

# 305 Nevins Street

 Atlantic  
RETAIL | NYC

Gowanus  
Brooklyn, NY





# Property Overview

**Ground Floor** 2,306 SF  
**Second Floor** 1,087 SF  
**Second Floor Terrace** 1,008 SF

**Possession** June 2024

**Comments**

- Second generation restaurant space next to the iconic Royal Palms Shuffleboard Club
- Free standing building at prominent corner in Gowanus formerly occupied by Ample Hills Creamery
- Brodsky & Avery Hall building a 350 unit rental building around Ample Hills & Royal Palms Shuffleboard, preserving the integrity of the original buildings

**Co-Tenants**



**PUBLIC RECORDS**





UNION STREET

NEVINS STREET







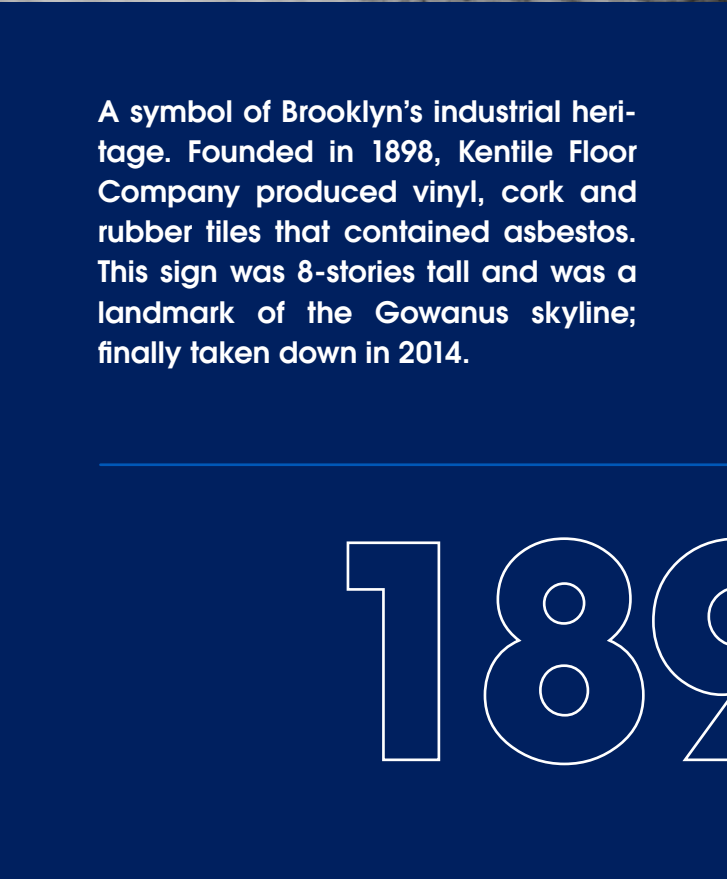
1883

The Brooklyn Baseball Club (the future Brooklyn Dodgers) first played in Washington Park stadium in Gowanus from 1883-1891. They moved to Brownsville briefly, then came back to Gowanus and played at the second Washington Park, until 1913 when they moved to Ebbets Field in Flatbush. The Left Field Wall of the second Washington Park stadium still stands today on 3rd Ave. 1883-1913. The name the Dodgers was derived from the Trolley Dodgers, inspired by the streetcars that operated by the ballpark in Gowanus.



The U.S. Environmental Protection Agency is overseeing a Superfund clean-up of the canal.

# The History of Gowanus



A symbol of Brooklyn's industrial heritage. Founded in 1898, Kentile Floor Company produced vinyl, cork and rubber tiles that contained asbestos. This sign was 8-stories tall and was a landmark of the Gowanus skyline; finally taken down in 2014.

1898



Royal Palms Shuffleboard Club



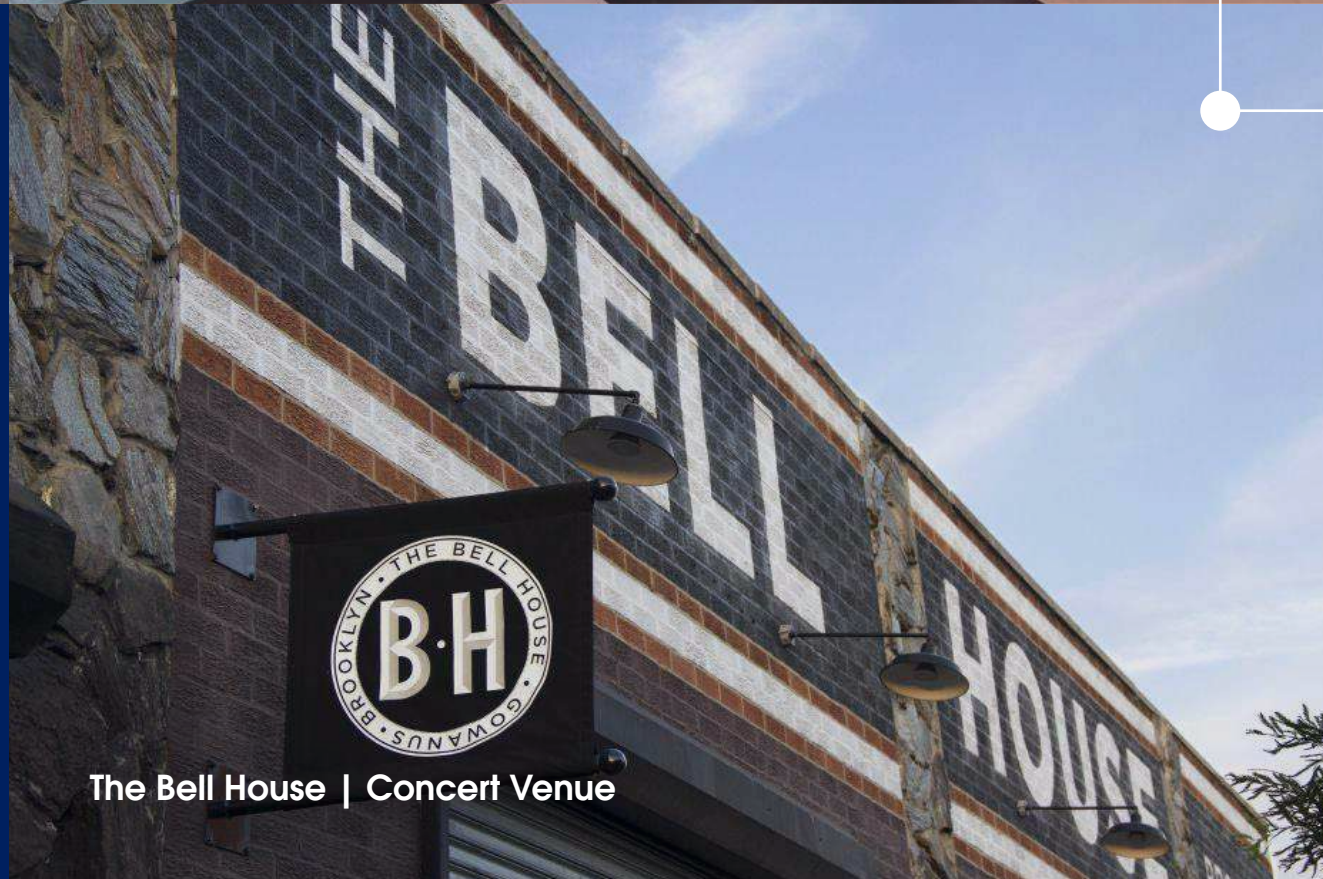
363 Bond Street

2000s



1924

Citizens Works — Gas plants were constructed to convert coal transported down the canal into gas. Much of the leftover coal tar from the factories was dumped directly into the canal.



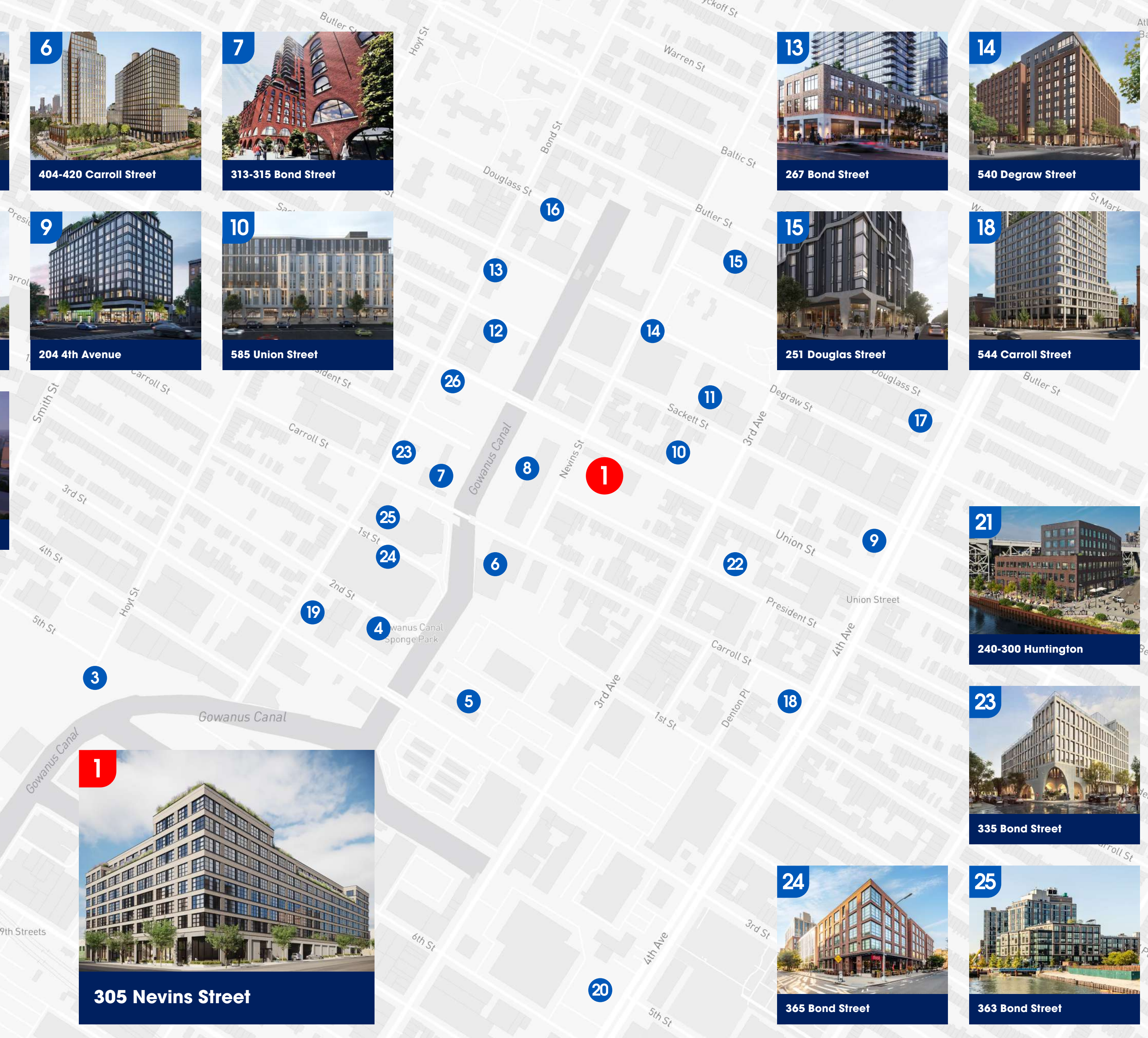
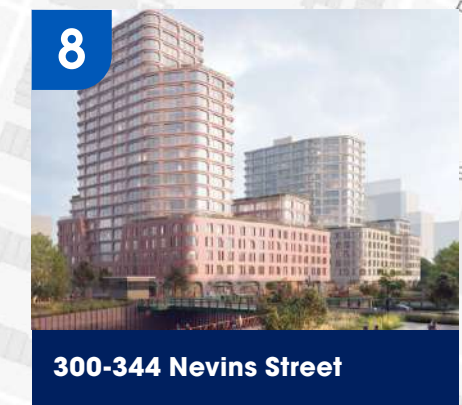
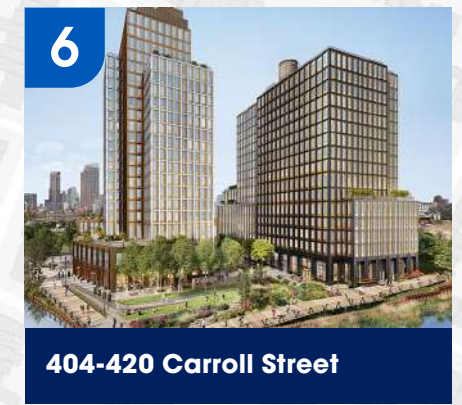
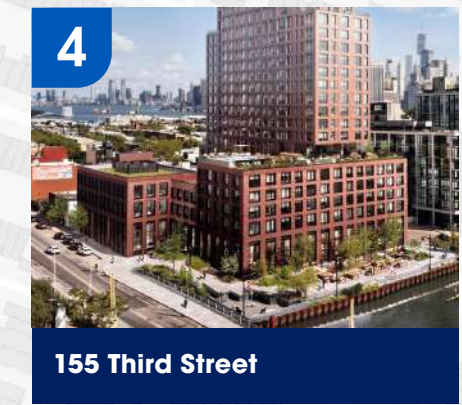
The Bell House | Concert Venue



Brooklyn's first Whole Foods Market opened in 2013







- 1 305 Nevins Street**  
Units Under Construction: 350  
Developer: Avery Hall Investments | The Brodsky Organization  
Retail: 20,000 SF  
Delivery: February 2025
- 2 455-479 Smith Street**  
Units Proposed: 496  
Developer: All Year Management  
Commercial: 4,000 SF
- 3 Gowanus Green**  
Units Proposed: 950 Affordable Market  
Developers: NYCHA & Developers  
Park | School | Community Facility
- 4 155 Third Street**  
Units Under Construction: 301  
Developer: Monadnock Development  
Commercial: 34,863 SF  
Delivery: December 2025
- 5 175 Third Street**  
Units Proposed: 375  
Developer: RFR Realty
- 6 404-420 Carroll Street**  
Units Under Construction: 360  
Developer: The VOREA Group | The Domain Companies  
Commercial: 27,000 SF | Retail: 11,757 SF  
Delivery: Spring 2025
- 7 313-315 Bond Street | 395 Carroll Street**  
Units Proposed: 298  
Developer: Rabsky Group  
Commercial: 51,000 SF
- 8 300-344 Nevins Street**  
Units Proposed: 660  
Developer: Property Markets Group | Tavros Holdings  
Charney Companies
- 9 204 4th Avenue | 653-655 Union Street**  
Units Under Construction: 193  
Developer: Avery Hall | Ginal Capital  
Retail: 10,800 SF  
Delivery: January 2025
- 10 585 Union Street**  
Units Under Construction: 214  
Developers: Canyon Partners | Tavros Capital  
Charney Companies  
Retail: 8,900 SF  
Delivery: Spring 2025
- 11 563 Sackett Street**  
Units Proposed: 291  
Developer: Marino Mazzei
- 12 498 Sackett Street | Sackett Place**  
Units Under Construction: 173  
Developer: Property Markets Group  
Commercial: 20,000 SF  
Delivery: Q4 2024 - Q1 2025
- 13 267 Bond Street | Society Brooklyn**  
Units Under Construction: 344  
Developer: Property Markets Group  
Commercial: 32,000 SF  
Delivery: Q4 2024 - Q1 2025
- 14 540 Degraw Street | Majestic**  
Units Proposed: 268  
Developer: Vorea Group

- 15 251 Douglas Street**  
Units Under Construction: 261  
Developer: Canyon Partners | Tavros Capital  
Charney Companies  
Commercial: 50,000 SF  
Ground Floor Retail
- 16 192 Douglass Street**  
Units Proposed: 270  
Developer: Midwood Investment  
Commercial: 16,000 SF
- 17 344 Douglass Street**  
Units Proposed: 140  
Developer: Rajnikant Doshi  
Commercial: 4,453 SF
- 18 544 Carroll Street | 272 4th Avenue**  
Units Under Construction: 133  
Developer: Avery Hall | Declaration Partners  
Ground Floor Retail  
Delivery: 2025
- 19 125 Third Street**  
102,000 SF development site  
Developer: Allan Lebovits | Joel Wertzberger  
Moishe Loketch
- 20 374-380 4th Avenue**  
Units Under Construction: 197  
Developer: Quinlan Development Group | GTIS Partners  
Retail: 6,030 SF  
Delivery: 2024 - 2025
- 21 240-300 Huntington**  
Developer: Monadnock Development  
Retail: 12,279 SF  
Delivery: May 2024
- 22 529 President Street | Tru by Hilton**  
Rooms Under Construction: 101  
Developer: Rajesh Bhagia | Hilton Worldwide
- 23 335 Bond Street**  
Units: 73  
Developer: E&M Realty  
Retail: 4,633 SF
- 24 365 Bond Street**  
Units: 431  
Developer: Lightstone Group  
Retail: 500 SF | Bond Street Coffee & Goods  
Delivery: 2016
- 25 363 Bond Street**  
Units: 270  
Developer: Atlantic Realty Development Corp.  
Retail: Bond Street Wines  
Delivery: 2017
- 26 450 Union Street**  
Proposed Units: 158  
Developer: Tankhouse  
Commercial: 17,000 SF

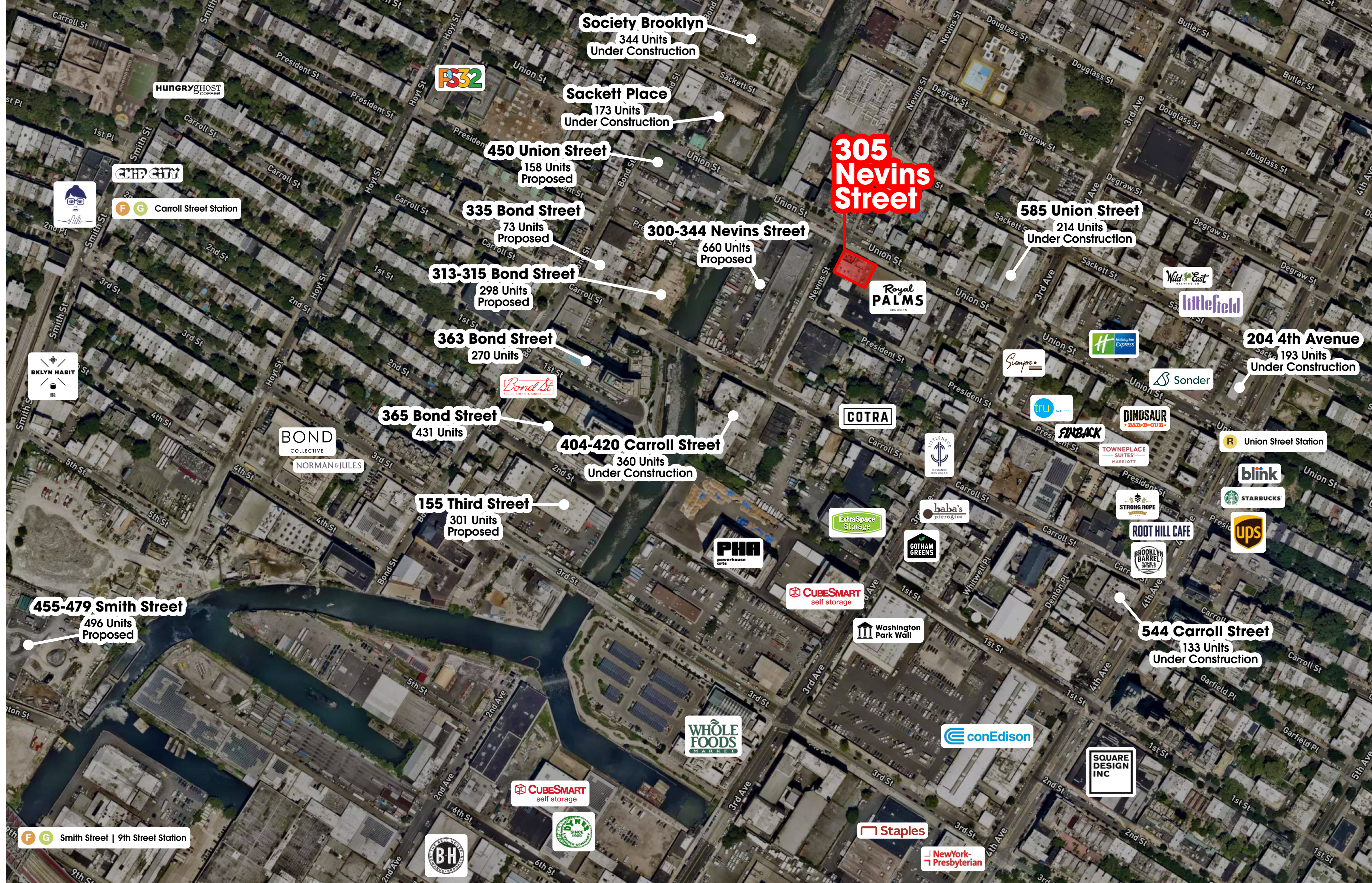
# Gowanus Development













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Brooklyn, NY  
**Nevins**  
**Street**

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