



TRI STATE  
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REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

5 Artist Studios Available in East Williamsburg

23 Meadow Street, Brooklyn, NY 11206

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 1,800 SF

**Lease Rate:** Upon Request

**Lot Size:** 15,000 SF

**Building Size:** 30,000 SF

**Zoning:** M1-2

### PROPERTY OVERVIEW

5 Artist Studios Available in East Williamsburg

Highlights:

- Loft Style
- 1,800 SF each
- New condition

### LOCATION OVERVIEW

Located in East Williamsburg near the Grand St, L train station. In close proximity to the B60, Q54, and Q59 bus stops. Nearby national tenants include,

- Sprint
- Staples
- Rite Aid
- Burger King
- Walgreens
- Starbucks
- McDonalds
- Planet Fitness
- & many more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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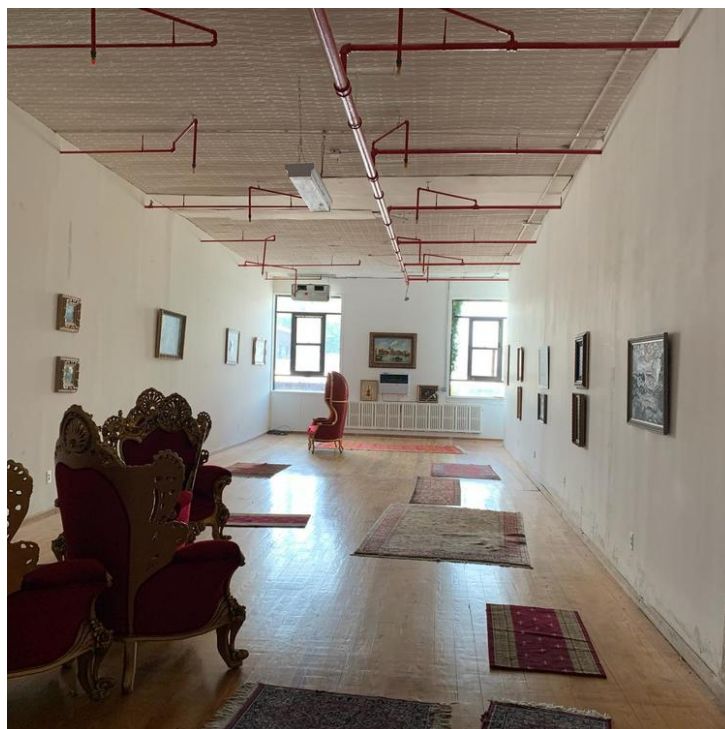
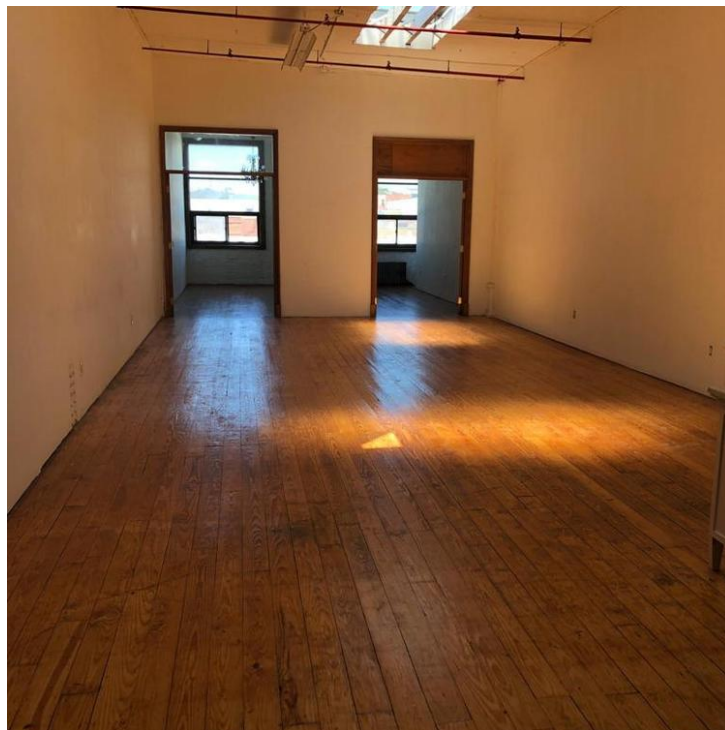
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## Additional Photos



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## Location Maps



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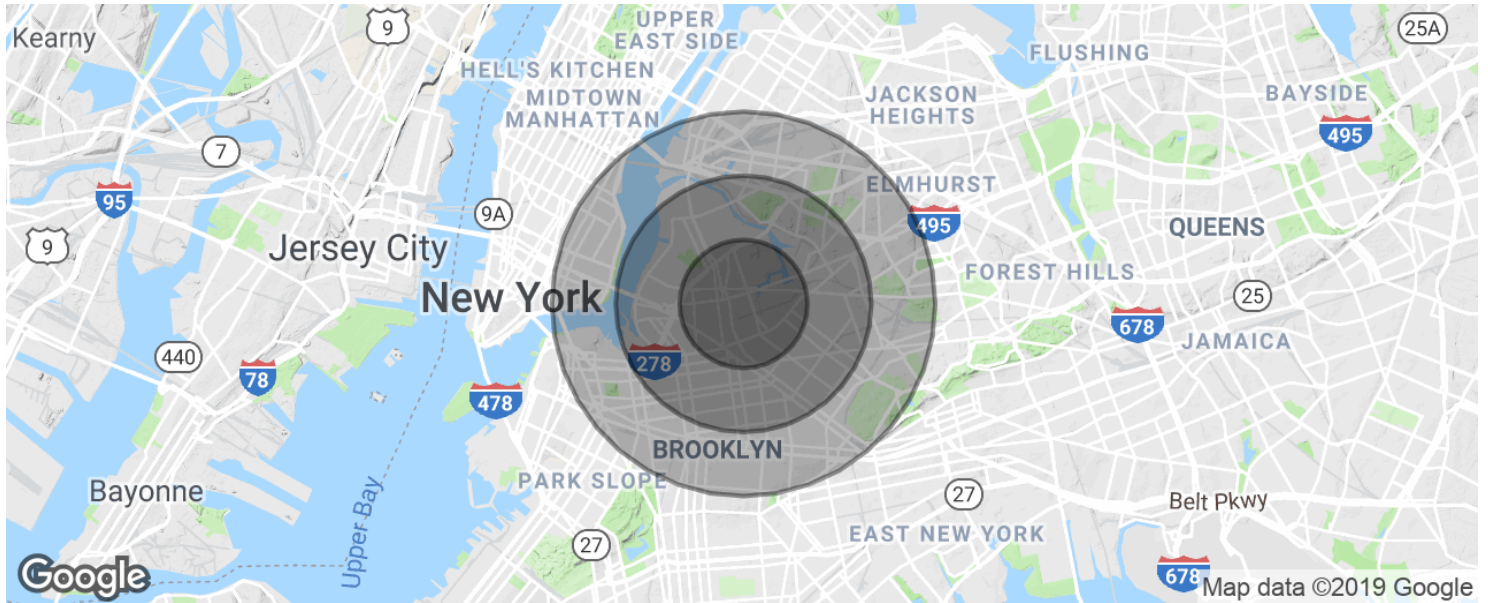
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## Demographics Map & Report



### POPULATION

|                     | 1 MILE | 2 MILES | 3 MILES   |
|---------------------|--------|---------|-----------|
| Total population    | 97,256 | 463,866 | 1,000,663 |
| Median age          | 31.1   | 29.7    | 31.9      |
| Median age (Male)   | 29.9   | 28.6    | 30.5      |
| Median age (Female) | 32.0   | 30.8    | 33.4      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 38,126    | 166,033   | 378,537   |
| # of persons per HH | 2.6       | 2.8       | 2.6       |
| Average HH income   | \$50,313  | \$51,402  | \$56,102  |
| Average house value | \$690,419 | \$677,852 | \$617,619 |

\* Demographic data derived from 2010 US Census

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## Retailer Map



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