



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | MIXED USED SPACE

500-1,400 SF Mixed Used Space For Lease in Williamsburg!

364 Bedford Ave, Brooklyn, NY 11217

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Executive Summary



OFFERING SUMMARY

Available SF:	500 - 900 SF
Lease Rate:	Upon Request
Lot Size:	1,347 SF
Year Built:	2008
Building Size:	1,728 SF
Zoning:	R8A
Market:	Williamsburg

PROPERTY OVERVIEW

500-900 SF Mixed Used Space For Lease in Williamsburg!

Space C: 900 SF
Space F (S 4th Inline): 500 SF

Highlights:

- Across from new Moxy hotel to open in spring 2023
- New construction building
- Massive basement available

LOCATION OVERVIEW

Located in Williamsburg, in close proximity to the Marcy Ave Transit Stop.

Public transit: J, M & Z train at Marcy Ave.

Nearby Local Tenants include,

- CTown Supermarkets, Foodtown of Williamsburg Whole Foods Market, Blink Fitness, Dunkin', Bank of America, Flushing Bank, Chase Bank, Blue Bottle Coffee, Oslo Coffee, Apple Bank, Starbucks and more!

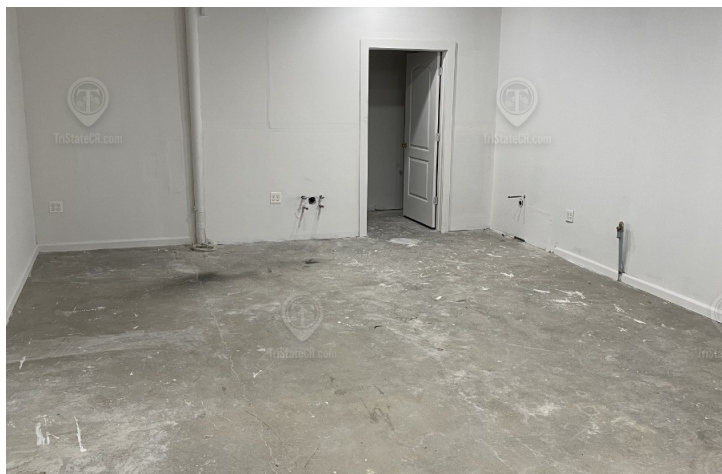
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Additional Photos



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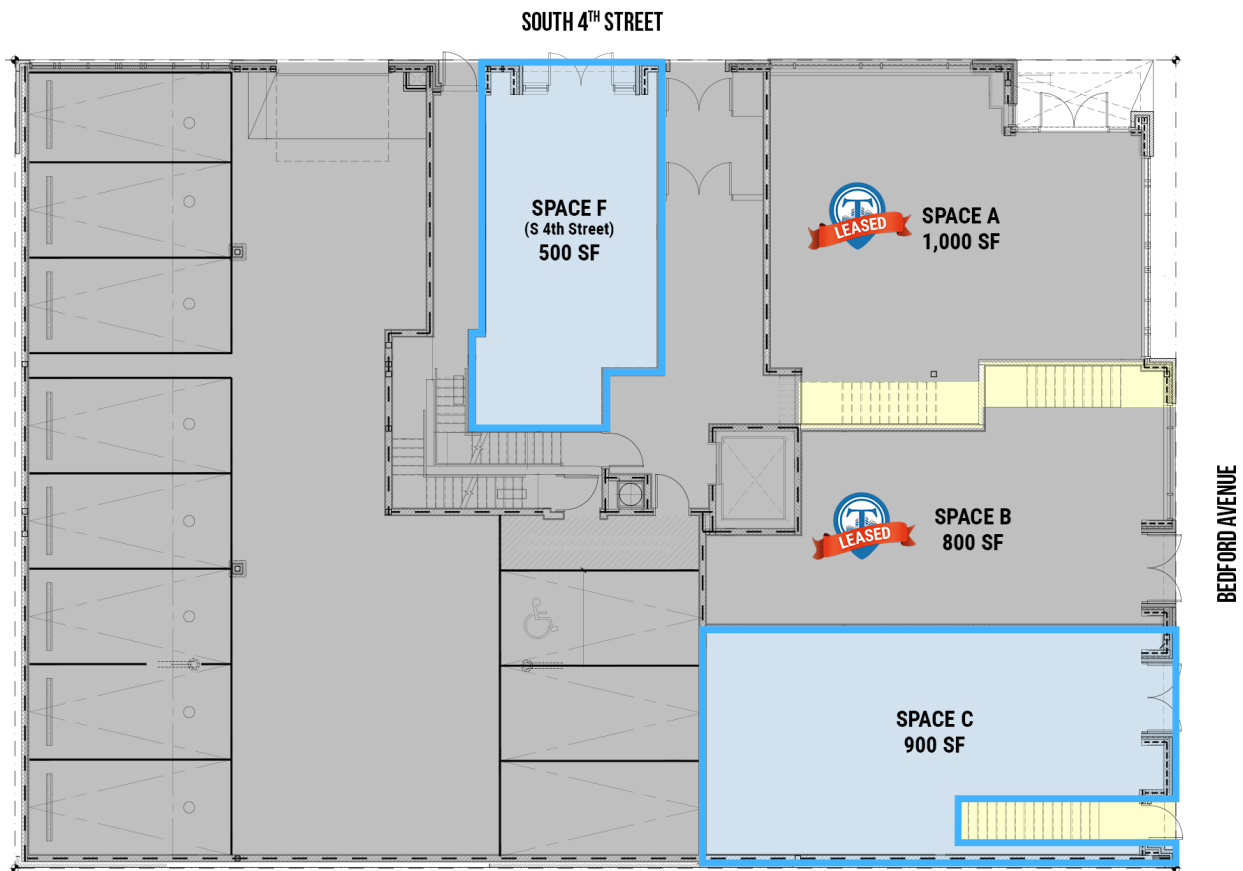
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Floor Plan-Ground Floor



364 BEDFORD AVENUE GROUND FLOOR

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Location Maps



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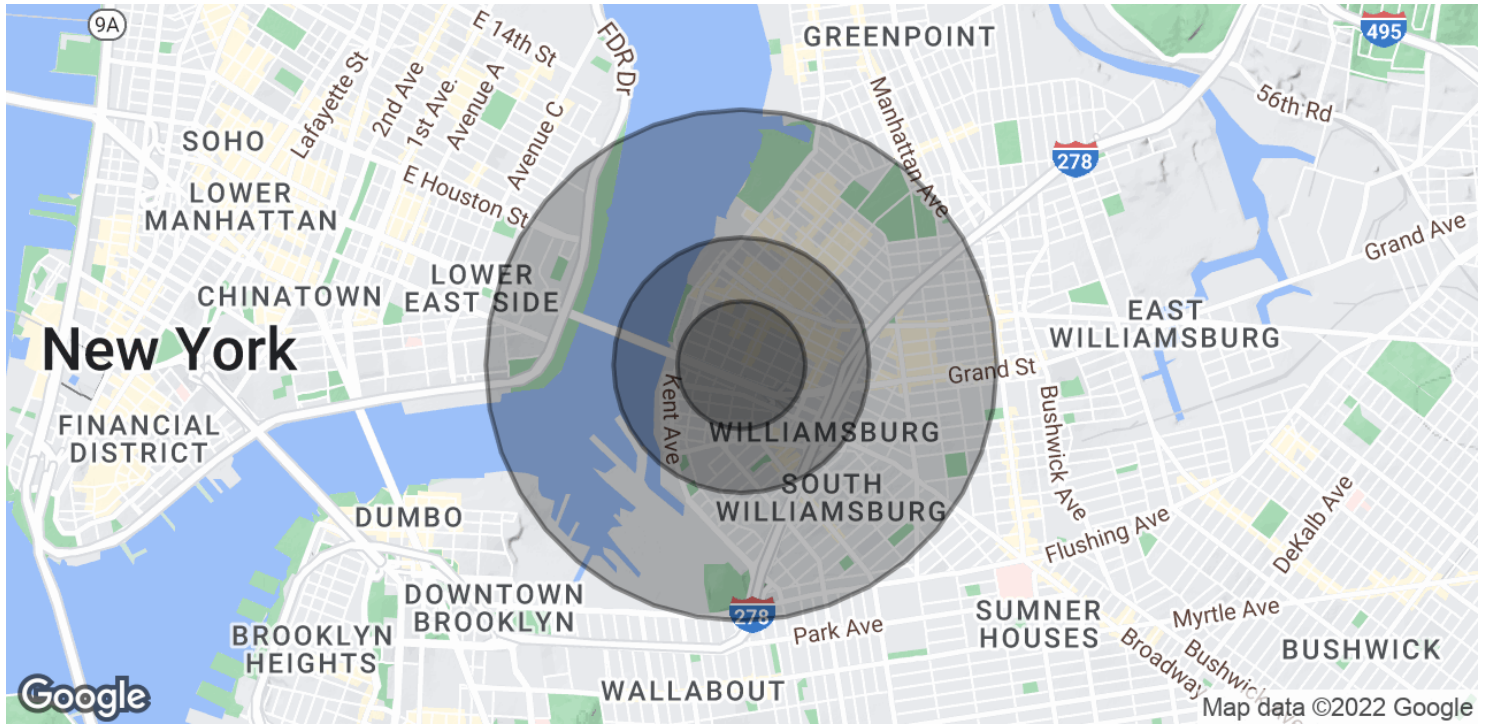
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,646	45,770	131,324
Average Age	28.6	26.4	27.5
Average Age (Male)	28.2	24.9	26.0
Average Age (Female)	28.5	28.0	28.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,173	16,120	44,755
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$61,257	\$54,061	\$54,057
Average House Value	\$685,089	\$677,394	\$685,785

* Demographic data derived from 2020 ACS - US Census

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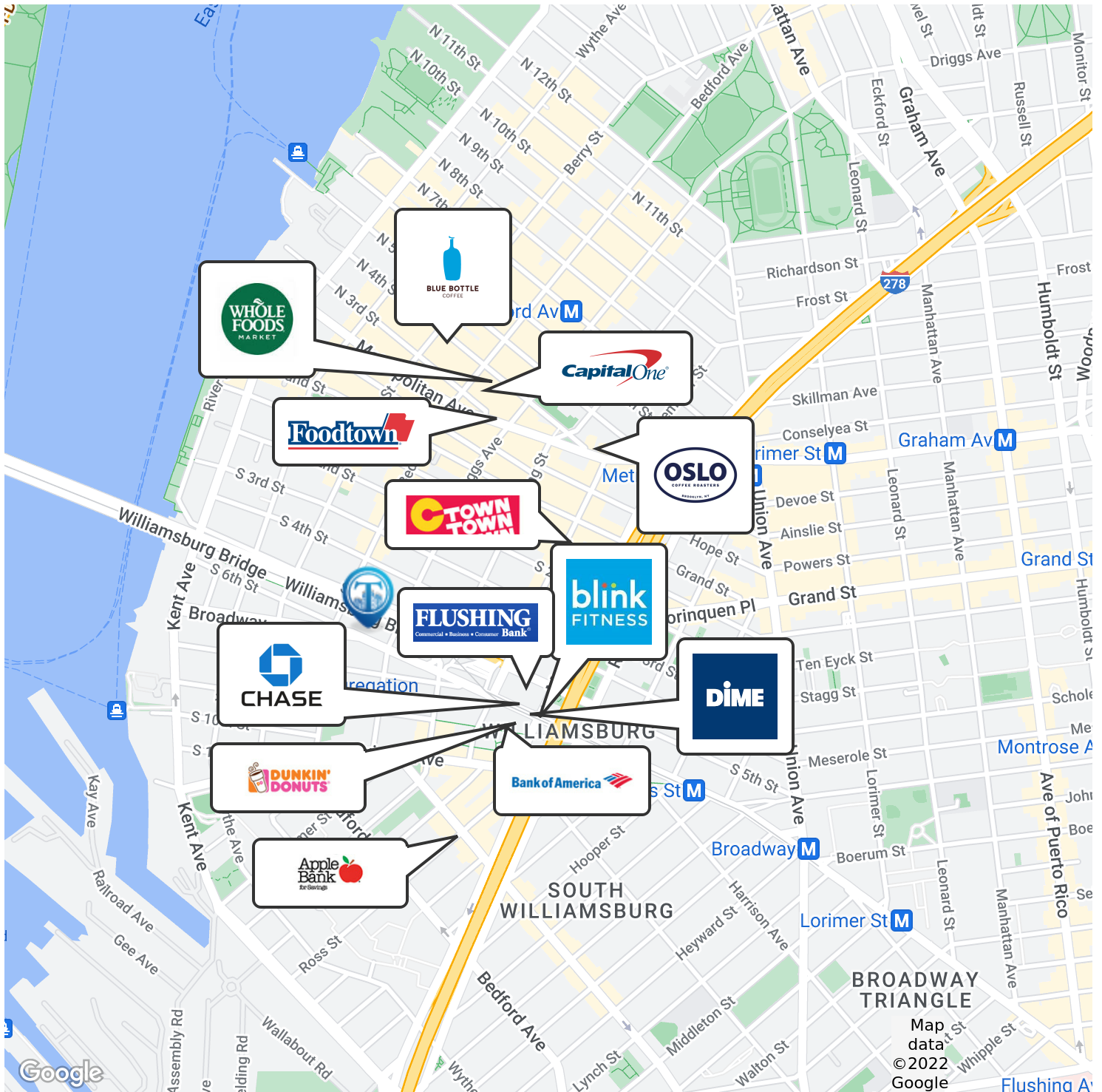
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Retailer Map



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