

209 SMITH STREET

COBBLE HILL



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## FEATURES

TOTAL SF	5,600 SF
GROUND FLOOR:	2,400 SF
LOWER LEVEL:	2,400 SF
ENCLOSED SEATING:	800 SF

FRONTAGE	
SMITH STREET	40'

### HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 5,600 SF
- MARKET: COBBLE HILL

## ABOUT THIS PROPERTY

**UNPARALLELED LOCATION:** Known for being a charming and historical neighborhood, Cobble Hill is celebrated for its tree lined streets, cobblestone roads, and outstanding architecture. Smith Street has undeniably become the neighborhood's major attraction, perfectly capturing its charm with a combination of trendy shops and new restaurants.

**TRENDY NEIGHBORHOOD:** Neighboring Carroll Gardens and Boerum Hill, two of Brooklyn's most fashionable shopping districts, Smith Street boasts many trendy tenants. Hip retailers, in addition to Brooklyn's most illustrious restaurants, have made Smith Street a chic destination for locals and tourists alike.

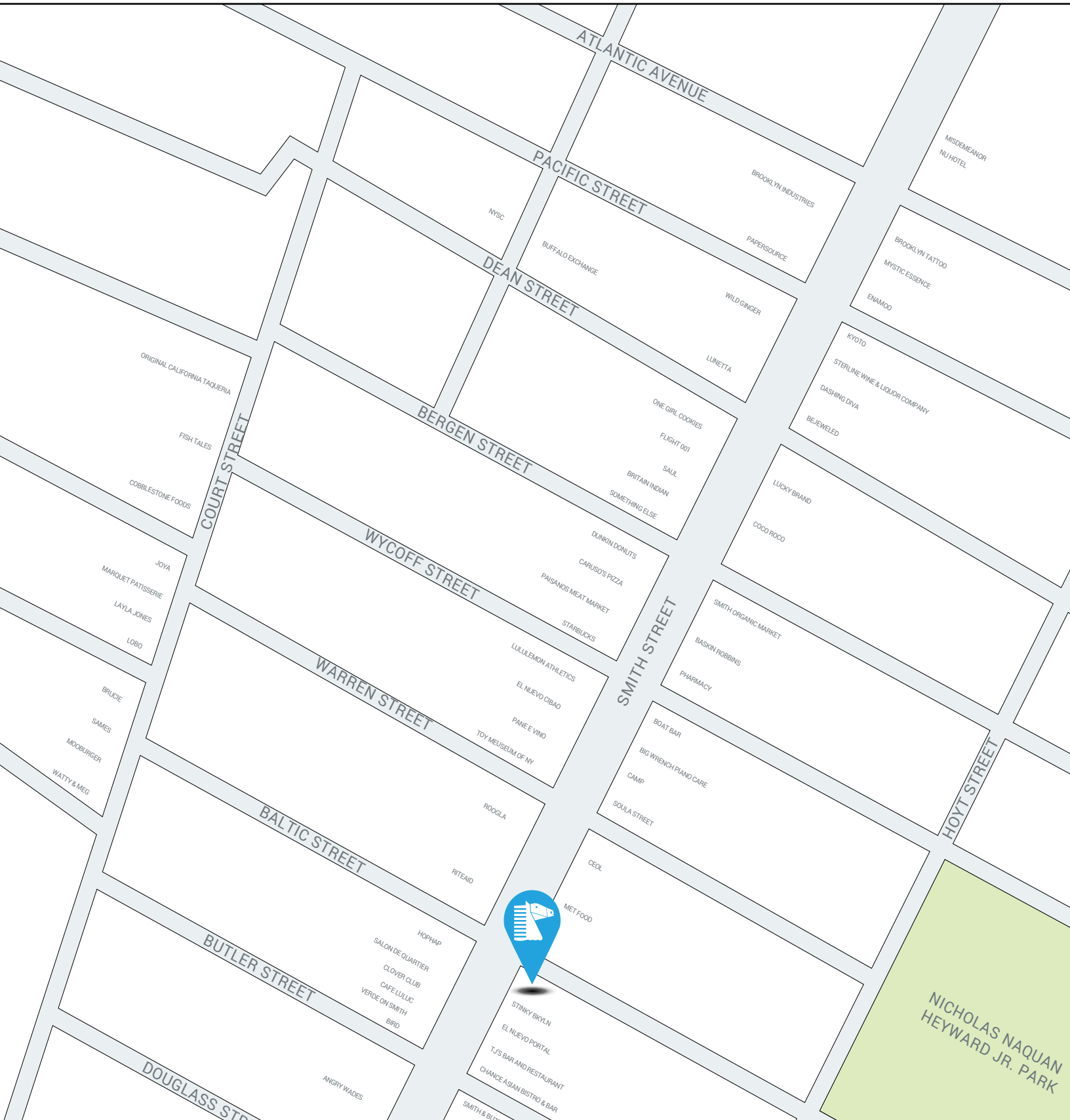
**EXCELLENT RETAIL OPPORTUNITY:** 40 feet of prime frontage on Smith Street and approximately 5,600 SF across two levels offer endless opportunities. A corner property, 209 Smith St. will be seen by countless pedestrians perusing the local restaurants and shops

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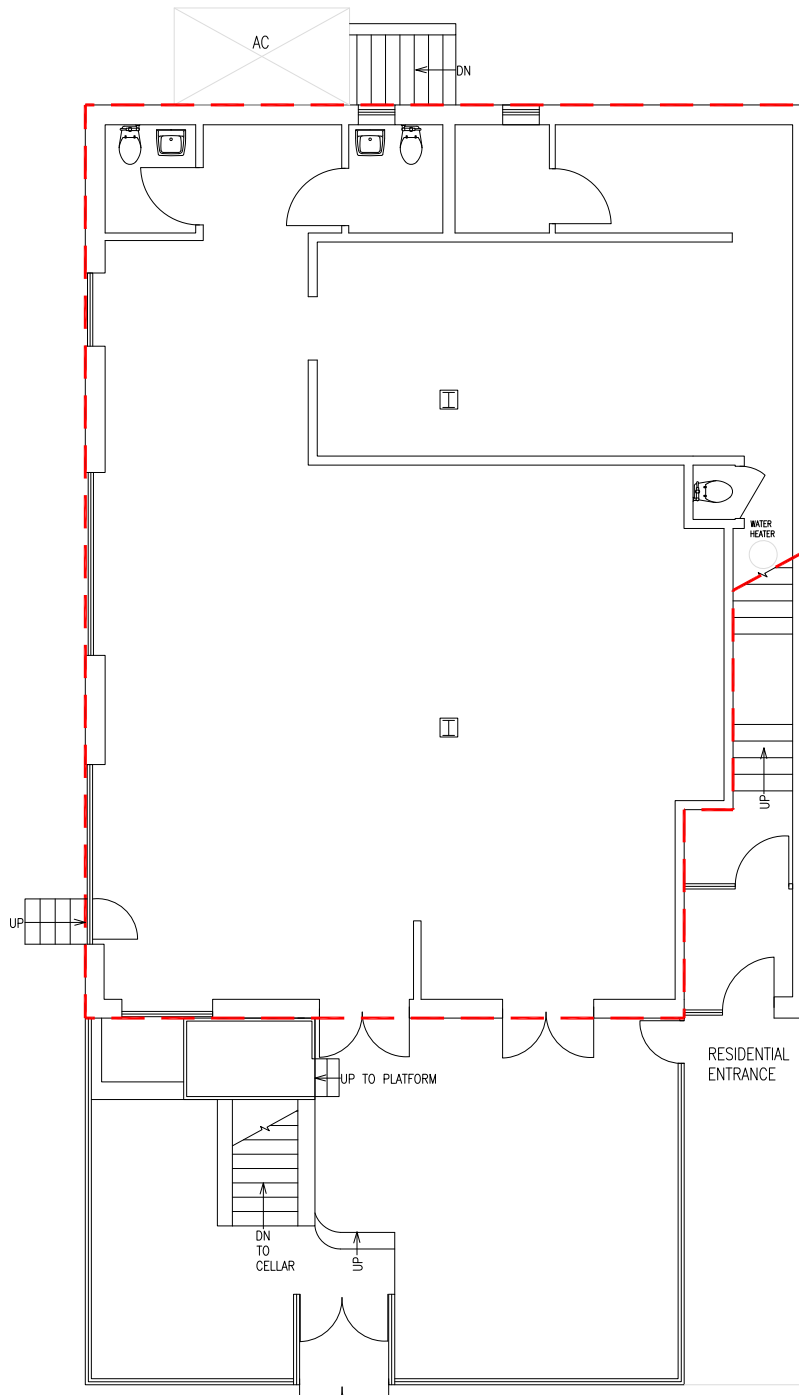
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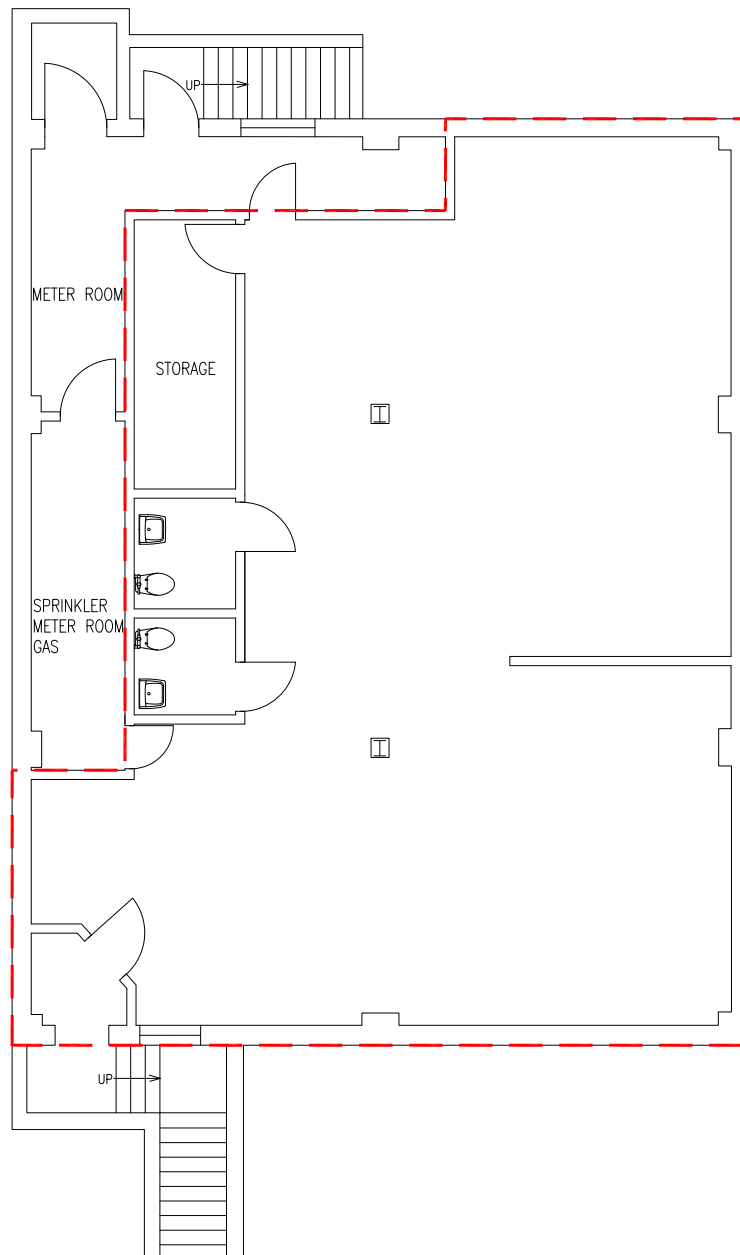


GROUND FLOOR

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LOWER LEVEL