

SRG

SAFDIE
REALTY
GROUP

RETAIL SUBLEASE

BUSHWICK · BROOKLYN

422 KNICKERBOCKER AVE

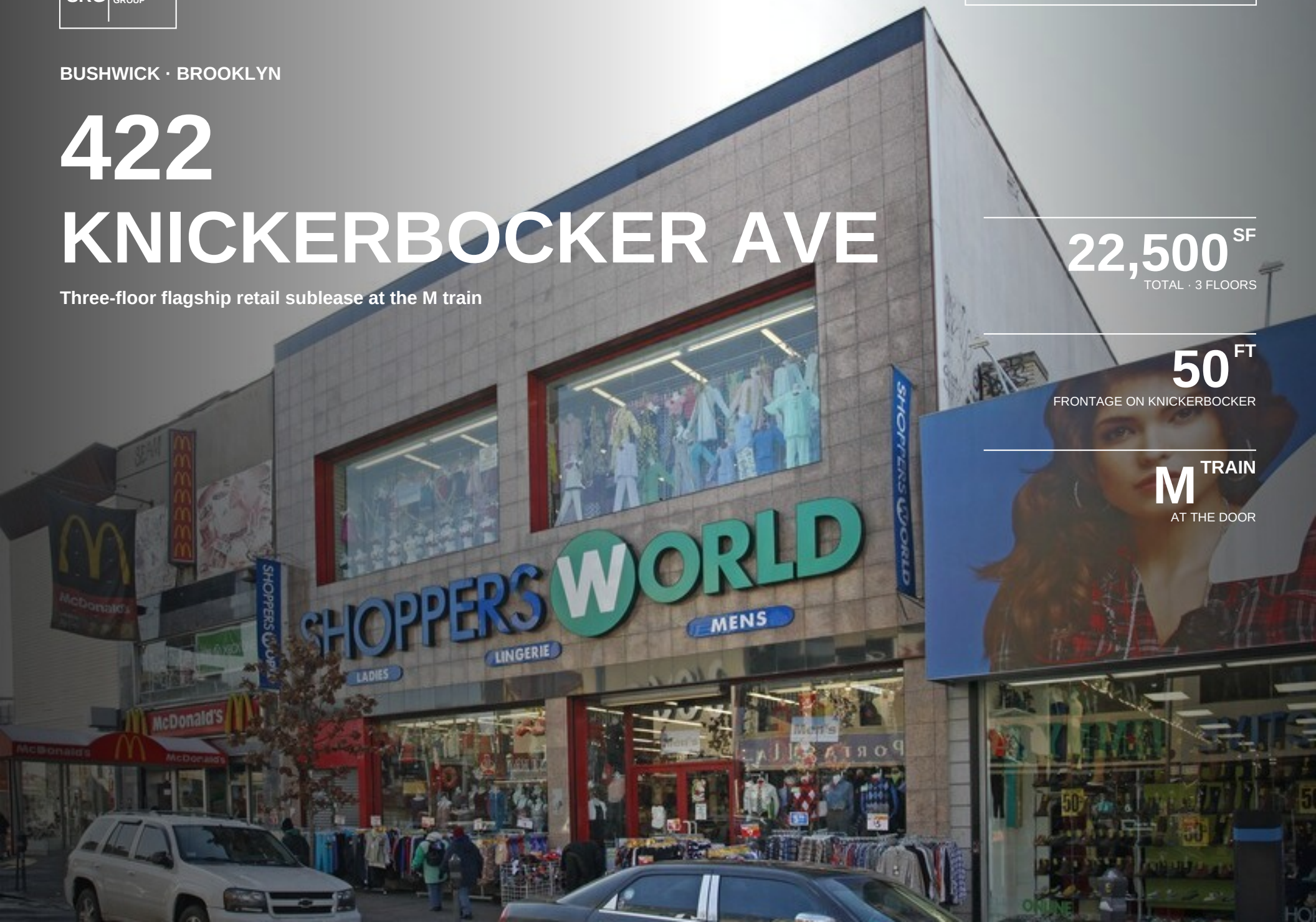
Three-floor flagship retail sublease at the M train

22,500^{SF}
TOTAL · 3 FLOORS

50^{FT}

FRONTAGE ON KNICKERBOCKER

M^{TRAIN}
AT THE DOOR



SPACE SPECIFICATIONS

422 KNICKERBOCKER AVENUE
Bushwick, Brooklyn

22,500 SF

TOTAL · 3 FLOORS

50 FT

FRONTAGE ON KNICKERBOCKER

M TRAIN

KNICKERBOCKER AV · AT THE DOOR

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Joseph Kafif

joeyk@safdierealtygroup.com

(917) 792-1262

PROPERTY HIGHLIGHTS

- 22,500 SF total — 7,500 SF per floor
 - Three contiguous floors: cellar, ground, second
 - 50 ft of frontage on Knickerbocker Avenue
 - Elevator servicing all floors
 - Loading & storage space around the corner
 - M train at Knickerbocker Av — at the door
 - Adjacent to McDonald's, Foot Locker, Five Below
 - Asking rent upon request
 - Uses retail, F&B, fitness, medical, showroom
-

Neighborhood Retail Map

- McDonald's
- Foot Locker
- Five Below
- Metro by T-Mobile
- Cricket Wireless
- Simply Smiles Dental
- Wyckoff Pediatric Care
- Little G Cantina
- Mind Pilates
- City Fresh Market
- Local cafés & bars
- Boutique retail

IMMEDIATE TRADE AREA

- Knickerbocker Av M station · at door
- Wyckoff–Halsey L station · 0.4 mi
- Myrtle–Wyckoff L/M hub · 0.5 mi
- Maria Hernandez Park · 0.4 mi
- Wyckoff Heights Medical Center · 0.6 mi

TRANSPORTATION

- M** Knickerbocker Av · at door
- L** Halsey St · 0.4 mi
- L** Myrtle–Wyckoff Aves · 0.5 mi
- J** Halsey St · 0.6 mi



DEMOGRAPHICS

\$82,570

MEDIAN INCOME
Household, ZIP 11237

105,336

RESIDENTS
Bushwick neighborhood

96

WALK SCORE
Walker's Paradise · Rider's Paradise transit

THE CATCHMENT

Brooklyn's busiest cultural-meets-commercial corridor.

Bushwick draws over 105,000 residents and a young, growing creative-class catchment with median age 33. Knickerbocker Avenue is the neighborhood's main retail spine — co-tenants include McDonald's, Foot Locker, and Five Below — anchored by direct subway access at the M train and an L/M hub minutes away.

AGE & INCOME PROFILE

AGE DISTRIBUTION

Under 15	14.9%
15 – 24	13.1%
25 – 44	40.6%
45 – 64	20.1%
65+	11.3%

KEY INCOME STATS

- \$82,570 median household income
- Median age 33 — young creative class
- 40.6% of residents aged 25–44

FOOT TRAFFIC & ACCESS

100

TRANSIT SCORE
Rider's paradise

96

WALK SCORE
Walker's paradise

85

BIKE SCORE
Very bikeable

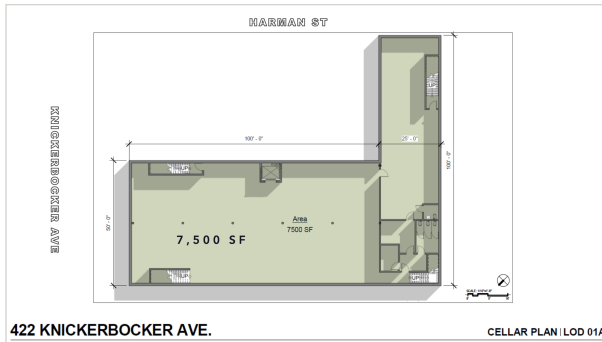
TRADE AREA HIGHLIGHTS

- M train at Knickerbocker Av · at door
- L train at Halsey & Myrtle–Wyckoff
- Co-tenants: McDonald's, Foot Locker, Five Below
- Maria Hernandez Park within 0.4 mi
- Knickerbocker Ave — Bushwick's main spine
- Young creative-class catchment

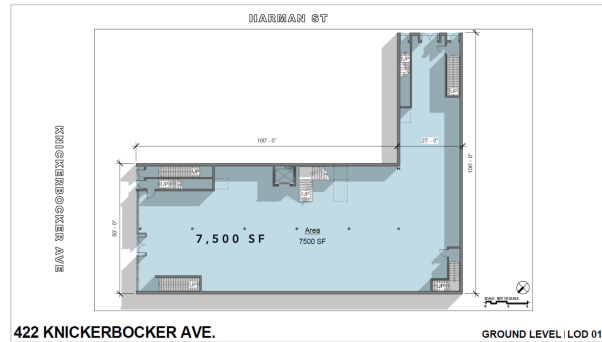
Sources: U.S. Census Bureau (ACS 2020–2024 5-Year Estimates); Walk Score®; Point2Homes. Figures for ZIP 11237 / Bushwick neighborhood.

Floor Plans · 22,500 SF Across 3 Levels

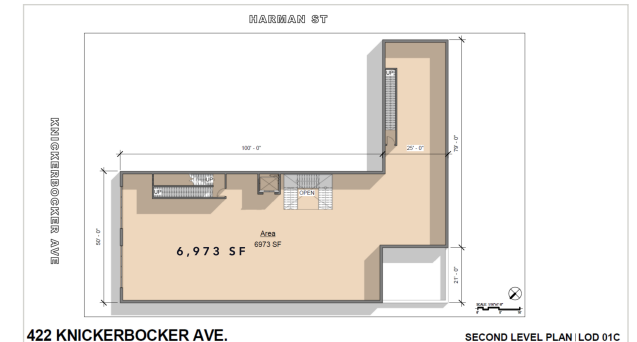
CELLAR 7,500 SF



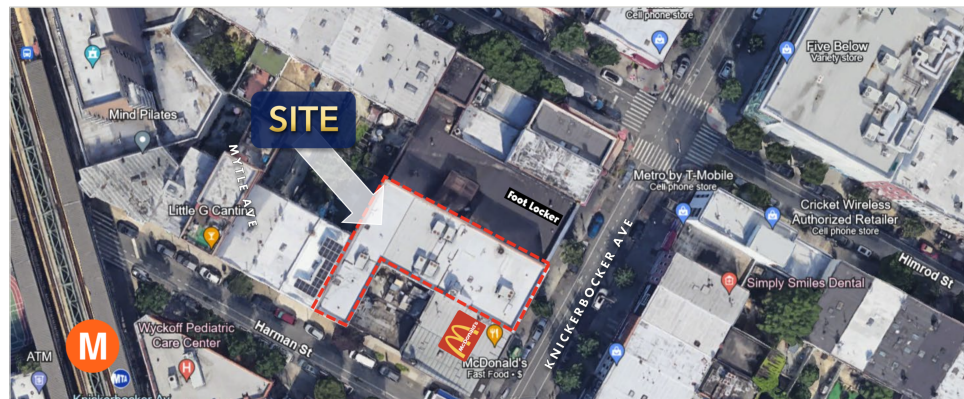
GROUND FLOOR 7,500 SF



SECOND FLOOR 6,973 SF



SITE LOCATION



Elevator services all floors. Loading & storage space available around the corner. Floor plans approximate; subject to verification.

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22,500 SF

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Asking Rent Upon Request | +1 (917) 792-1262

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www.safdierealtygroup.com
joeyk@safdierealtygroup.com
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