



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL/COMMUNITY FACILITY SPACE

22,000 SF | 12 Berry St | Built to Suite Space for Lease in Williamsburg

12 Berry St, Brooklyn, NY 11249

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	22,000 SF
Building Size:	22,000 SF
Lot Size:	21,267 SF
Zoning:	M1-1

PROPERTY OVERVIEW

North Williamsburg retail built to suit for lease
Landlord can build to spec based on the tenant's concept and designs
20 ft ceilings
Good for entertainment tenants, experiential uses (indoor sports, laser tag, golf), fitness, F+B, Hospitality

LOCATION OVERVIEW

Located on the border of the Williamsburg and Greenpoint neighborhoods in Brooklyn between N 13th & N 14th St across from the McCarren Park Tennis Courts near the Nassau Ave subway station.

Nearest Transit: G train at Nassau Ave, L train at Bedford Ave, and the B62 & B32 bus lines.

Nearby tenants include Brooklyn Bowl, Brooklyn Athletic Club, VITAL Climbing Gym, BATHHOUSE, Berry Park, Cafe Colette, The Bedford, Laser Wolf, Brooklyn Brewery, Dunkin', Beacon's Closet, and more!

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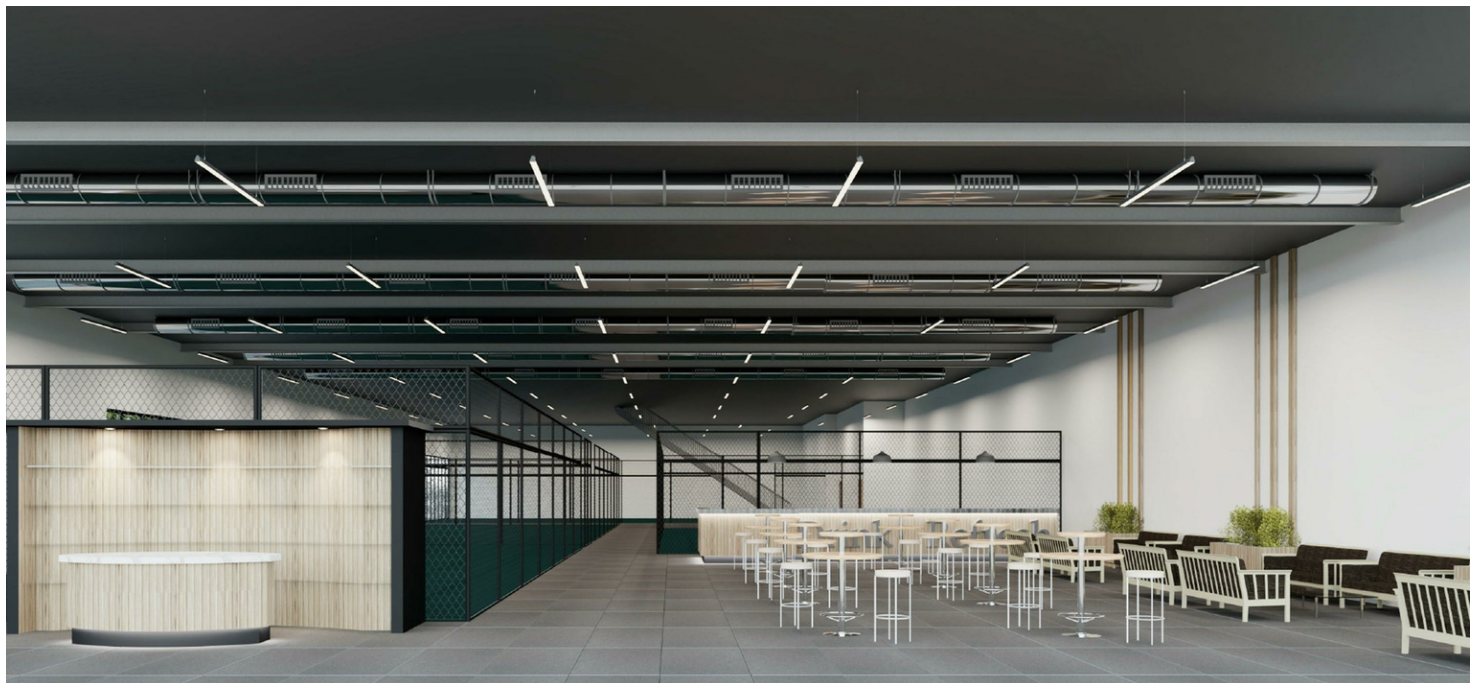
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Rendering concepts



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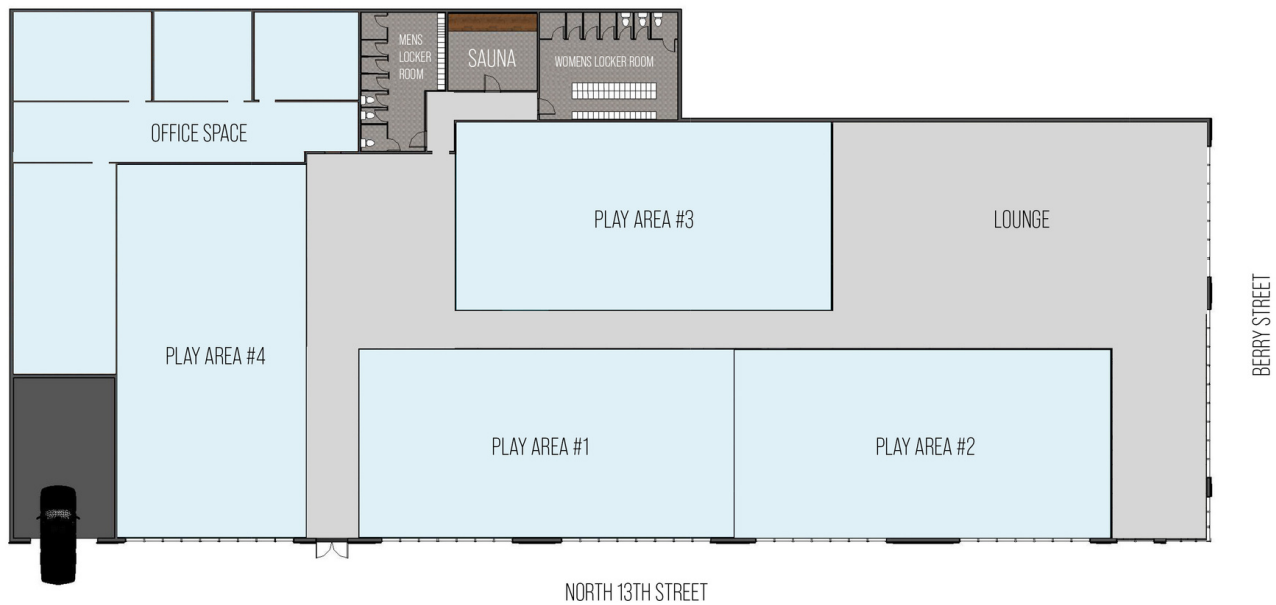
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Floor Plan 1st floor



12 BERRY STREET

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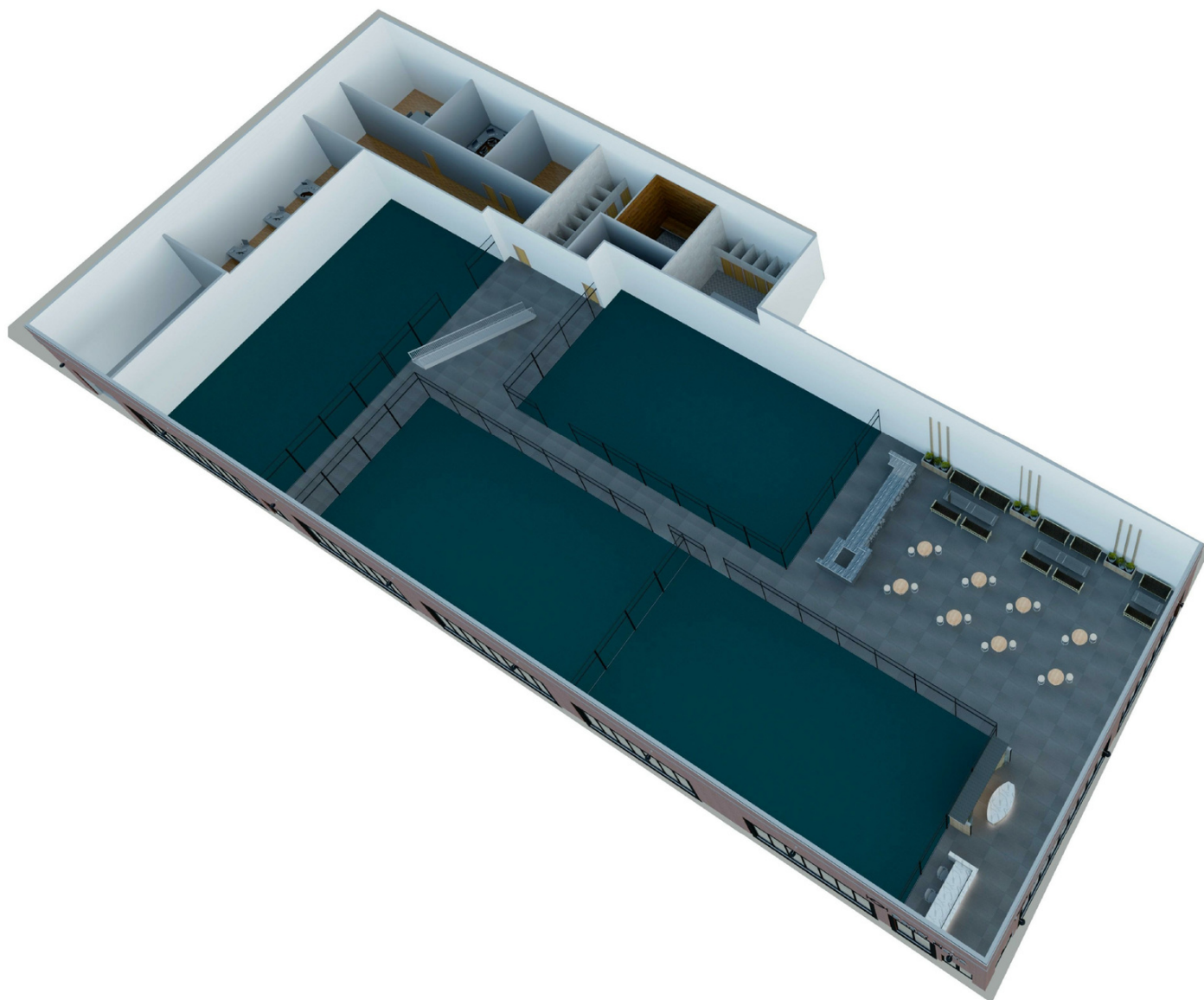
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3D Render



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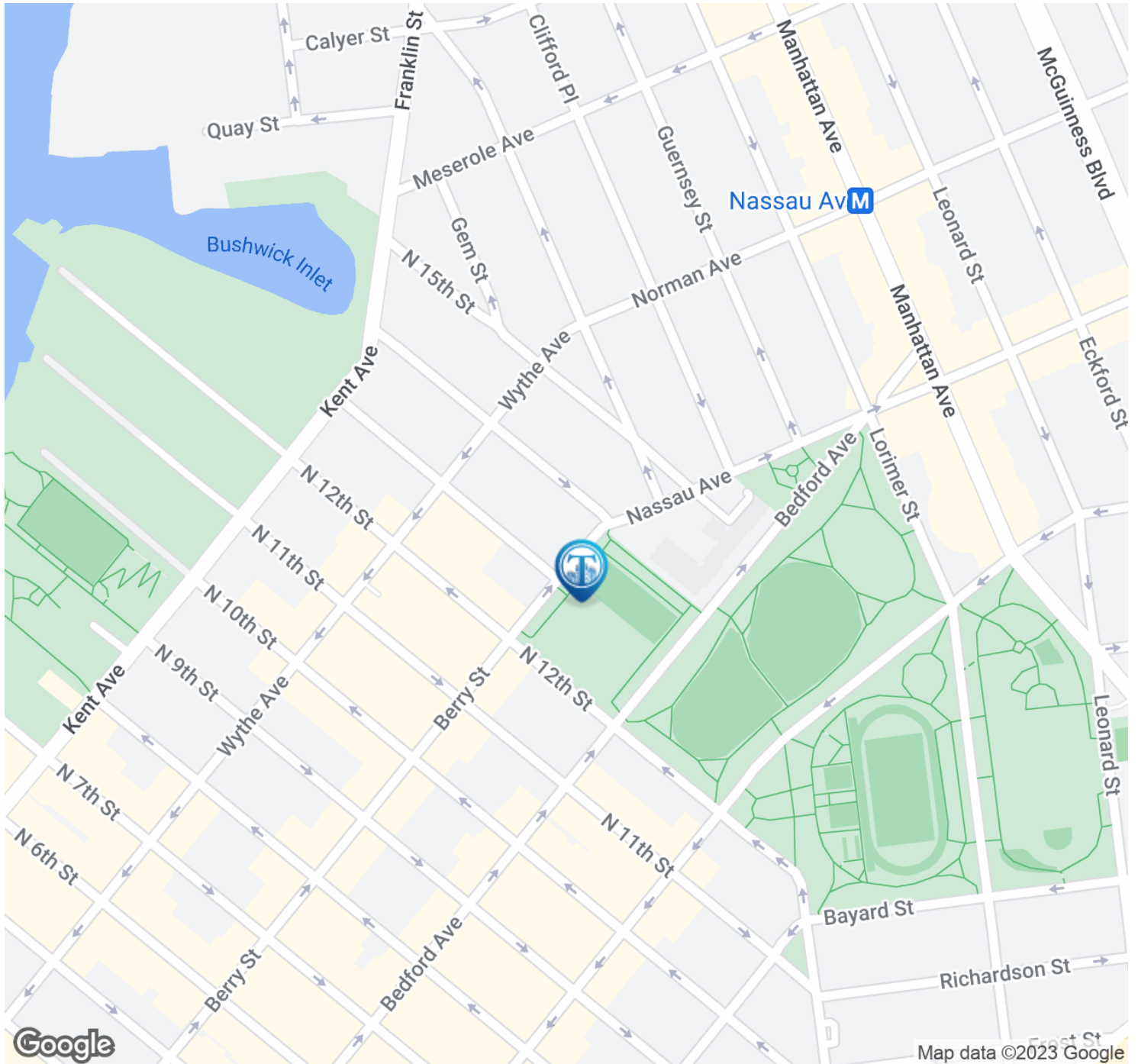
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Location Map



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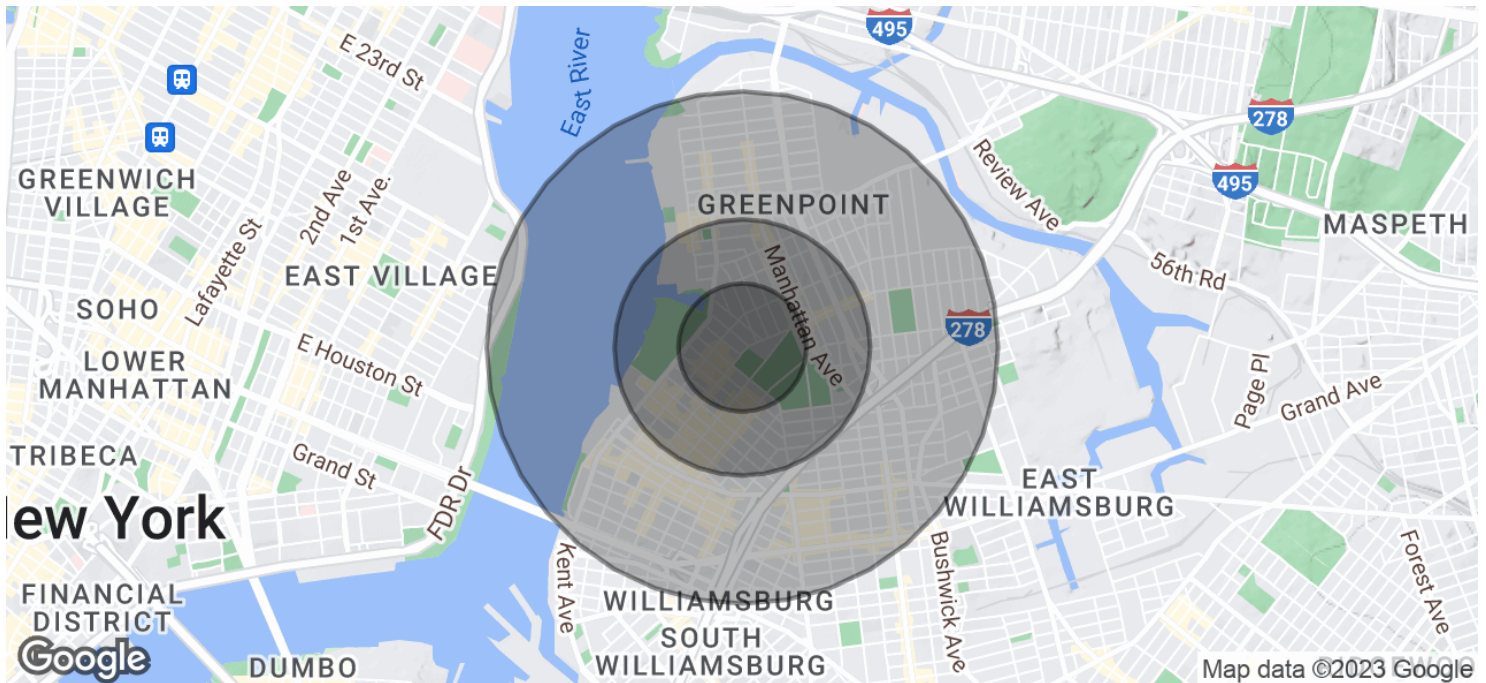
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,239	27,522	101,989
Average Age	34.6	33.6	33.9
Average Age (Male)	34.7	34.3	33.9
Average Age (Female)	34.6	33.2	34.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,808	15,222	52,064
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$161,639	\$153,990	\$127,384
Average House Value	\$1,156,795	\$1,135,284	\$887,395

* Demographic data derived from 2020 ACS - US Census

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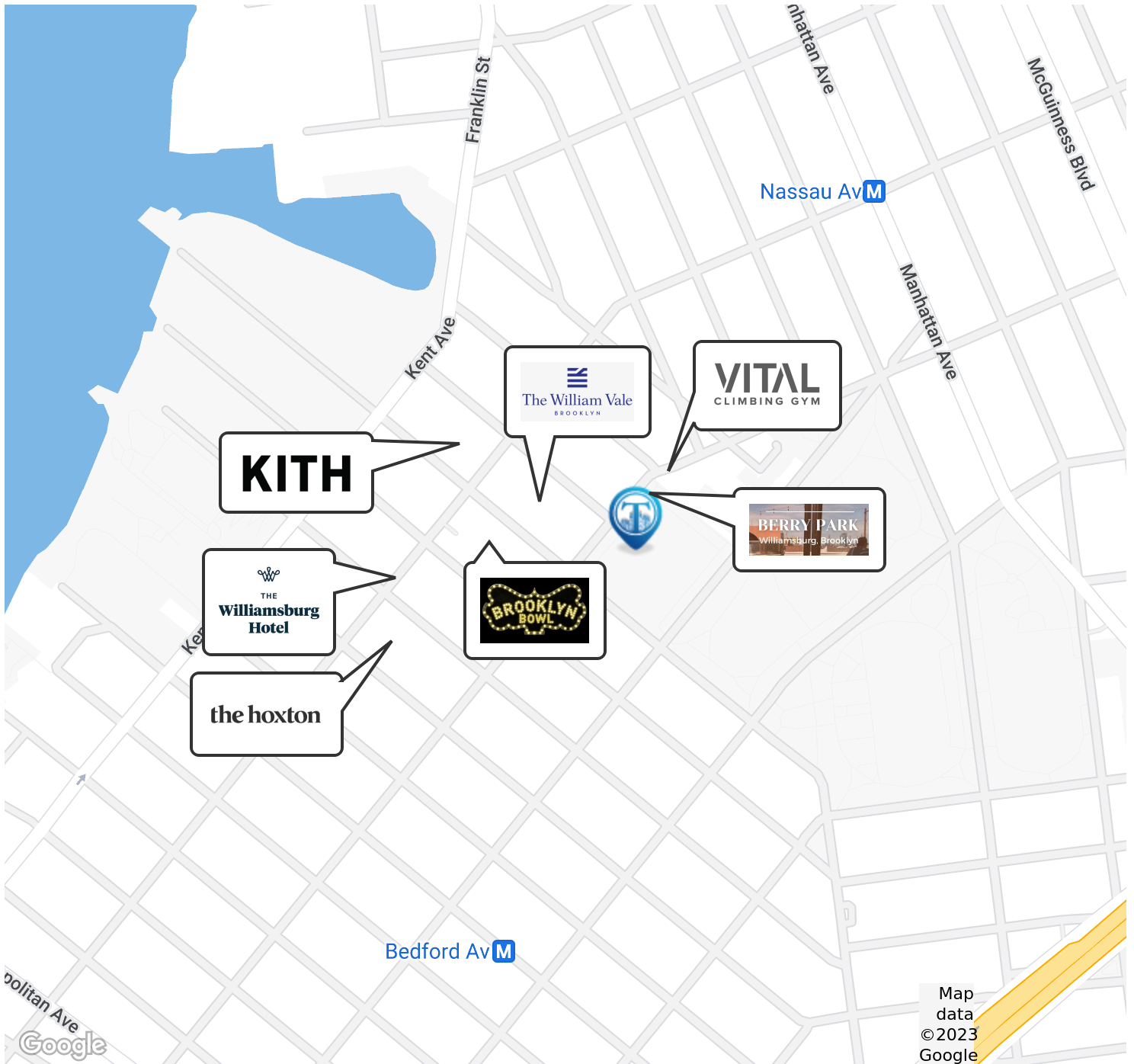
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Retailer Map



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