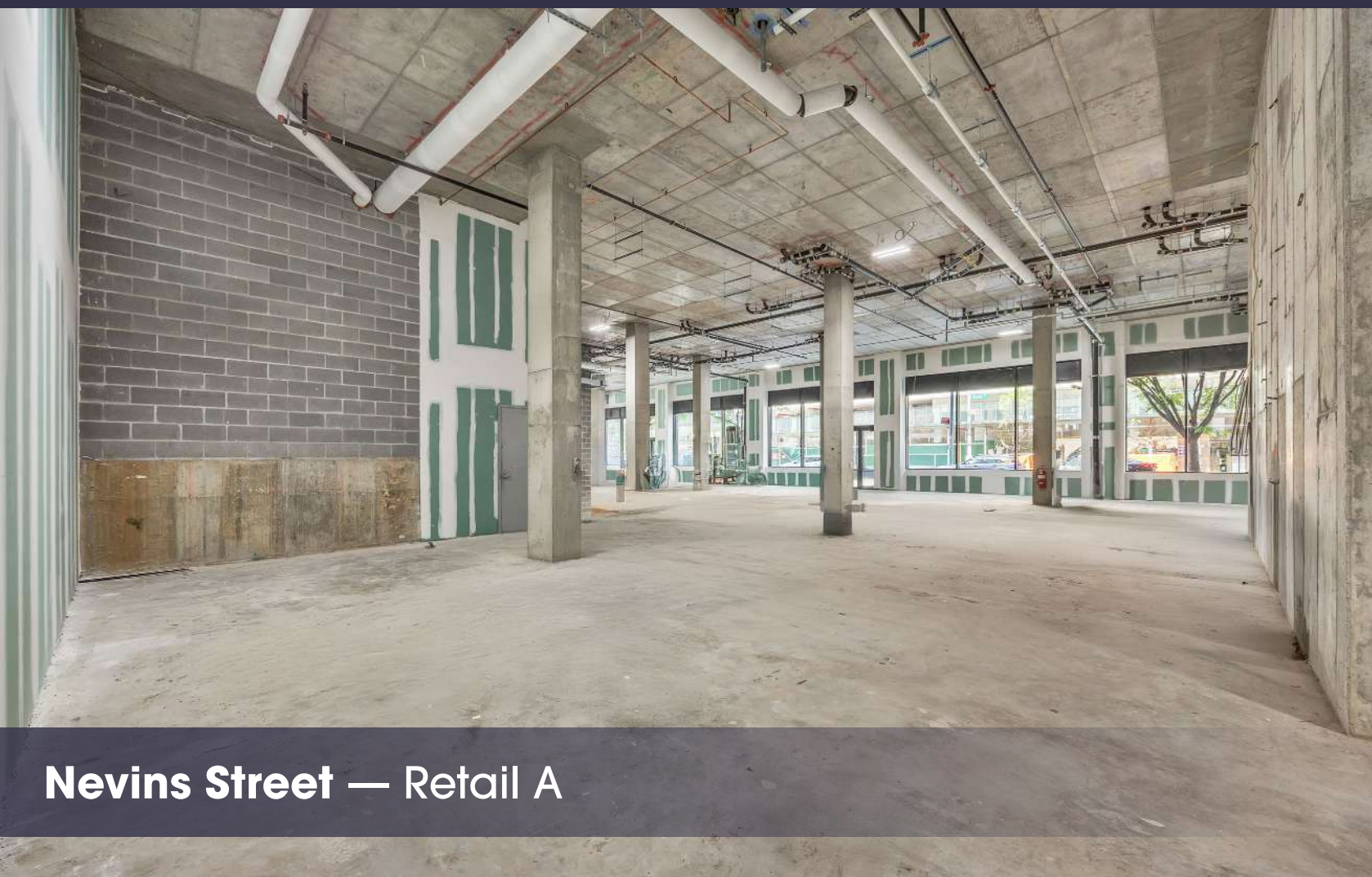




Nevins Street — Retail A + Retail B

Nevins Street — Retail B

Nevins Street — Retail B

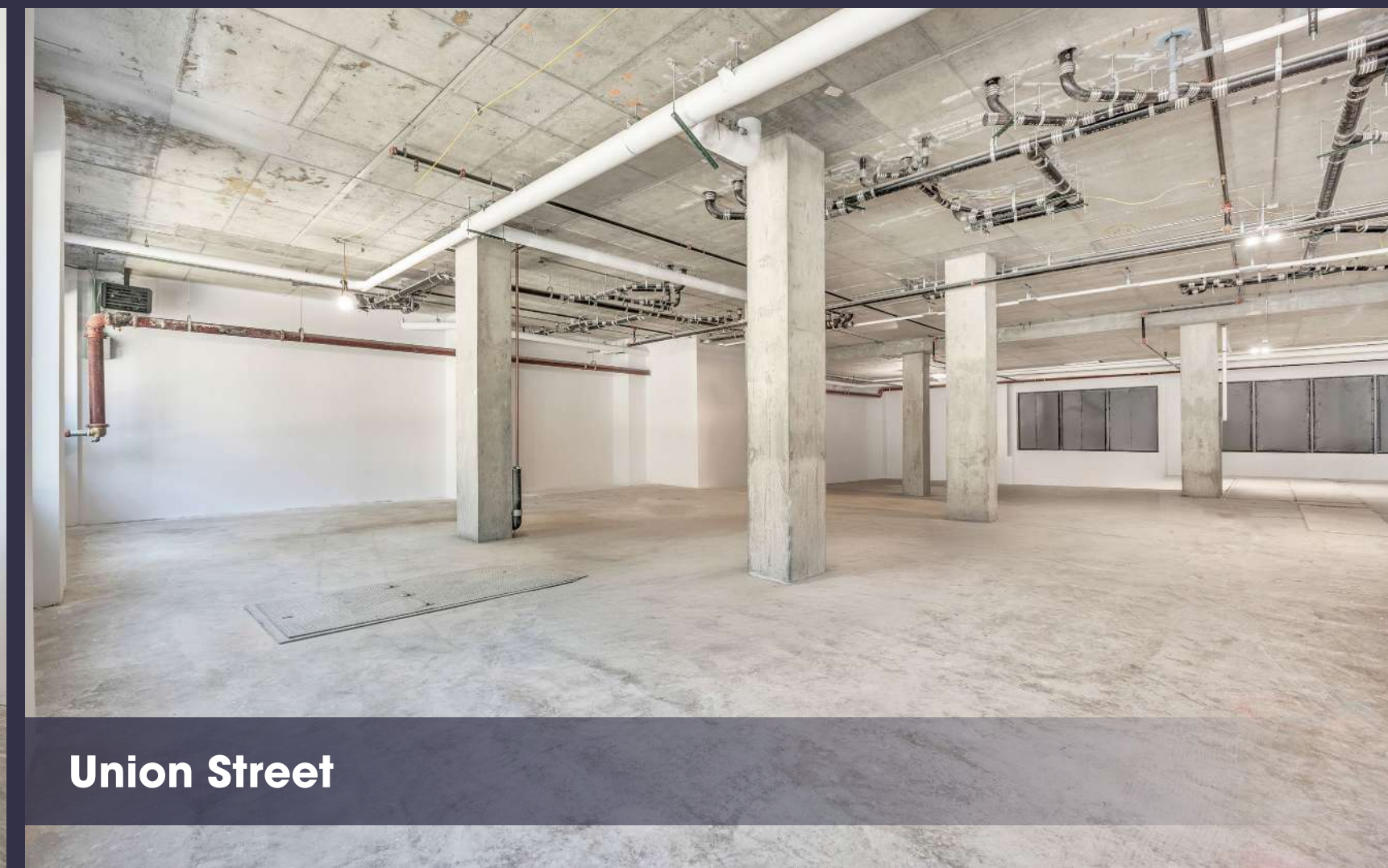
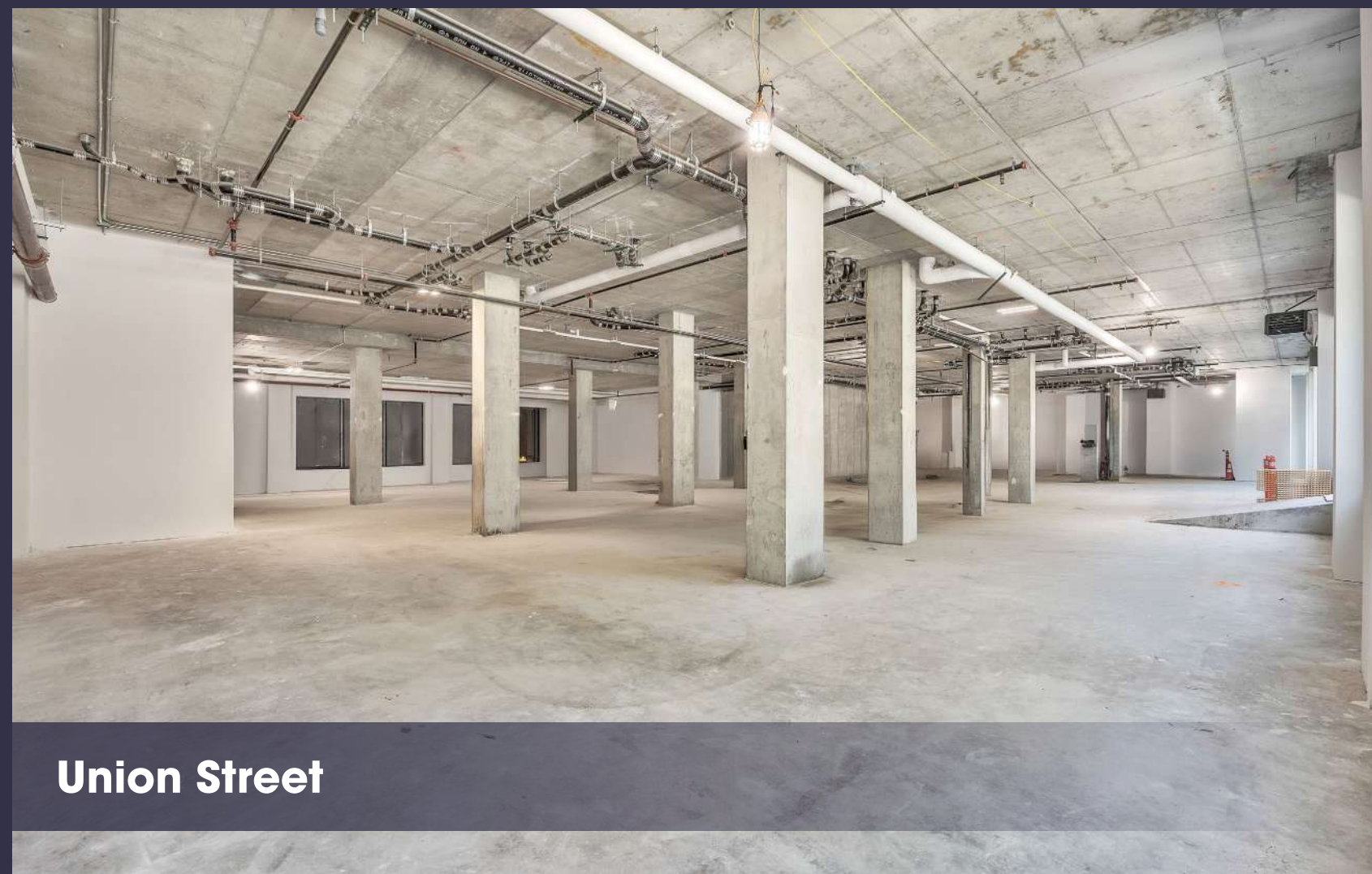


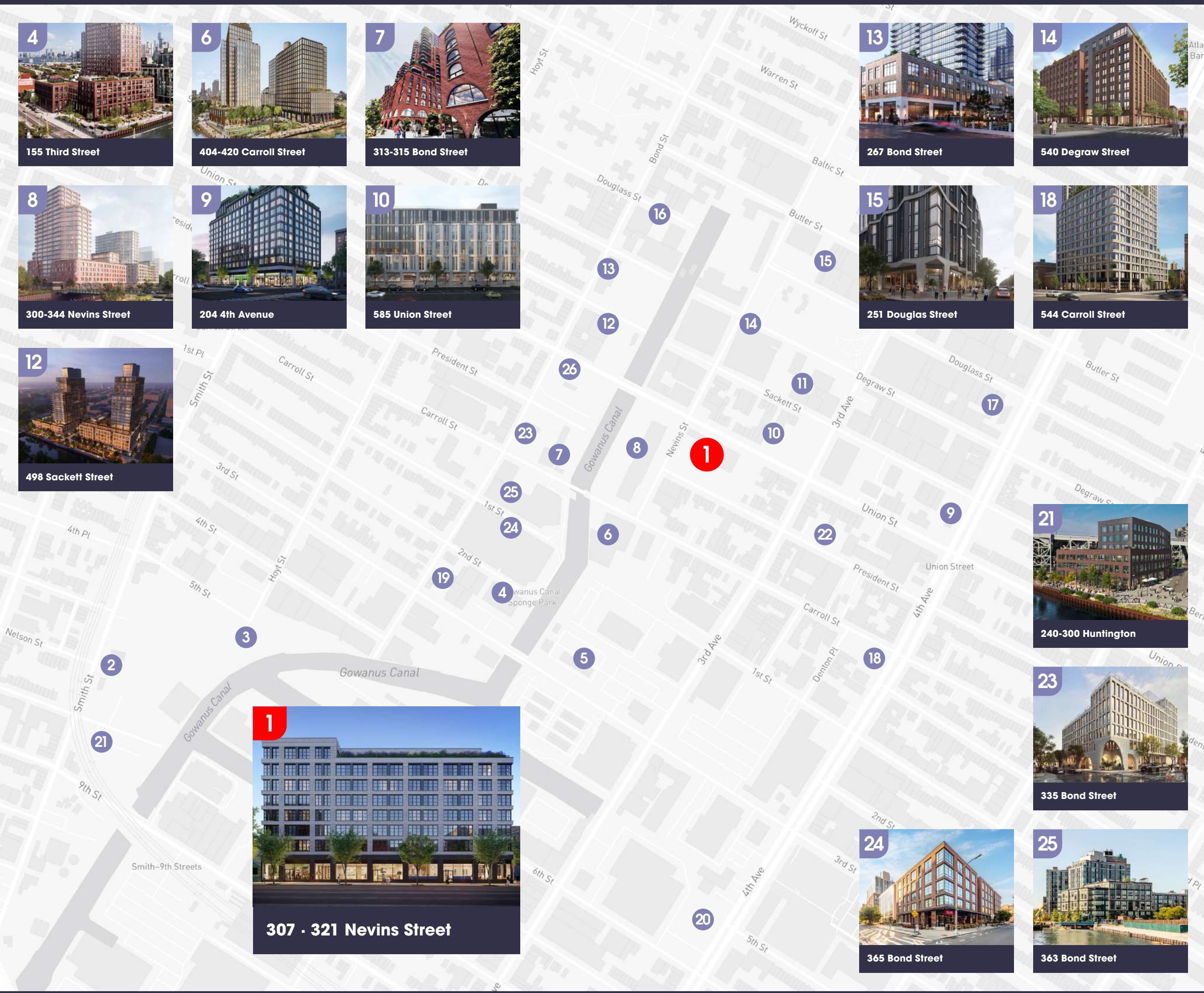
Nevins Street — Retail A

Nevins Street — Retail A

Nevins Street — Retail B







- 1 Union & Nevins**
Units Under Construction: 350
Developers: Avery Hall Investments
The Brodsky Organization
Retail: 20,000 SF
Delivery: February 2025
- 2 455-479 Smith Street**
Units Proposed: 496
Developer: All Year Management
Commercial: 4,000 SF
- 3 Gowanus Green**
Units Proposed: 950 Affordable Market
Developers: NYCHA & Developers
Park | School | Community Facility
- 4 155 Third Street**
Units Under Construction: 301
Developer: Monadnock Development
Commercial: 34,863 SF
Delivery: December 2025
- 5 175 Third Street**
Units Proposed: 375
Developer: RFR Realty
- 6 404-420 Carroll Street**
Units Under Construction: 360
Developers: The VOREA Group
The Domain Companies
Commercial: 27,000 SF
Retail: 11,757 SF
Delivery: Spring 2025
- 7 313-315 Bond Street | 395 Carroll Street**
Units Proposed: 298
Developer: Rabsky Group
Commercial: 51,000 SF
- 8 300-344 Nevins Street**
Units Proposed: 660
Developers: Property Markets Group
Tavros Holdings
Charney Companies
- 9 204 4th Avenue | 653-655 Union Street**
Units Under Construction: 193
Developers: Avery Hall
Gindi Capital
Retail: 10,800 SF
Delivery: January 2025
- 10 585 Union Street**
Units Under Construction: 214
Developers: Canyon Partners
Tavros Capital
Charney Companies
Retail: 8,900 SF
Delivery: Spring 2025
- 11 563 Sackett Street**
Units Proposed: 291
Developer: Marino Mazzei
- 12 498 Sackett Street | Sackett Place**
Units Under Construction: 173
Developer: Property Markets Group
Commercial: 20,000 SF
Delivery: Q4 2024 - Q1 2025
- 13 267 Bond Street | Society Brooklyn**
Units Under Construction: 344
Developer: Property Markets Group
Commercial: 32,000 SF
Delivery: Q4 2024 - Q1 2025
- 14 540 Degraw Street | Majestic**
Units Proposed: 268
Developer: Vorea Group
- 15 251 Douglas Street**
Units Under Construction: 261
Developers: Canyon Partners
Tavros Capital
Charney Companies
Commercial: 50,000 SF
Ground Floor Retail
- 16 192 Douglass Street**
Units Proposed: 270
Developer: Midwood Investment
Commercial: 16,000 SF
- 17 344 Douglass Street**
Units Proposed: 140
Developer: Rajnikant Doshi
Commercial: 4,453 SF
- 18 544 Carroll Street | 272 4th Avenue**
Units Under Construction: 133
Developers: Avery Hall
Declaration Partners
Ground Floor Retail
Delivery: 2025
- 19 125 Third Street**
102,000 SF development site
Developers: Allan Lebovits
Joel Wertzberger
Moishe Loketch
- 20 374-380 4th Avenue**
Units Under Construction: 197
Developers: Quinlan Development Group
GTIS Partners
Retail: 6,030 SF
Delivery: 2024 - 2025
- 21 240-300 Huntington**
Developer: Monadnock Development
Retail: 12,279 SF
Delivery: May 2024
- 22 529 President Street | Tru by Hilton**
Rooms Under Construction: 101
Developers: Rajesh Bhagia
Hilton Worldwide
- 23 335 Bond Street**
Units: 73
Developer: E&M Realty
Retail: 4,633 SF
- 24 365 Bond Street**
Units: 431
Developer: Lightstone Group
Retail: 500 SF | Bond Street Coffee & Goods
Delivery: 2016
- 25 363 Bond Street**
Units: 270
Developer: Atlantic Realty Development Corp.
Retail: Bond Street Wines
Delivery: 2017
- 26 450 Union Street**
Proposed Units: 158
Developer: Tankhouse
Commercial: 17,000 SF





Cobble Hill Demographics

Population **10,666**
 Daytime Population **11,378**
 Households **4,851**
 Median Household Income **\$174,953**
 Median Age **36.9**
 Household Income \$75,000+ **80.7%**

Boerum Hill Demographics

Population **18,282**
 Daytime Population **18,050**
 Households **9,023**
 Median Household Income **\$138,767**
 Median Age **35.8**
 Household Income \$75,000+ **67.4%**

Carroll Gardens Demographics

Population **16,690**
 Daytime Population **12,851**
 Households **7,441**
 Median Household Income **\$177,193**
 Median Age **37.3**
 Household Income \$75,000+ **80.6%**

Gowanus Demographics

Population **11,230**
 Daytime Population **15,268**
 Households **5,075**
 Median Household Income **\$134,876**
 Median Age **36.5**
 Household Income \$75,000+ **71.2%**

Park Slope Demographics

Population **39,595**
 Daytime Population **39,269**
 Households **17,696**
 Median Household Income **\$194,322**
 Median Age **37.2**
 Household Income \$75,000+ **81.5%**



Contact Exclusive Brokers

Evan Clements

212.687.2431

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[atlanticnyc](https://www.instagram.com/atlanticnyc)



[Atlantic Retail NYC](https://www.linkedin.com/company/atlanticretailnyc)

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