



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF Ground Floor Retail | Office in Williamsburg!

413 Broadway, Brooklyn, NY 11211

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: Upon Request

Lot Size: 2,750 SF

Building Size: 15,391 SF

Zoning: R6

PROPERTY OVERVIEW

2,000 SF Ground Floor Retail | Office in Williamsburg!

Highlights:
-12ft frontage
-Renovated

LOCATION OVERVIEW

Located in Williamsburg next to the M and J train at the Hewes St station. Steps away from the B46 & B60 bus stops. Nearby national retailers include,

- Capital One
- Starbucks
- Citi Bank
- Bank of America
- Planet Fitness
- Blink
- Walgreens
- Duane Reade
- & 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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Location Maps



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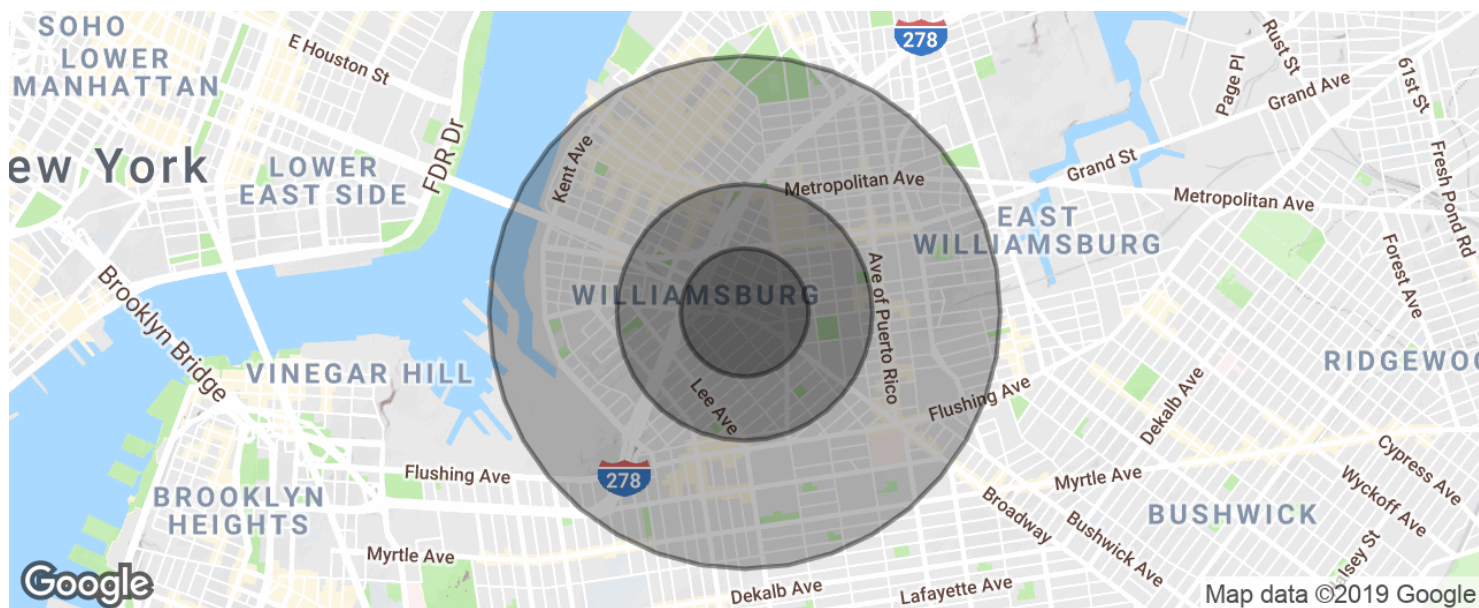
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	14,691	56,623	179,811
Median age	25.5	24.3	25.9
Median age (Male)	25.3	23.8	25.0
Median age (Female)	25.9	24.8	27.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,620	17,516	60,900
# of persons per HH	3.2	3.2	3.0
Average HH income	\$43,822	\$43,720	\$48,857
Average house value	\$768,938	\$704,771	\$709,683

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 2,000 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ground FL	Available	2,000 SF	Upon Request	Upon Request	-

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