



## **TerraCRG leases 900 s/f to Beer Witch in Park Slope**

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Brooklyn, NY TerraCRG has completed a long-term commercial lease with Beer Witch, a women-owned and operated craft beer store and bar at 460 Bergen St. in Park Slope.

Beer Witch signed a 10-year lease (asking rent was \$78 per s/f) for 900 s/f with a lower level for storage. The tenant is planning for a family-friendly atmosphere providing a beer and cider menu, local and gluten-free products, a kid's menu, option to BYOF (bring your own food), and access to Wi-Fi and laptop ports. The concept of Beer Witch derives from the history of witches being healers, teachers and wise women whose main trades included brews and ales.

Peter Schubert and Bill Strassman of the TerraCRG retail leasing division exclusively represented the tenant and landlord, Michael Pintchik.

"We are excited to have brought a tenant that fits so well within the carefully curated Bergen St. retail strip near Flatbush Ave., as well as the broader Park Slope neighborhood," said Schubert.

"This is a great match of tenant and landlord where both understand the importance of community at the micro-level, where co-tenancy is so much more important."

"The location is a small business owner's dream. I never would have gotten the lease if it wasn't for TerraCRG's diligent efforts and I'm especially grateful to the landlord for taking a chance on me," said Christa Sobier, owner of Beer Witch. "I look forward to being part of the local community for a long time to come and getting to know my neighbors."

The space is located in proximity to a plethora of residential properties ranging from brownstones, to prewar buildings, and new construction, high-end towers including the Pacific Park Project. It is also one block from the Barclays Center, Atlantic Terminal subway station servicing 11 subways and the LIRR, and the Atlantic Terminal mall.

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