171
YORK STREET
DUMBO, BROOKLYN

Between Bridge & Gold Streets

RETAIL FOR LEASE



CONCEPTUAL RENDERING

PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 11,000 SF
Lower Level: 2,000 SF

CEILING HEIGHTS
Ground Floor: 14 FT
Basement: 16 FT

ASKING RENT
$30,000/Month

POSSESSION
Immediate

TERM
Negotiable

FRONTAGE
105 FT

COMMENTS

- FRESH Program site offering potential tax incentives for supermarkets, grocers, and other gourmet markets
- At the base of "218 Front Street", a brand-new 218-unit residential building
- Surrounded by approx. 24,000 DUMBO residents
- Loading dock with access to the cellar
- 3 ADA-compliant bathrooms
- Expansive frontage along York Street, steps from the York Street F station

NEIGHBORS

Time Out Market New York • Annie's First Wok • Bridge Coffee Shop • Nobody Told Me • Lifetime • Lazy Sundaes • Beat the Bomb Brooklyn • Juice Haus Dumbo • Vinegar Hill House • Devoción

TRANSPORTATION

F

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MERIDIAN RETAIL LEASING

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INTERIOR | GROUND FLOOR









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INTERIOR | LOWER LEVEL

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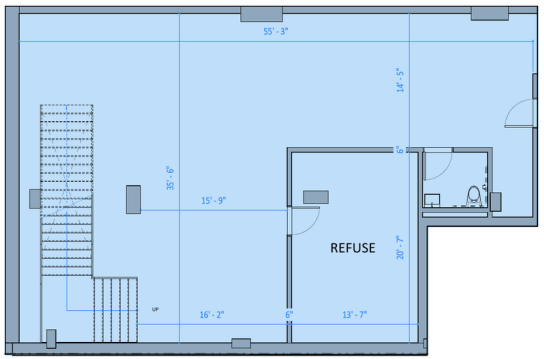
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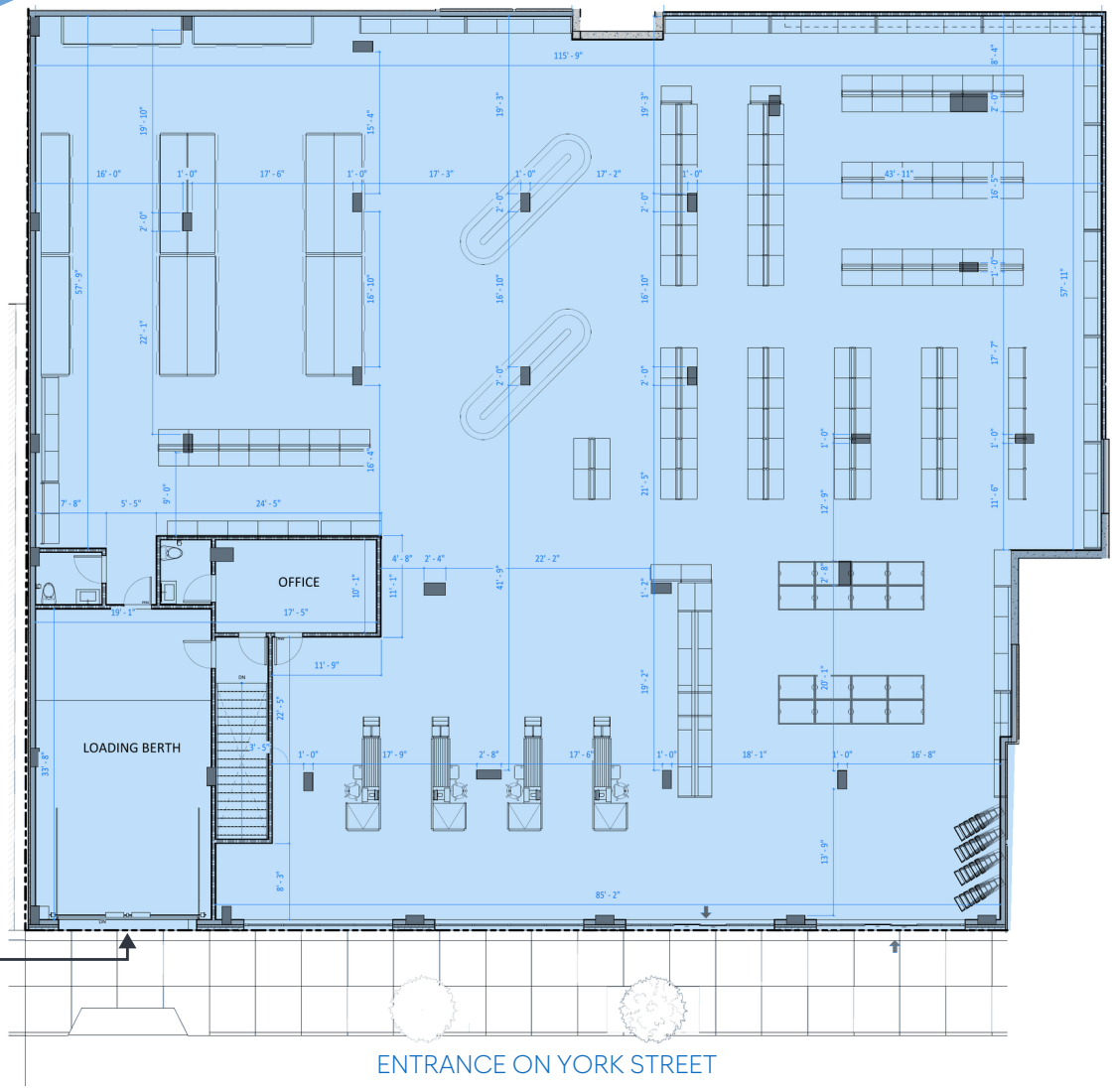
RETAIL FOR LEASE

FLOOR PLANS



BASEMENT

LOADING DOCK
FREIGHT ENTRANCE



ENTRANCE ON YORK STREET

GROUND FLOOR

AVAILABLE RETAIL · 11,000 SF GROUND FLOOR + 2,000 SF BASEMENT

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ABOUT THE FRESH PROGRAM

THE DUMBO OPPORTUNITY

218
new rental residences directly above the store

728
residences at Front & York, the next block west

13,000+
jobs at the Brooklyn Navy Yard, minutes to the east

24,000+
residents in DUMBO's built-in customer base

$378,342+
average household income in DUMBO

- Significant, consistent daily tourist and office traffic

FRESH PROGRAM GROCERY SITE

171 York Street is a FRESH Program site. FRESH (Food Retail Expansion to Support Health) is New York City's incentive program for neighborhood grocery stores — it can cut a grocer's real estate taxes for up to 25 years and waive sales tax on the build-out.

THE FRESH PROGRAM

FRESH is administered by NYC Economic Development Corporation, the NYC Industrial Development Agency (NYCIDA) and the Department of City Planning. It uses zoning and financial incentives to bring full-line grocery stores to neighborhoods that need them, and its tax benefits are available to supermarket operators that own or lease qualifying space — lowering both build-out and long-term occupancy costs.

TENANT BENEFITS

Real Estate Tax Savings for up to 25 Years
Building taxes can be held at pre-improvement levels and land taxes fully abated for up to 25 years under FRESH, phasing out from year 21.

Long-Term 421-a Tax Exemption
On top of FRESH, the property carries a long-term 421-a real estate tax exemption, keeping taxes low for years to come.

Sales Tax Exemption on the Build-Out
City and state sales tax (8.875%) can be waived on materials and equipment used to construct, renovate and equip the store.

Mortgage Recording Tax Relief
Mortgage recording tax on project financing can be reduced or deferred under FRESH.

ELIGIBILITY

- 6,000+ SF of grocery retail space ✓
- 50%+ of the store for food; 30%+ for perishables
- 500+ SF dedicated to fresh produce
- In a FRESH area ✓
- Apply to NYCIDA before signing the lease

BUILT FOR A GROCER

- 11,000 SF ground floor + 2,000 SF basement
- Exclusive 33'9" x 19'1" loading dock into the cellar
- 14 ft ceilings, 16 ft basement and 104 ft 3 in of frontage
- Three ADA bathrooms + paid parking in the cellar
- Immediate possession, steps from the York Street F

FRESH benefits are discretionary and subject to NYCIDA application, approval and program requirements (closing typically takes about six months); operators should apply before signing a lease, or make the lease contingent on approval, and confirm eligibility and terms with their own counsel. Sources: NYCEDC (FRESH); NYC Business (FRESH program); Brooklyn Navy Yard FY25 Impact Report; 6sqft (Front & York); New York YIMBY (218 Front Street); DUMBO Improvement District (household income).

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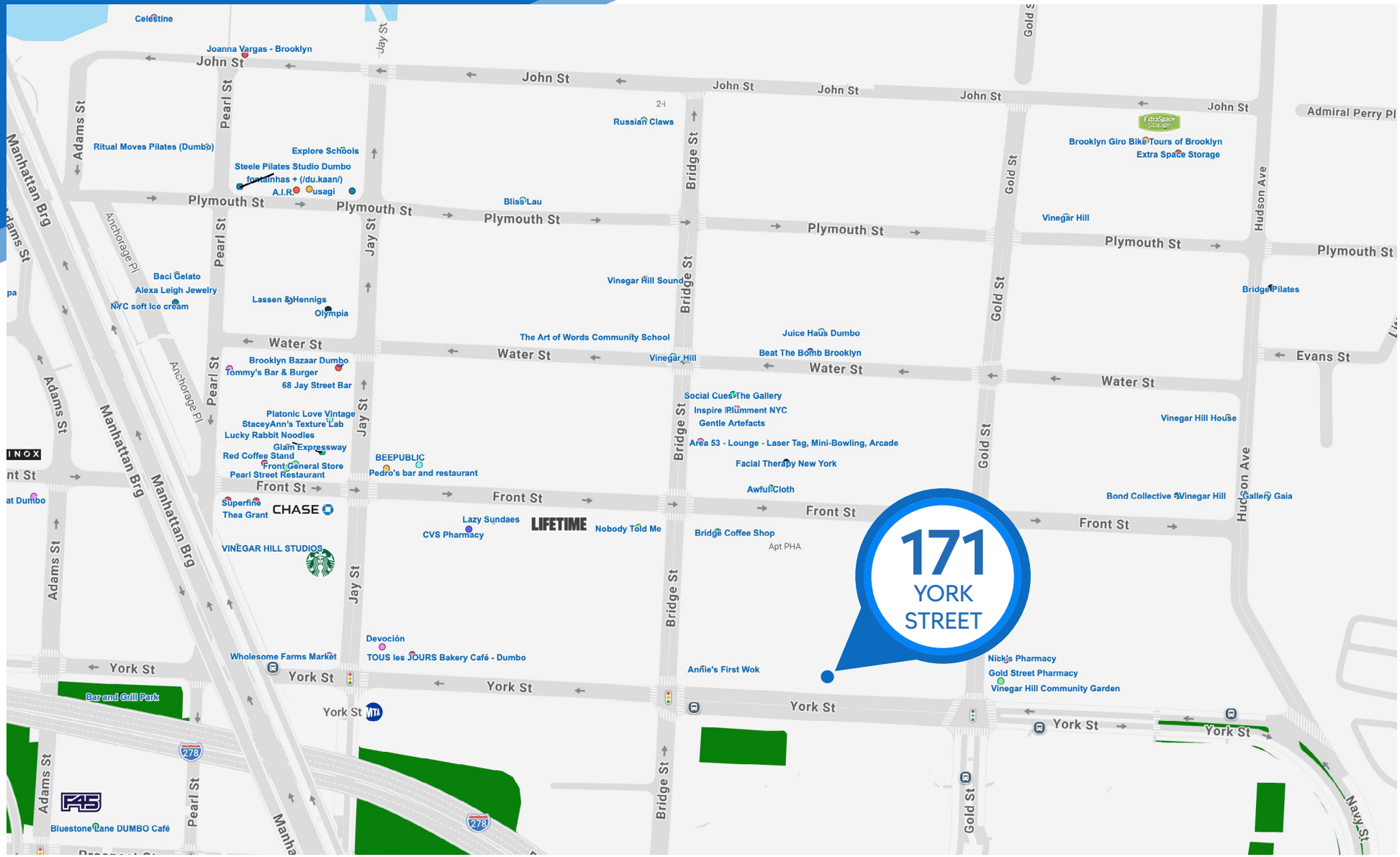
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