

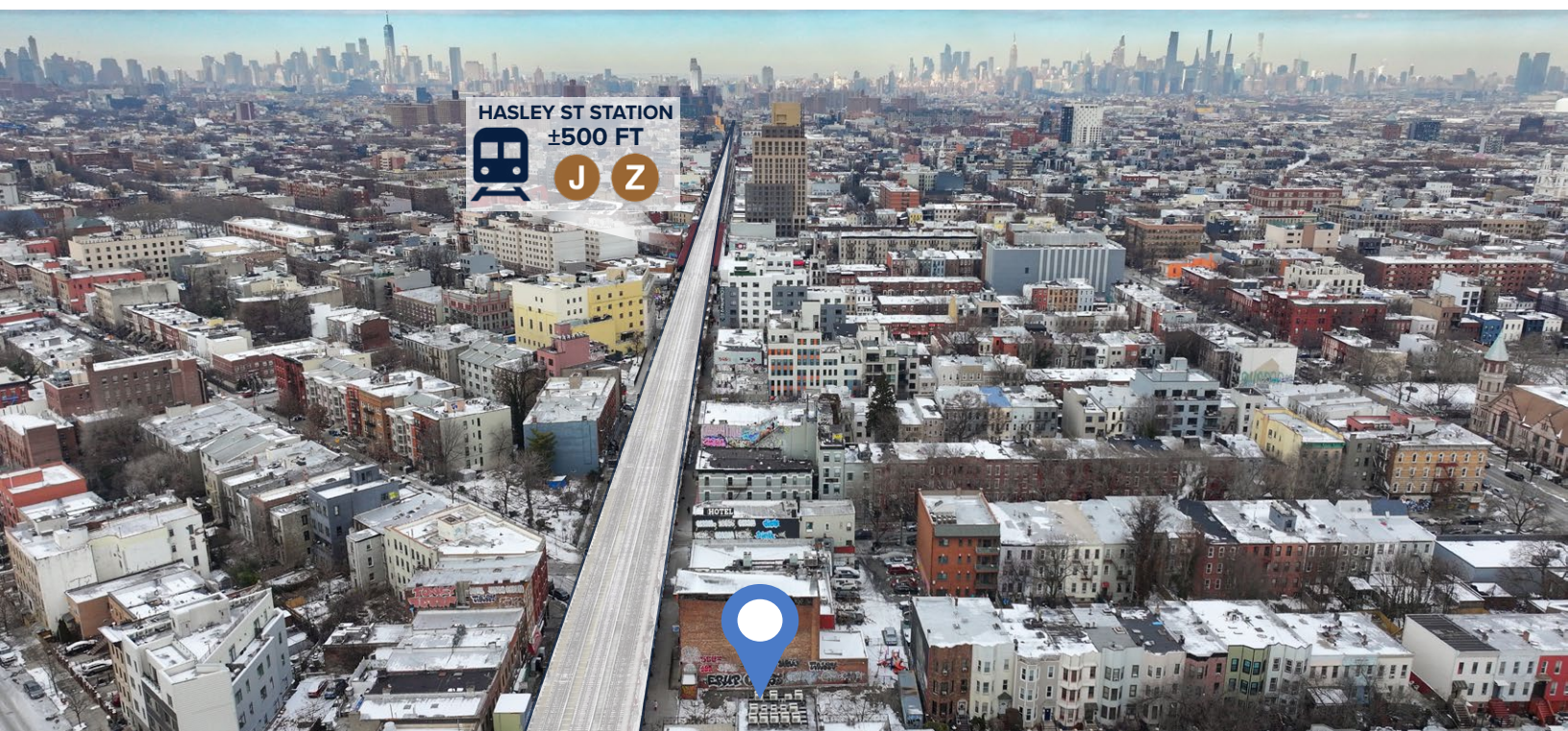
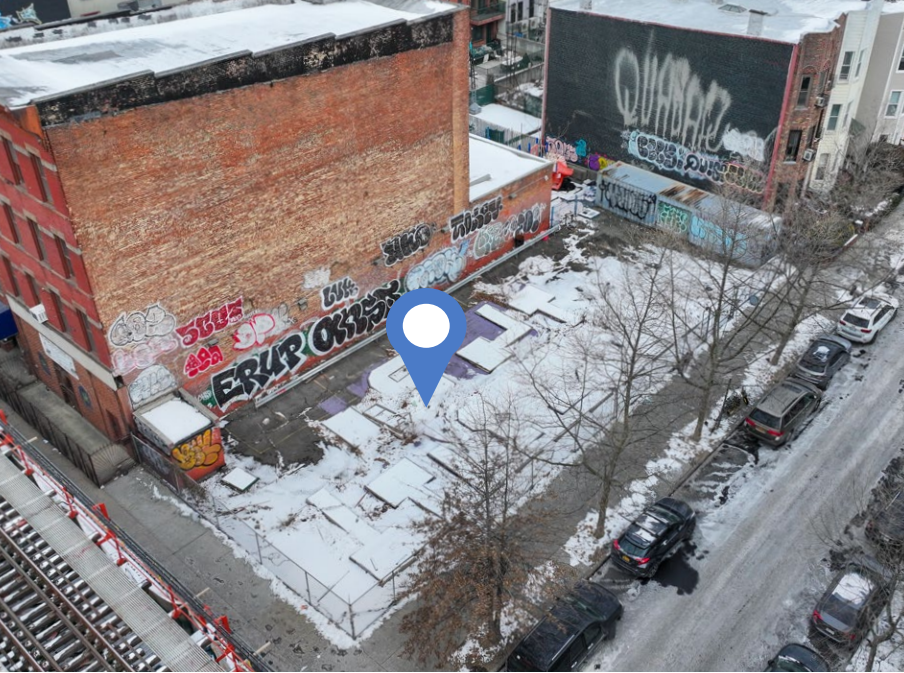
**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



*Development Opportunity*

*11 Cornelia St*  
**BROOKLYN, NY 11221**







# Opportunity



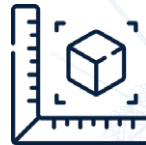
**\$7,000,000 (\$184/BSF)**

ASKING PRICE



**Development Site**

PROPERTY TYPE



**38,000 BSF**

DEV RIGHTS W/ ZLDA



**R6 / C1-3**

ZONING



**2.75 | 5.85**

BLENDED FAR | WITH ZLDA



**6,500 |  
45' x 120' (Irreg.)**

LOT SF | DIMENSIONS



**125 Feet**

MAX BUILDING HEIGHT



**165 Feet**

CORNER FRONTAGE



**3373 | 1, 2, 57**

BLOCK | LOTS



**Opportunity Zone**

DESIGNATED



**Class 4 | \$13,752**

TAXES '24/'25





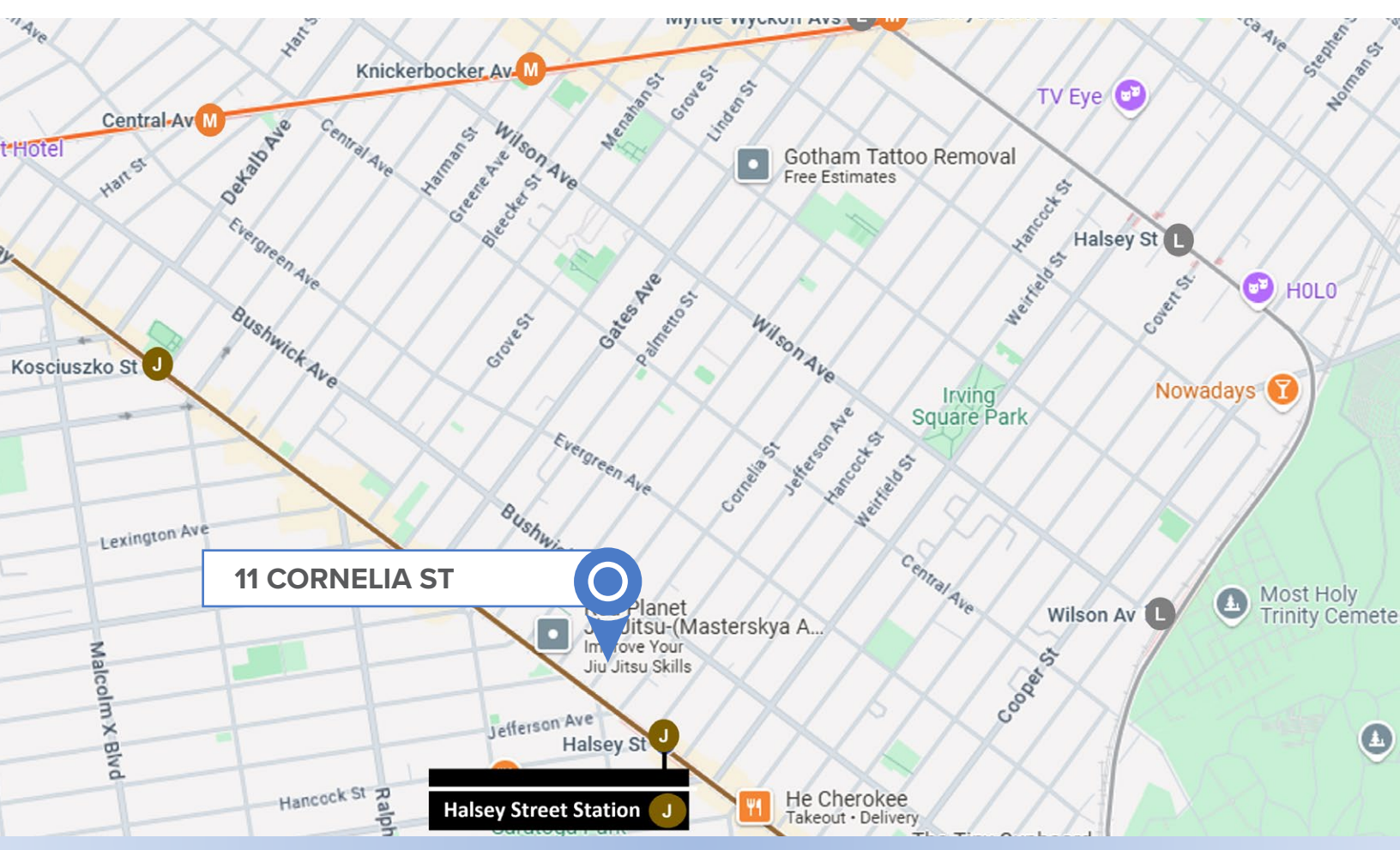
## *Investment Highlights*

- **Corner Development Site:** With three tax lots plus an in-place ZLDA with the neighboring property, this corner site totals roughly 38,000 buildable square feet for mixed-use development.
- **Significant Frontage:** The assemblage totals 165 feet of wraparound frontage (45' x 125') on the corner of Cornelia Street and Broadway, one of Brooklyn's most heavily foot trafficked retail corridors.
- **Delivered Vacant:** The property will be 100% vacant and unencumbered at closing. No structures exist on the property and no demolishing cost required.
- **Opportunity Zone:** The subject falls in an Opportunity Zone, offering significant tax benefits in the way of a deferred capital gains program. Funds must be invested by January 31, 2026.
- **Accessibility:** One block to Halsey Street J Train and 4 blocks to express Z train at Gates Avenue, providing access to Williamsburg & Lower Manhattan within 15-20 minutes and Broadway Junction within 10 minutes.
- **Neighborhood Amenities:** Property is in close proximity to Blink Fitness, Artist Supply Bushwick, Walgreens, Key Foods, several hotels, and countless restaurants along Broadway.
- **FRESH Zone:** An FAR bonus can be applied to the residential portion, with bonus equal to the square footage of a Fresh Food Store (qualifying store size is a minimum of 6K SF and maximum of 20K SF)

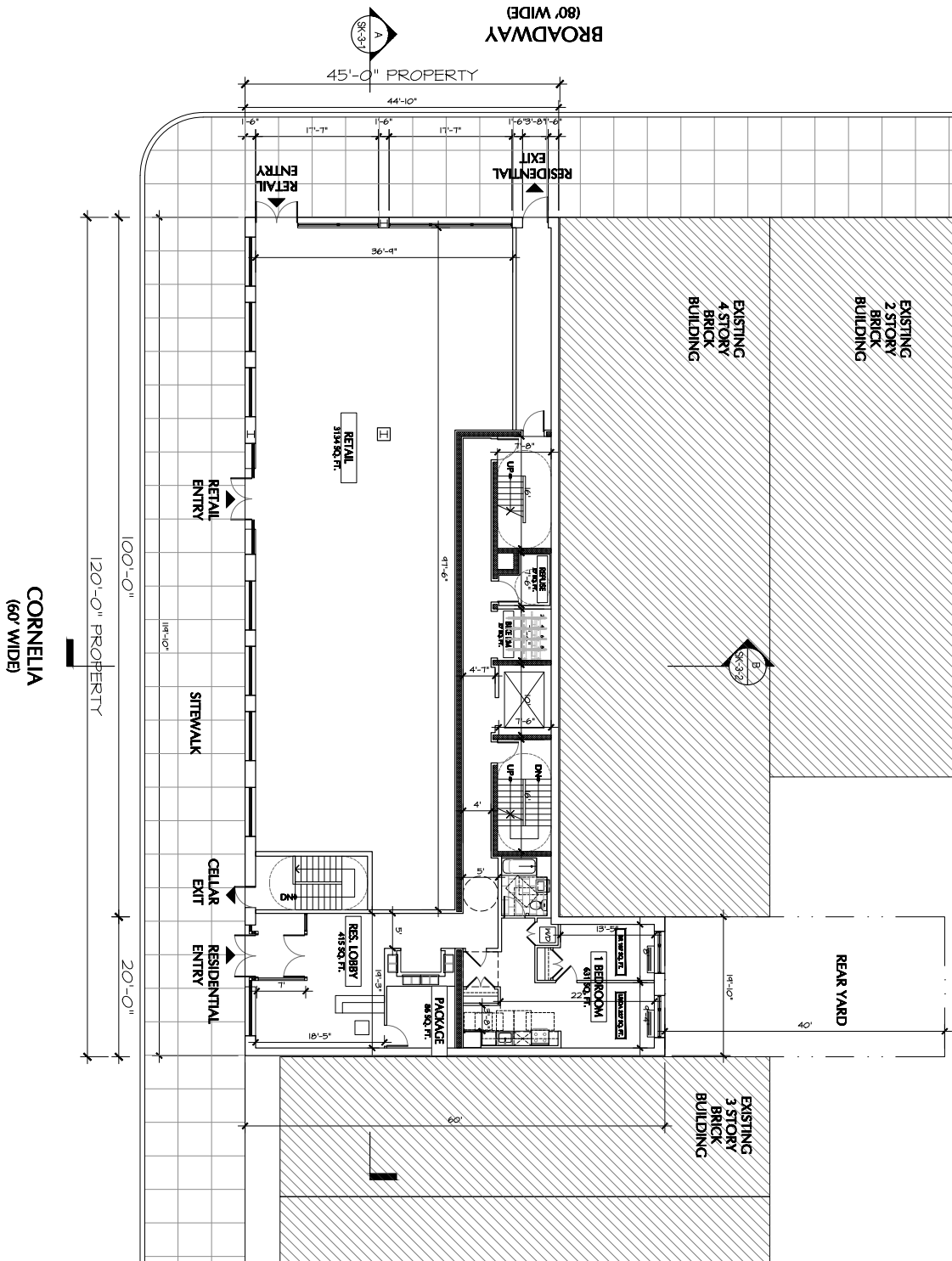




# Tax & Transportation Maps

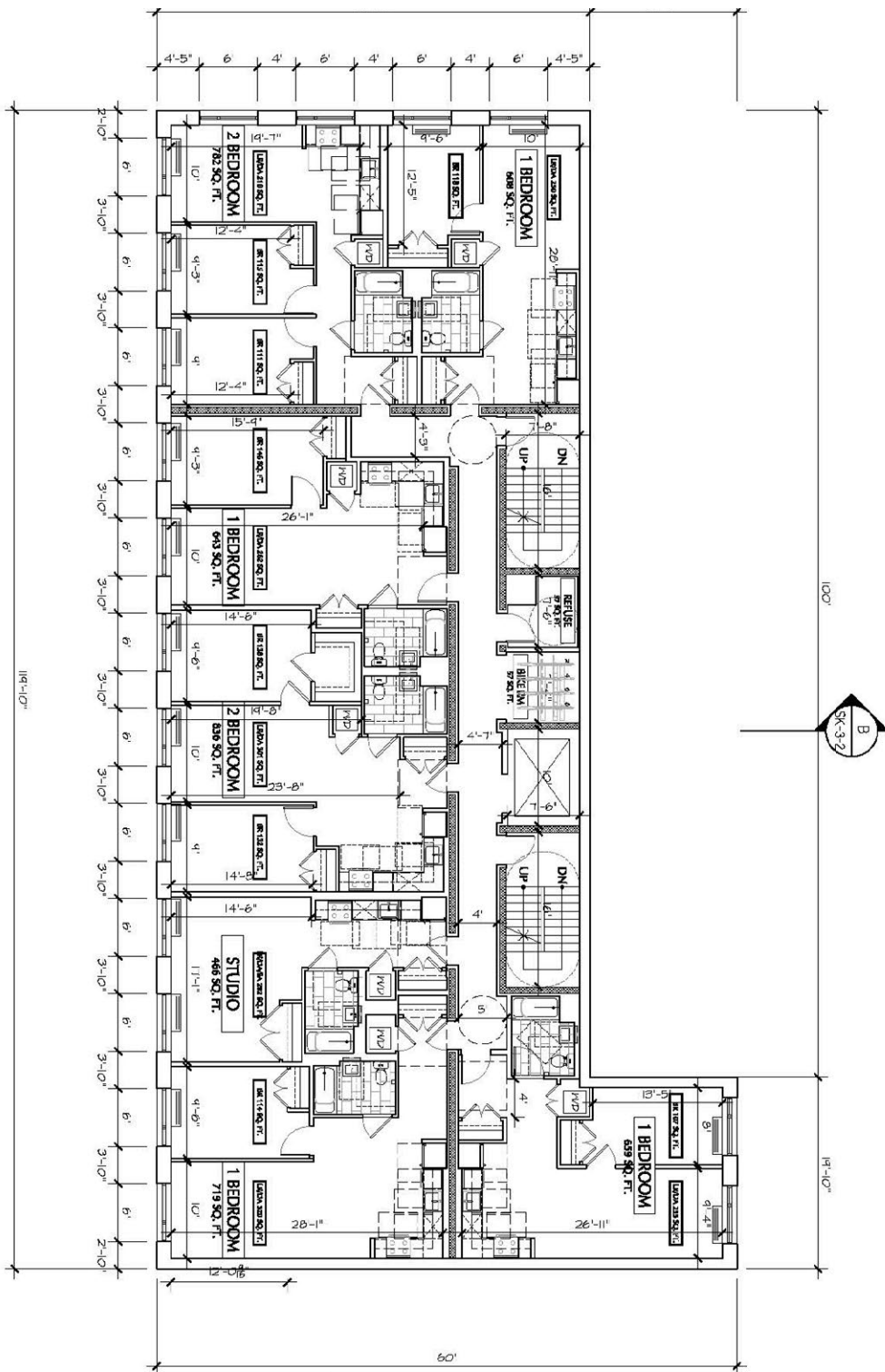


# Sample Layouts





# Sample Layouts





# NEIGHBORHOOD OVERVIEW

## BUSHWICK, BROOKLYN

Bushwick is a dynamic neighborhood known for its thriving arts scene, industrial charm, and diverse community. Once a manufacturing hub, it has transformed into a hotspot for creatives, featuring striking street art, converted warehouse lofts, and independent galleries. The area is packed with trendy coffee shops, vintage stores, and some of the city's best nightlife, including underground music venues and craft cocktail bars. Food lovers will find an exciting mix of options, from authentic Latin American eateries to cutting-edge restaurants. The neighborhood is also home to Maria Hernandez Park, a popular green space for locals.

Bushwick offers easy access to other parts of New York City, with the L train connecting to Manhattan in about 20 minutes and the M train linking to Williamsburg and downtown Brooklyn. Its edgy character, creative energy, and growing food and cultural scene make it a unique and sought-after part of the city.

## LANDMARKS & POINTS OF INTEREST

- **Street Art & Galleries** – Bushwick is known for its striking street art, particularly the Bushwick Collective, along with independent galleries like Microscope Gallery and Factory 380.
- **Nightlife & Music Venues** – The neighborhood has a thriving nightlife scene with venues like Elsewhere for live music and rooftop parties, and House of Yes for immersive performances.
- **Food & Drink Scene** – Bushwick offers an eclectic mix of dining, from Michelin-starred Claro and Roberta's pizza to craft breweries like KCBC and Grimm Artisanal Ales.
- **Maria Hernandez Park** – A central green space, Maria Hernandez Park is a lively spot with basketball courts, dog walkers, and street vendors.
- **Proximity to Other Areas** – Bushwick is well-connected, with the L train reaching Manhattan in about 20 minutes and the M train linking to Williamsburg, Ridgewood, and downtown Brooklyn.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11 Cornelia Street, Brooklyn, NY 11221** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

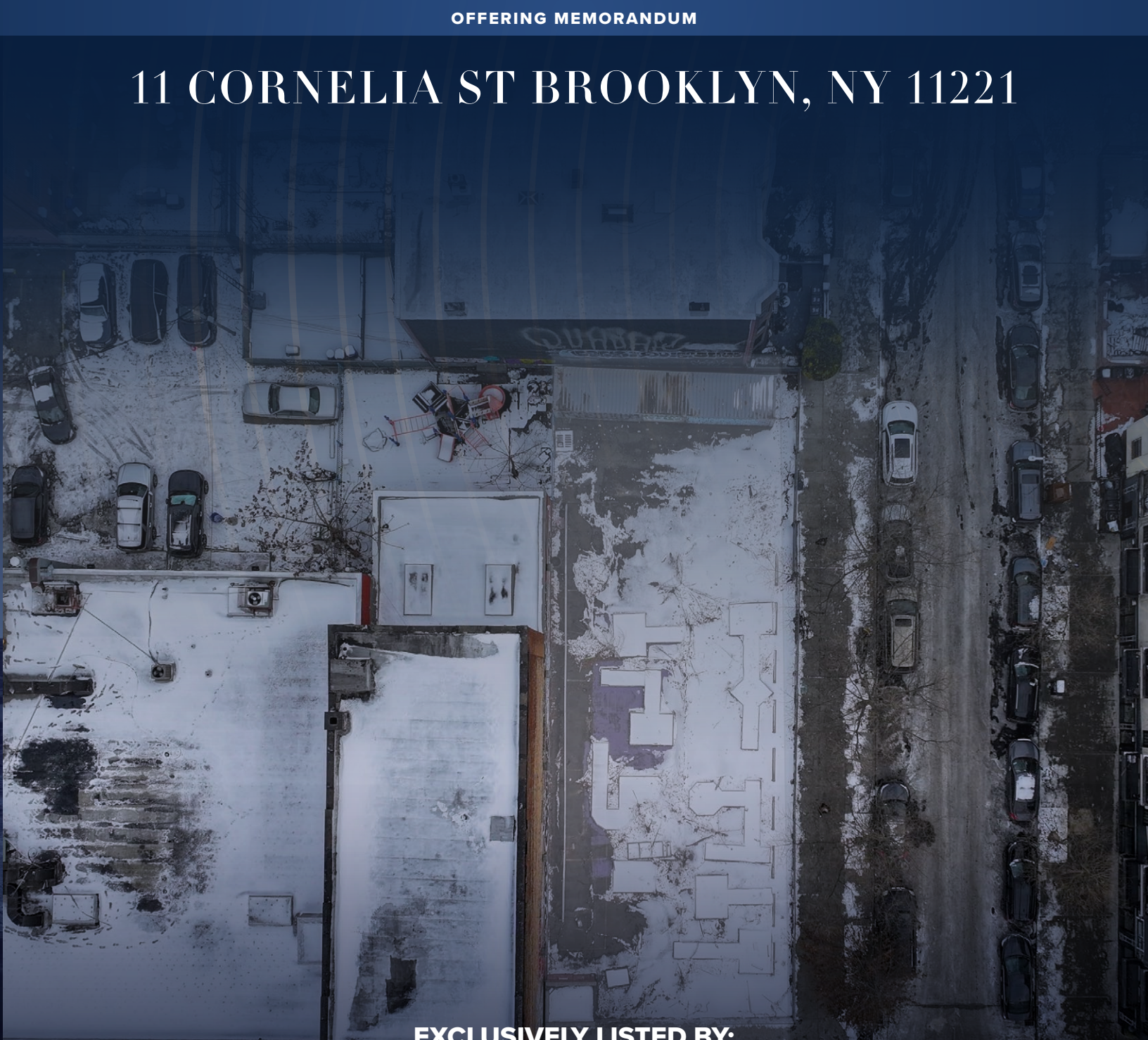
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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