



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Modern Built-Out Retail Space for Lease

1,650 - 4,900 SF

152 Manhattan Avenue • Brooklyn • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Avi Akiva**  
📞 718.437.6100 x110  
Avi.A@TriStateCR.com



## Location Overview

Located in the East Williamsburg neighborhood of Brooklyn between Meserole St & Scholes St near Montrose Ave. Broadway, and Lorimer St subway stations.

Nearest Transit: L train at Montrose Ave, G train at Broadway, and J and M trains at Lorimer St and the B60, B43, and B48 bus lines.

Nearby tenants include Casa Ora, Emblem, Hi Hello Crepes, New Mexico Place, Pizzette, The Graham, Beyond Natural Market, The Brooklyn Tree, Marcela's Tapas & Fusion Cuisine, un Hai Shop, Luckybird Bakery, Chiara's, Meseroll Shop, and more!

## Main Highlights

- ▶ Modern design all around
- ▶ Beautiful built-out retail
- ▶ Move-in ready
- ▶ Corner location
- ▶ Divisible



**38,250 SF**

Total Building Size



**7,500 SF**

Lot Size



**R6, C2-3**

Zoning

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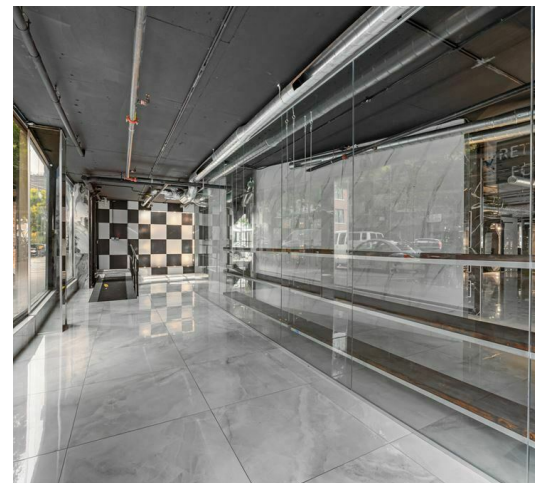
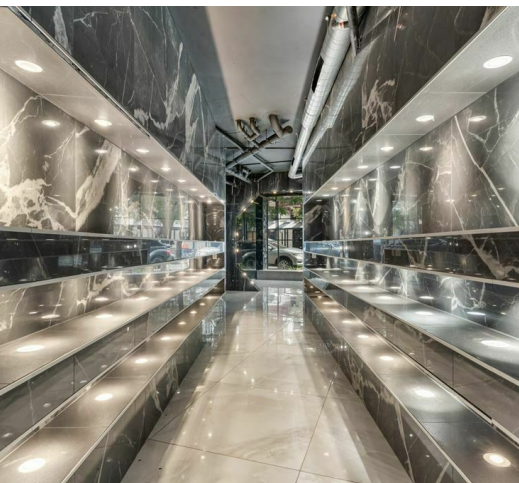
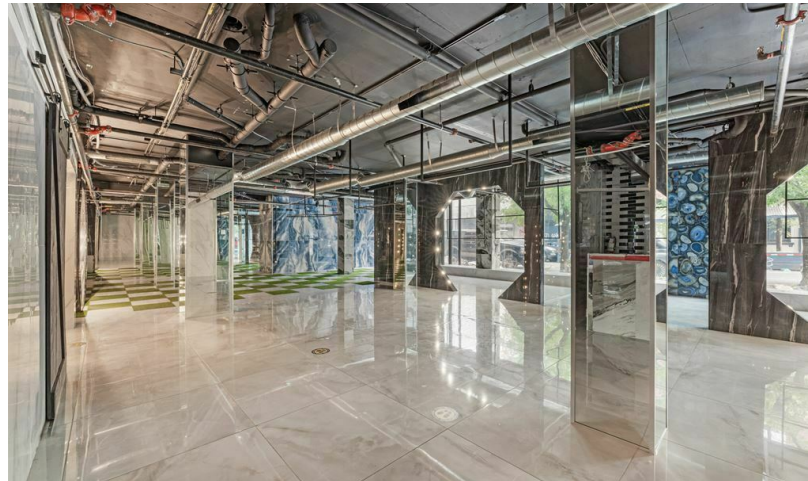
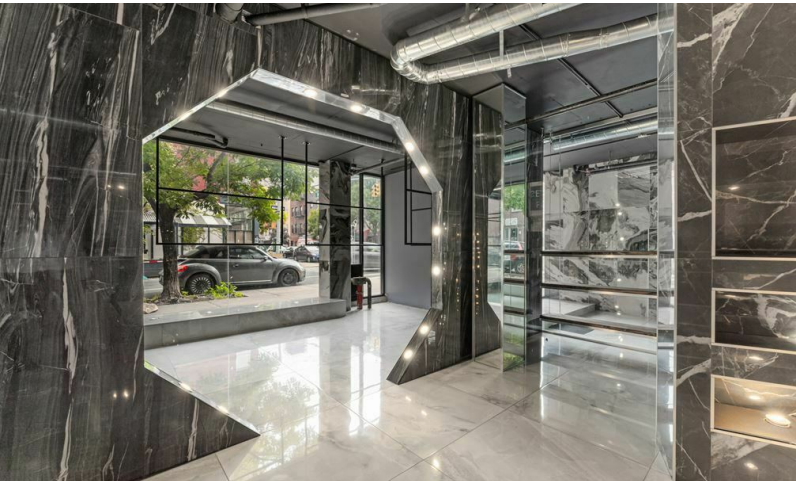
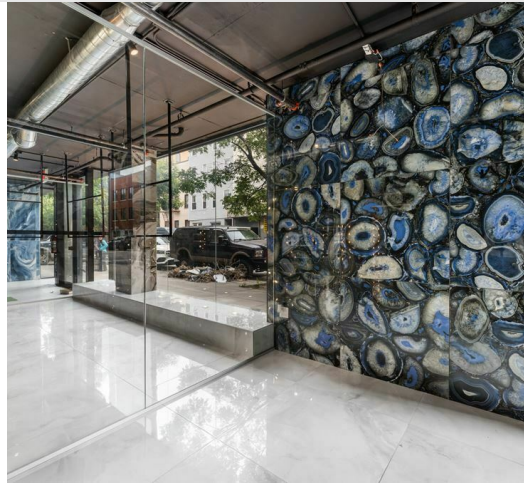
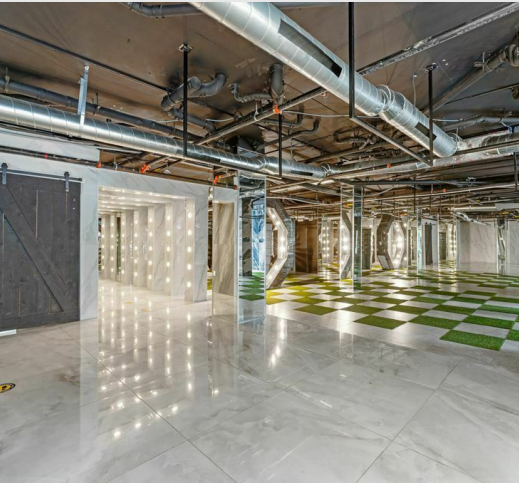
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# Additional Photos

152 Manhattan Avenue, Brooklyn, NY 11206



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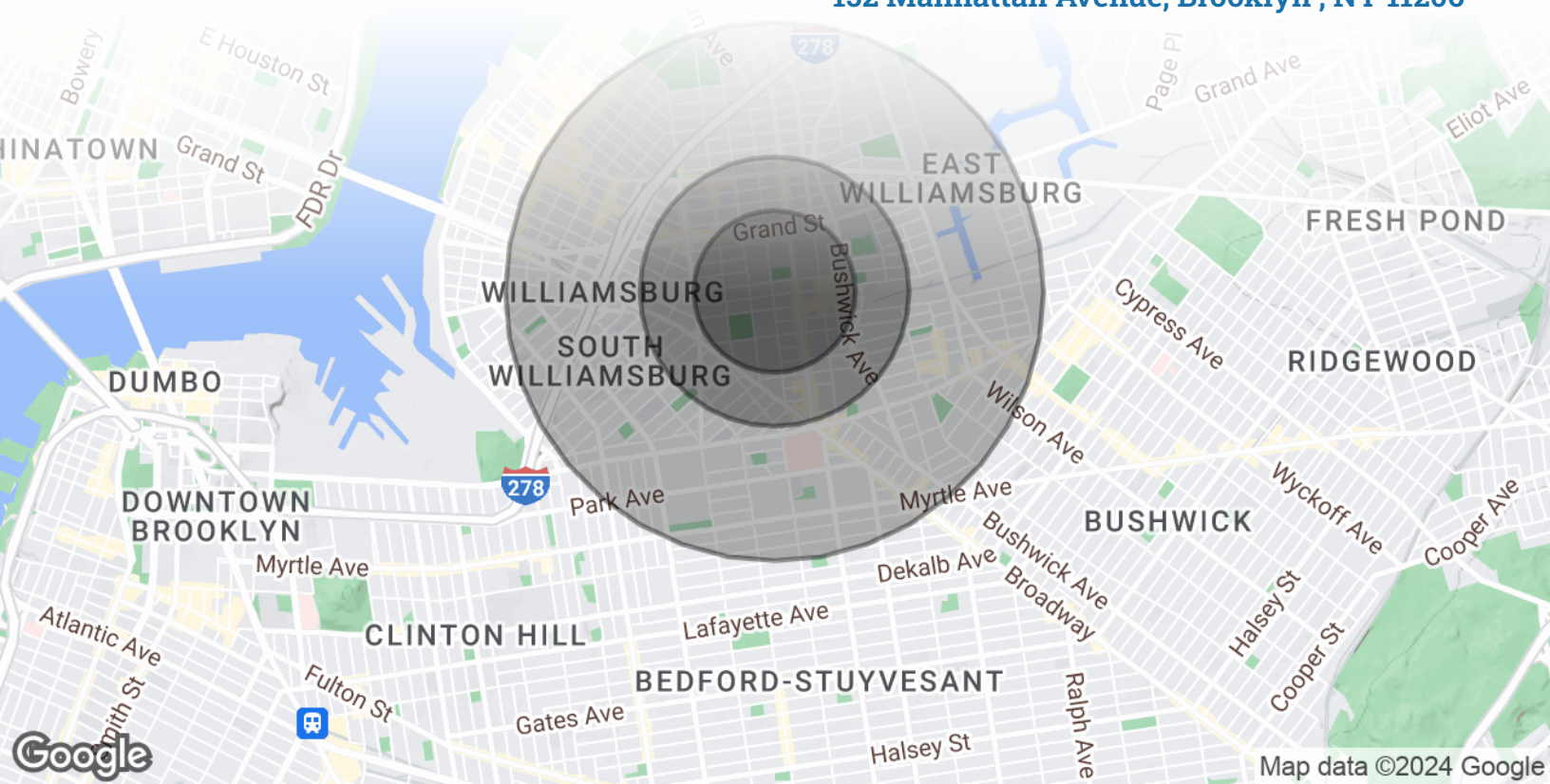
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# Area Demographics

152 Manhattan Avenue, Brooklyn , NY 11206



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,050	50,512	165,457
Average Age	38	37	34
Average Age (Male)	37	36	33
Average Age (Female)	40	38	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,750	20,934	62,476
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$106,225	\$111,358	\$111,197
Average House Value	\$802,527	\$1,071,904	\$1,130,828



**165,457**

People within 1 Mile



**\$111,197**

Avg Household Income

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