



TWO BUSH WICK

CORNER OF BUSHWICK &
METROPOLITAN AVENUES
GROUND FLOOR



**COMING SOON!
JUST 4 BLOCKS AWAY**



VIRTUAL RENDERING
POTENTIAL USE: CAFE



VIRTUAL RENDERING
POTENTIAL USE: RESTAURANT

TWO BUSHWICK | GROUND FLOOR

SIZE

RETAIL 1 | 1,650 SF
RETAIL 2 | 1,350 SF
RETAIL 3 | 900 SF
TOTAL | 3,900 SF

CEILING HEIGHTS | 16'

FRONTAGE

Approx. 80 FT.

POSSESSION

Immediate

TERM

Negotiable

USES

- Retail/Showroom
- Restaurant/Cafe
- Fitness

THE BUILDING

2 Bushwick Avenue features a dramatic cantilevering form that strongly defines the corner of the lively residential and commercial neighborhood. The site's unique urban context at the intersection of two major streets above ground and the subway tunnel below inform the overall massing of the building.

Three expansive floorplates provide a stunning blank canvas for potential retail, restaurant and/or cafe space on the first floor, retail or office space on the second floor (with private outdoor space) and an open office space on the third floor (with two private outdoor spaces). The spaces at Two Bushwick will be delivered whitebox for your endless buildout opportunities.



THE NEIGHBORHOOD

Nestled between the highly-desired Williamsburg and the emerging neighborhood of East Williamsburg, Two Bushwick is at the center of the future Brooklyn commercial hub. With a neighborhood population of 33K and rapidly growing, this architecturally stunning marvel will turn heads of the this eclectic, trend-setting & design-savvy residents and visitors. With coveted retail on Bedford Avenue & upscale eateries on Metropolitan Avenue, the natural progression of the future happens at the cross streets of Metropolitan & Bushwick Avenue.



DEMOGRAPHICS

AREA POPULATION
33.4K

MEDIAN AGE
35

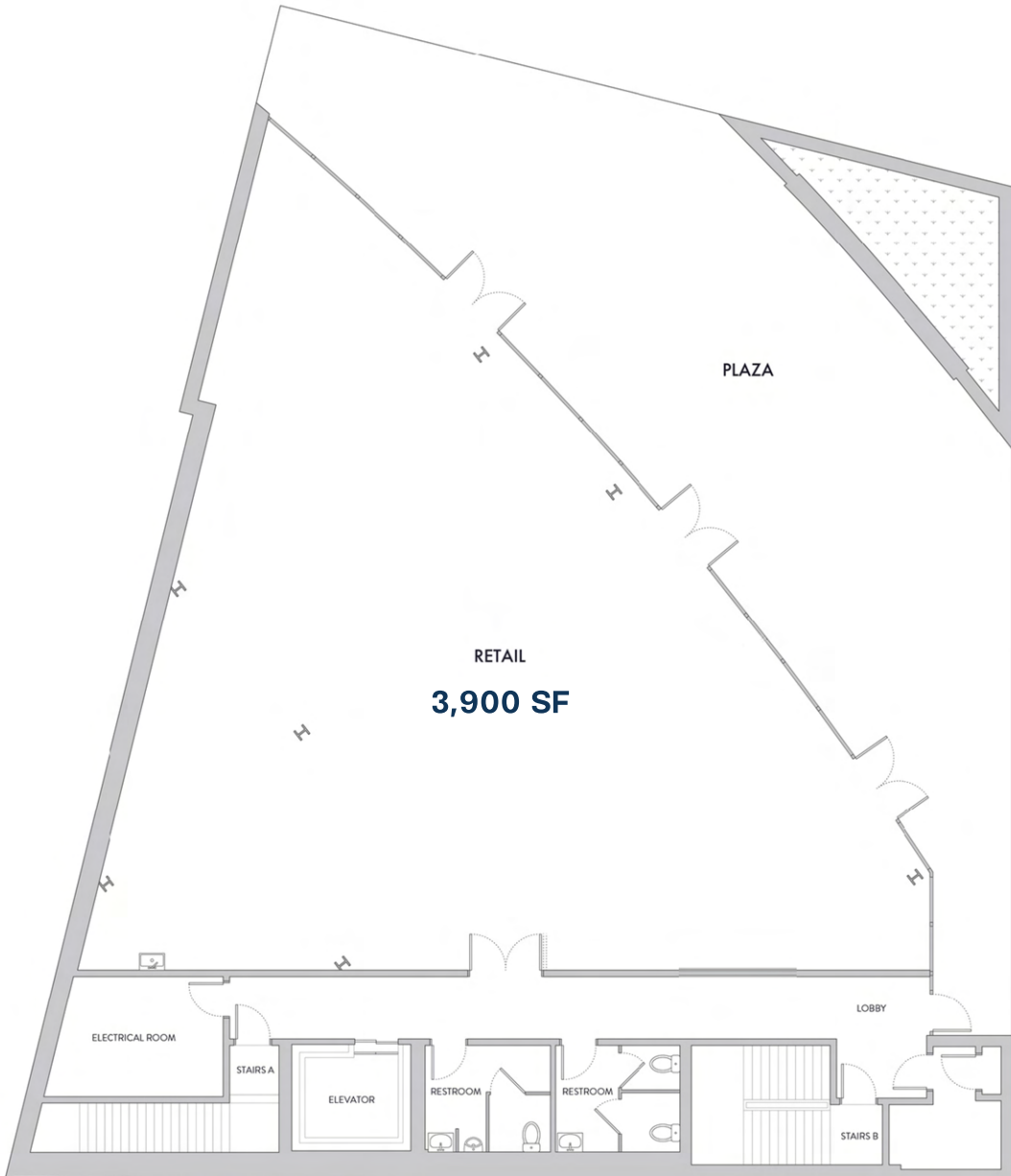
AVERAGE HHI (BY 2028)
\$165K

AVERAGE HHI GROWTH (BY 2028)
+2.7%

POPULATION WITH \$200K+ HHI (BY 2028)
25%



FLOOR PLAN



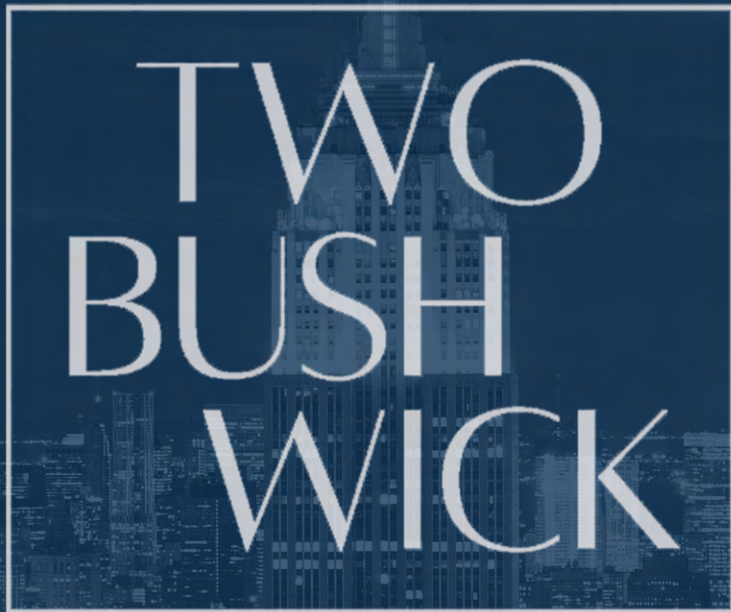
OPTION 1



OPTION 2

TWO BUSHWICK
CORNER OF BUSHWICK & METROPOLITAN AVENUES
GROUND FLOOR





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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies. For more information, please contact the agents above.