

-THE-  
**EDGE**  
*Williamsburg*

A MADISON MARQUETTE PROPERTY





KENT AVENUE &  
NORTH 6TH STREET

—  
WILLIAMSBURG, BROOKLYN

**INTRODUCING THE EDGE.** Located in the ever-busier Williamsburg section of Brooklyn, The Edge retail consists of street level premium offerings surrounded by a luxury condominium complex and an underground parking garage.



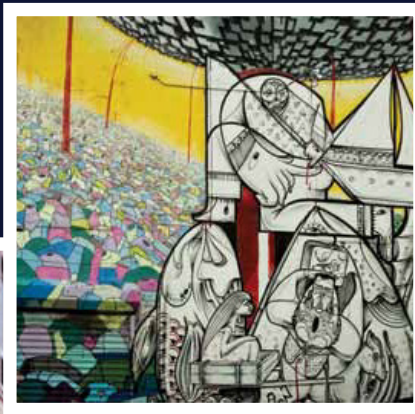


**WATERFRONT.** This mixed use project enjoys premiere frontage along Kent Avenue and North 6th Street, with water and skyline views of Manhattan. The property has accessibility to the East River Ferry, the L train, Brooklyn Queens Expressway and Williamsburg bridge.

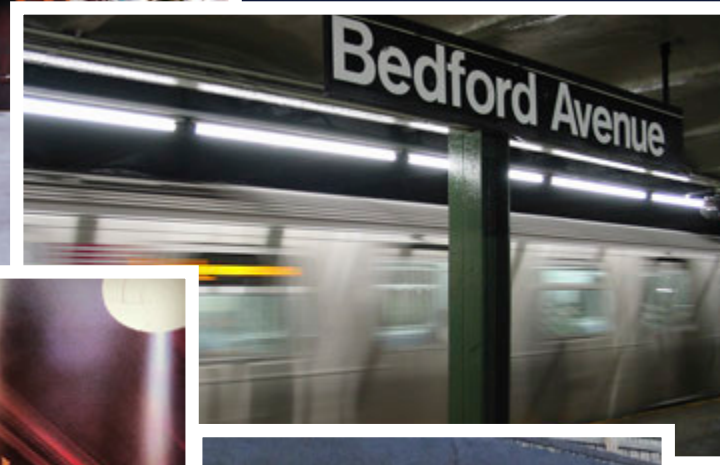
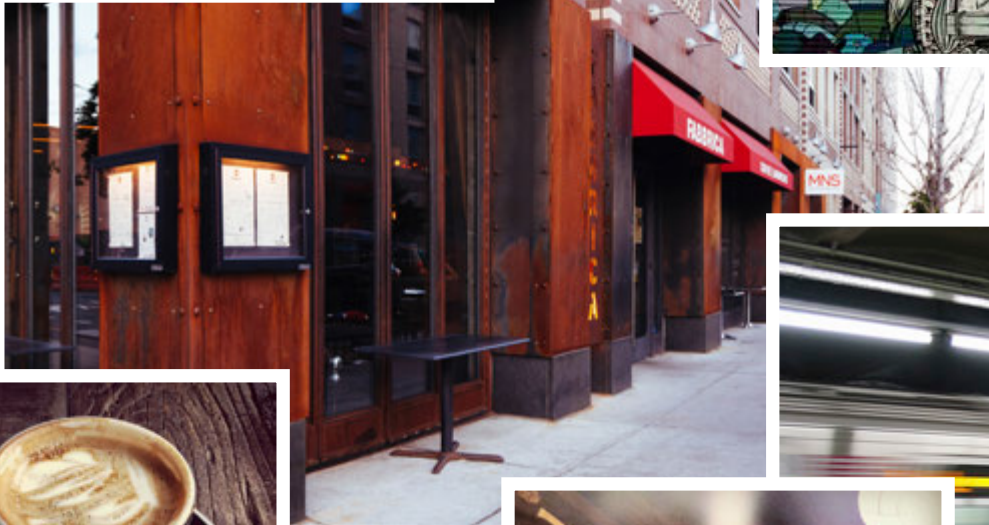
**PRIMED FOR GROWTH.** Boasting a strong existing cotenancy, the development sits within an explosive market primed for growth. The already abundant residential market is expected to expand with population estimated to grow over 12%. The customer profile features a household income of over \$150,000 (over 50% higher than the remaining areas of Brooklyn).

**HIGH TRAFFIC LOCATION.** This exceptional location adjoins the Brooklyn Flea Food Market, which features 20,000 visitors per weekend and is home to high traffic uses such as Fabbrica Italian Trattoria, CVS Pharmacy and Brooklyn Harvest Market.





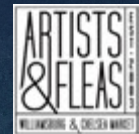
**WILLIAMSBURG, BROOKLYN** has become one of New York's most desired neighborhoods and is currently experiencing a renaissance in urban retail, redevelopment, luxury loft buildings and unmatched nightlife. Williamsburg features a curated collection of emerging national and local brands located in one of the city's most artistic and cultural neighborhood destinations.



**GANT®**



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SPACE NINETY 8



s a n d r o  
PARIS

*steven alan*

*Madswell*

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**Restaurants & Food**

- 1 Allswell
- 2 Trix
- 3 Kasia's Restaurant
- 4 Vinnie's Pizzeria
- 5 Green Planet Food
- 6 Radish
- 7 El Beit Café
- 8 Vittoria
- 9 Peters Since 1969
- 10 The Meatball Shop
- 11 An Nhau
- 12 Ella Café
- 13 Anna Maria Pizza
- 14 Spike Hill
- 15 Fornino
- 16 Bagelsmith
- 17 Bliss
- 18 Mizu
- 19 Tasti D-Lite
- 20 New York Muffins
- 21 Tai Thai
- 22 Subway
- 23 Wild Ginger
- 24 Verb Cafe
- 25 La Nonna
- 26 Teddy's Bar and Grill
- 27 Miyako
- 28 Blue Bottle Cafe
- 29 Joe's Busy Corner
- 30 Crif Dogs
- 31 Aqua Santa
- 32 Drigg's Pizza
- 33 Fabbrica Restaurant & Bar
- 34 Mole Bar and Grill
- 35 Pudge Knuckles
- 36 Modca Café
- 37 Bedford Cheese Shop
- 38 San Loco
- 39 Juliette
- 40 Egg
- 41 Fabiaene's Café
- 42 Smorgasburg Food Festival
- 43 Zenkichi
- 44 Sweet Water
- 45 Sea
- 46 Chai Home Kitchen
- 47 Tacu Tacu
- 48 Surf Bar
- 49 Oasis
- 50 Old Poland Bakery
- 51 Reynard (At the Wythe Hotel)
- 52 Fat Goose
- 53 Nita Nita Restaurant
- 54 Rosarito Fish Shack

**Everyday**

- 1 Magnolia Beauty Spa
- 2 Bedford Medical Surgical Office
- 3 Brooklyn General Barbers
- 4 Angelica's Salon
- 5 Eyeco Vision
- 6 Bedford Deli & Grocery
- 7 Organic Planet
- 8 Lux Eye
- 9 N 7 Market
- 10 Deli/Grocery
- 11 Uva Wines
- 12 Whole Foods
- 13 New York Sports Club
- 14 Citibank
- 15 Corcoran
- 16 Duane Reade
- 17 HSBC
- 18 Hotel Delmano
- 19 Northside Discount Liquours & Wine
- 20 Black and White Gallery
- 21 Ride Brooklyn
- 22 Red, White & Green Wine & Spirits
- 23 Brooklyn Harvest Market
- 24 Medical Spa
- 25 ECO DOG NYC
- 26 Pier Wines
- 27 20 North 5th St Deli
- 28 Kent Cleaners
- 29 Duane Reade

**Nightlife & Entertainment**

- 1 Turkey's Nest Tavern
- 2 Allswell
- 3 Mugs Alehouse
- 4 The Eden of Ales
- 5 Charleston
- 6 Spike Hill Bar
- 7 Greenpoint Tavern
- 8 The Whiskey Brooklyn
- 9 The Counting Room
- 10 Sound Fix
- 11 Viva Toro
- 12 The Levee
- 13 Abbey
- 14 Radegast Hall & Biergarten
- 15 Music Hall of Williamsburg
- 16 Public Assembly
- 17 DOC Wine Bar
- 18 Brooklyn Winery
- 19 Sugarland
- 20 Brooklyn Bowl
- 21 Rosarito Tequila-Mezcal Bar
- 22 Brooklyn Ale House
- 23 Winery Tasting Room

**Shopping**

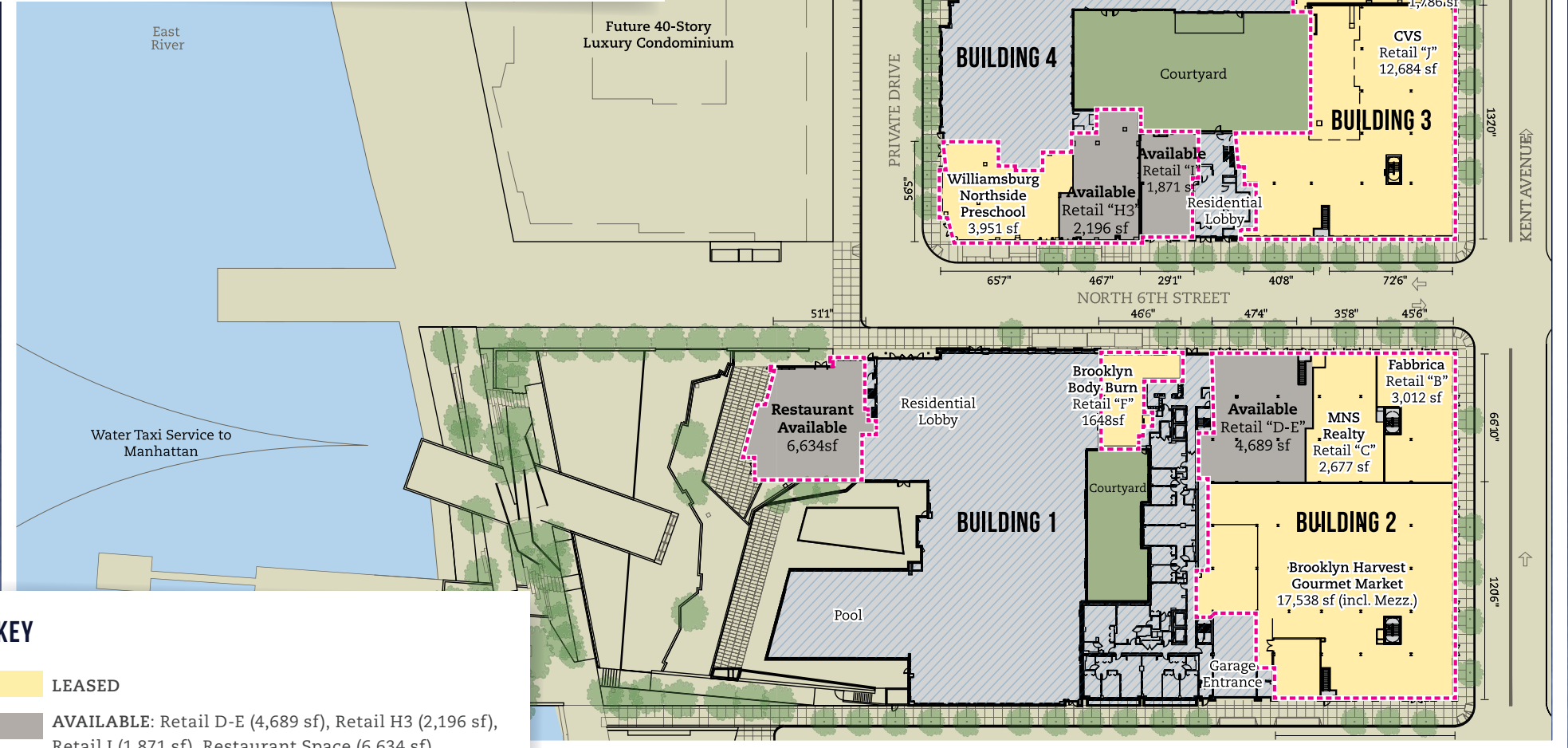
- 1 Brooklyn Industries
- 2 Red Pearl
- 3 Lavi Maria
- 4 Sound Fix
- 5 Brooklyn Denim Company
- 6 Book Thug Nation
- 7 About Glamour
- 8 Brooklyn Fox
- 9 Brooklyn Flea
- 10 American Apparel
- 11 The Future Perfect
- 12 Artist and Fleas
- 13 Beacon's Closet
- 14 White Furniture
- 15 CB I Hate Perfume
- 16 Urban Outfitters
- 17 Anthropologie





**DEMOGRAPHICS**

|            | 1 MILE  | 3 MILES   | 5 MILES   |
|------------|---------|-----------|-----------|
| Population | 123,647 | 1,179,236 | 2,925,752 |
| Households | 52,212  | 538,434   | 1,283,645 |
| HH Income  | \$67,39 | \$107,669 | \$105,144 |



**KEY**

- LEASED
- AVAILABLE: Retail D-E (4,689 sf), Retail H3 (2,196 sf), Retail I (1,871 sf), Restaurant Space (6,634 sf)
- EDGE RETAIL



## CO-TENANCY

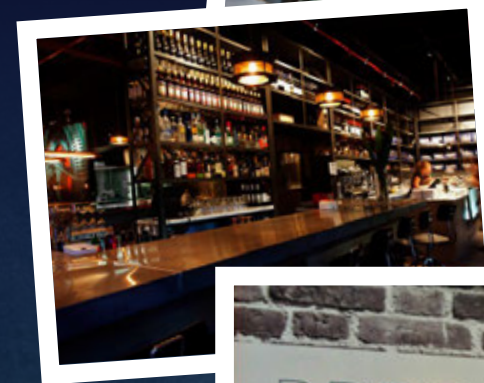
**BROOKLYN HARVEST MARKET** is a primarily conventional supermarket offering a large selection of prepared foods and a wide variety of natural and organic items, featuring a full-service butcher and seafood counters, fancy cheeses, upscale dry goods and a well-displayed section of fresh fruits and veggies.

**RIDE BROOKLYN** is New York City's fastest growing bike shop. The family shop located in Park Slope has added a second bike shop location in Williamsburg. Ride Brooklyn offers a wide selection of bicycles, skateboard and snowboard supplies and equipment. In addition to its wide range of products, Ride Brooklyn has a full repair shop staffed by expert mechanics as well as a comp training studio and professional fit station.

**FABBRICA** is a restaurant, espresso bar, bakery, pastry shop and gelateria at the corner of North 6th Street and Kent Avenue. The "Caffè" area, on the N 6th Street, features an Espresso Bar in partnership with Lavazza, Italy's leading coffee brand. The main floor, with entrance on Kent Avenue, hosts a full service Restaurant and Bar, serving hand-crafted, finely-tuned, Italian dishes, using the best of fresh ingredients. The kitchen is led by award winning Italian Executive Chef Simone Bonelli.

**BROOKLYN BODY BURN** Located steps away from the East River with a full view of the NYC skyline, Brooklyn BodyBurn is proud to introduce L.A's hottest workout to NY's hippest borough. The industrial looking space maintains a chic Brooklyn vibe with exposed grey brick, a floating dropped ceiling, dim lighting and state-of-the-art sound system. Expect 50-minutes of heart pumping, muscle quivering, total-body conditioning.

**RED WHITE & GREEN WINE AND SPIRITS** is located in Williamsburg on Kent Avenue between North 6th & North 7th Streets and stocks a wide selection of wines and spirits from local and international producers, including a unique selection of organic and biodynamic wines.







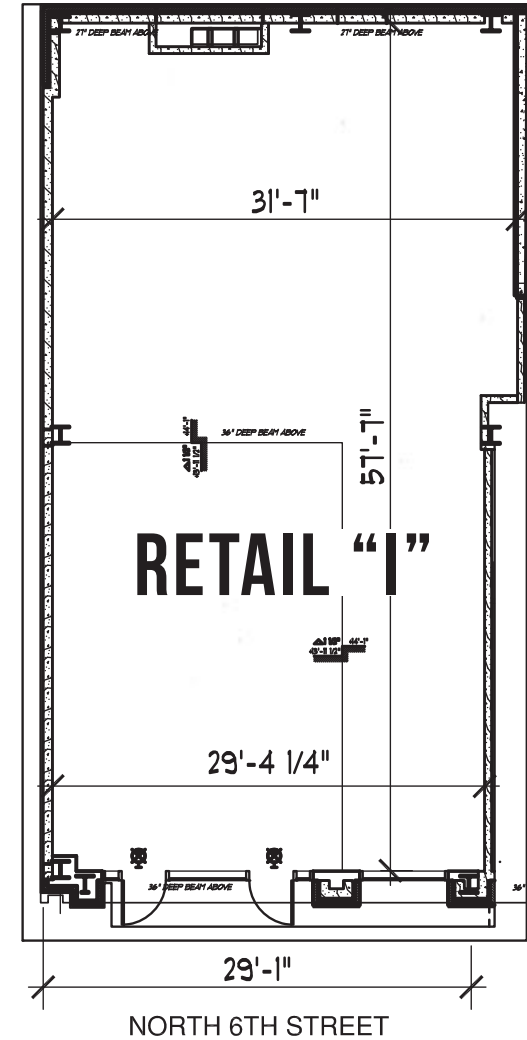
EXISTING



PROPOSED RETAIL



PROPOSED RETAIL



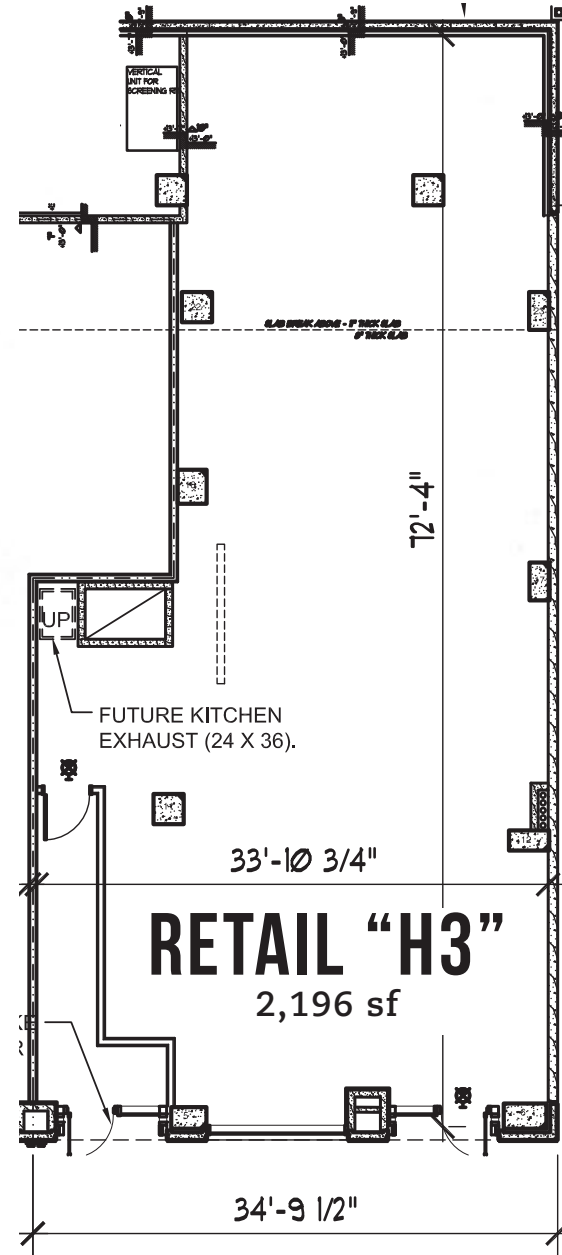
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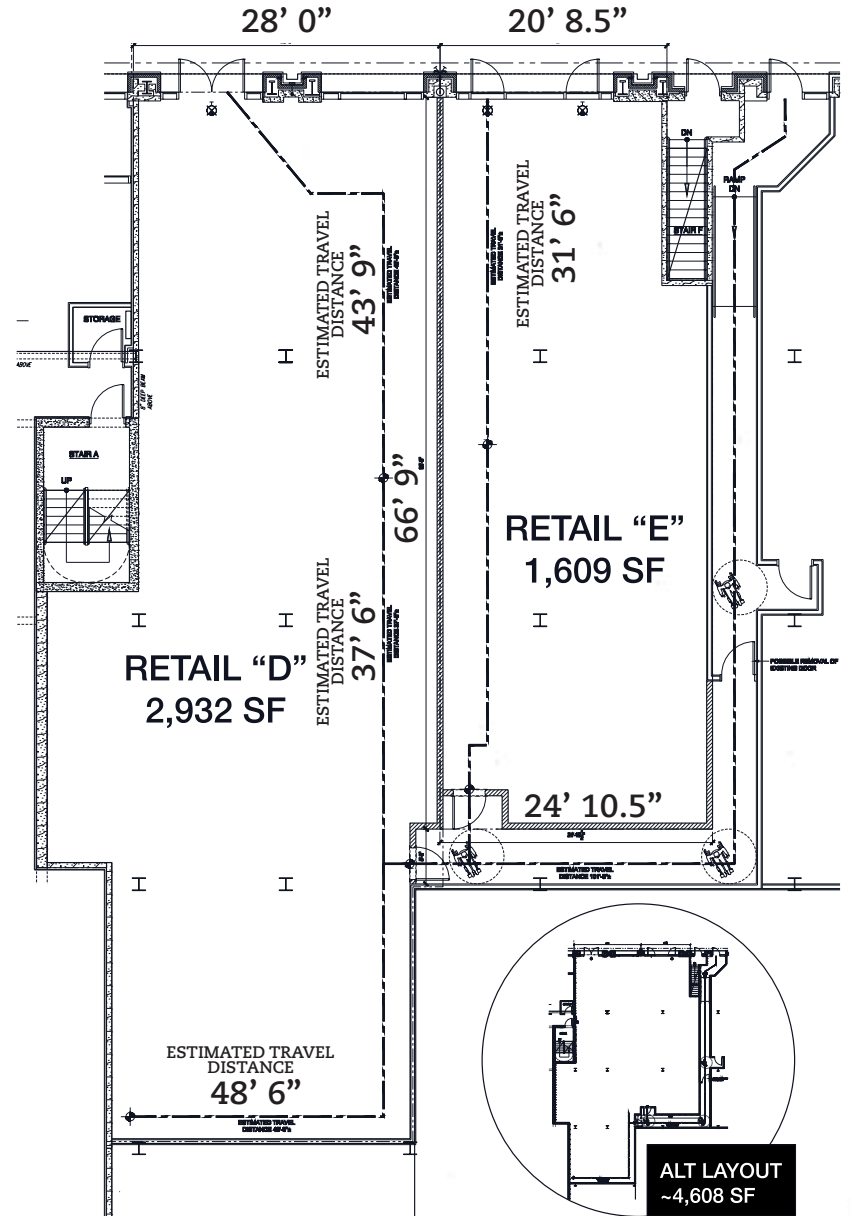
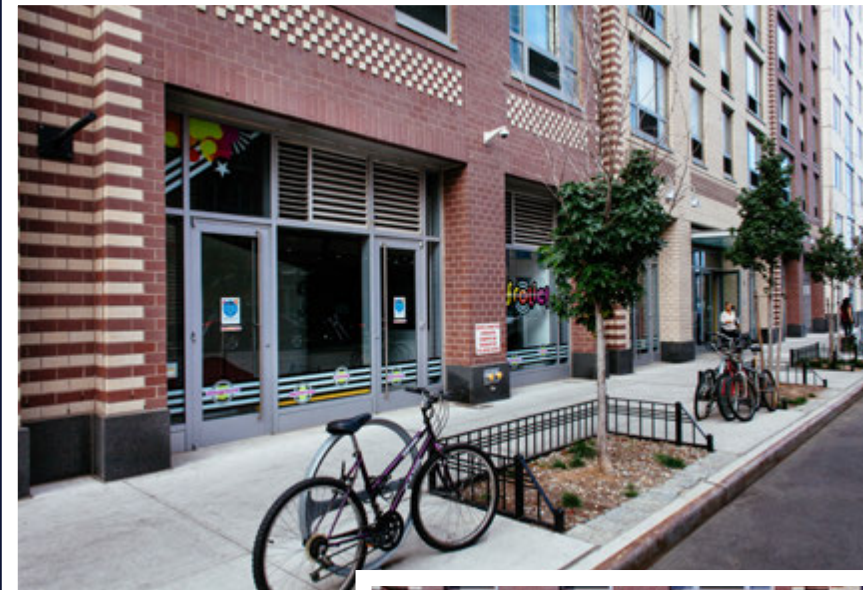
ELEVATION



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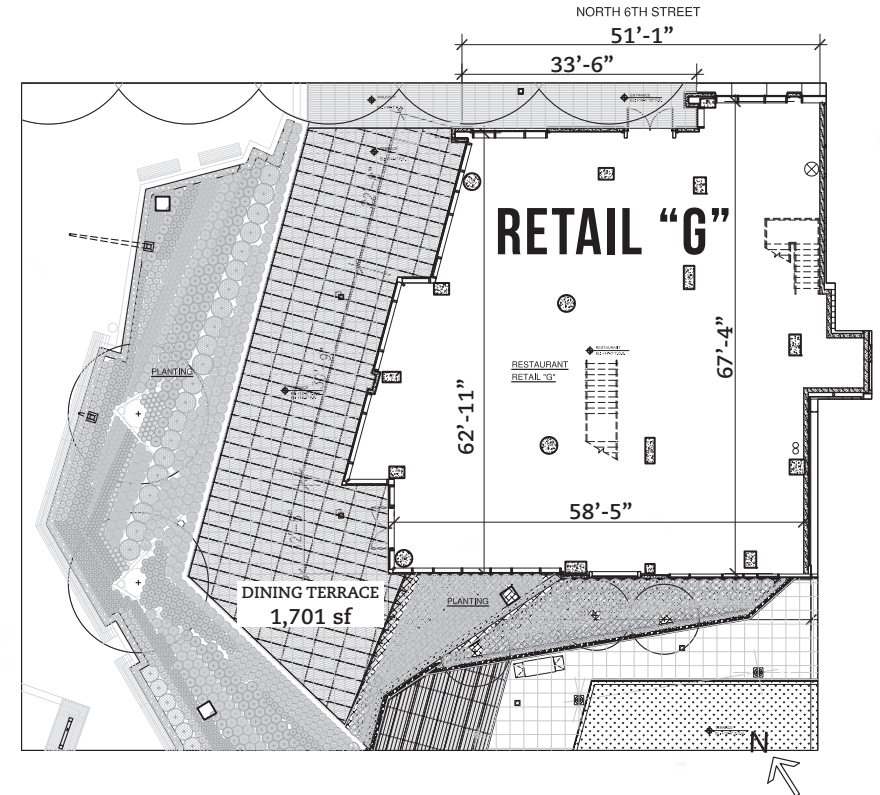
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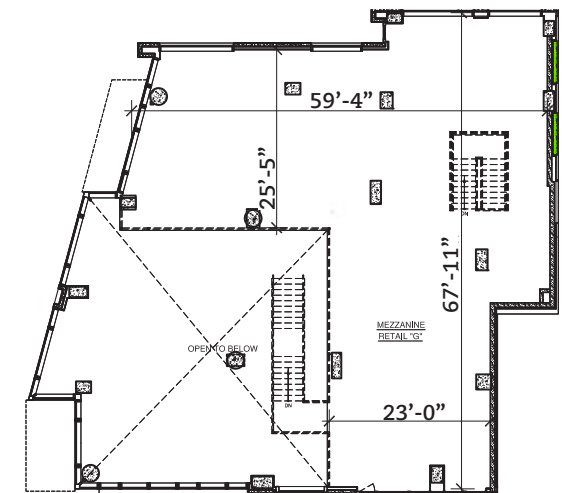




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**BUILDING 1 - RETAIL "G" (RESTAURANT)**  
APPROX. AREA 6,634 SF (INCLUDING 3,934 SF GROUND FLOOR + 2,700 SF MEZZANINE)  
CEILING HEIGHT 20'-0" & 10'-5"



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