



Brand Urban and Dochter & Alexander Retail lease 1,500 s/f to Van Leeuwen Ice Cream at 136 Franklin St

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Brooklyn, NY Brand Urban and Dochter & Alexander Retail Advisors made known that Van Leeuwen Ice Cream signed a new lease in Greenpoint at 136 Franklin St. Located in the same market as Van Leeuwen's first brick-and-mortar location, the new 1,500 s/f scoop shop marks a full circle moment for the brand's 30th location in New York City.

Emily Green of Brand Urban co-represented the tenant alongside Jason Kastner of Dochter & Alexander Retail Advisors, Van Leeuwen's master broker. David Green and David Sabbagh of KSR represented the landlord, Dax Real Estate.

Van Leeuwen was founded in Greenpoint and is home to the brand's original storefront and large-scale production factory. Expanding its presence in this neighborhood with a new scoop shop on Greenpoint's Franklin St. signifies Van Leeuwen's desire to return to its roots and double down on this neighborhood. The new store will be in good company, surrounded by spots such as Little Rascal, Bar Americano, Threes Brewing, Pencil Factory, Paulie Gees, and Maman, among others.

The introduction of this new location comes on the heels of announcing a new 747 s/f location within Roosevelt Field Mall in Garden City and the brand's first Jersey City location at 347 Grove St. as well as opening multiple other scoop shops in Manhattan, including a 455 s/f storefront at Grand Central Terminal and a 1,105 s/f storefront at 2578 Broadway on the Upper West Side.

Brand Urban was involved in all transactions as the company's tri-state brokerage partner to Dochter & Alexander Retail Advisors. Van Leeuwen Ice Cream has locations in New York, California, New Jersey, Massachusetts, Texas, Pennsylvania, Connecticut, Colorado, and Washington D.C. with plans for continued national growth.

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