



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



## Newly Developed Corner Retail Space & Community Facility For Lease

750 - 1,850 SF

333 Bedford Ave • Williamsburg • 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 Williamsburg neighborhood of Brooklyn between El Regreso Wy & S 2nd St near Marcy Ave & Bedford Ave subway station.

Nearest Transit: J & M trains at Marcy Ave & the L train at Bedford Ave B62, Q59, & B32 bus lines.

Nearby tenants include Sauced, Form50 Fitness, ROKA Modern Mediterranean, C'E Montessori Brooklyn, Super Burrito, Púsù 璞素, Old Man Hustle Bar, Vanessa's Dumpling House, Nan Xiang Express, Zaab Zaab, Samurai Mama, Supreme, Blanco Perla, Baci & Abbracci, Dokebi Bar and Grill, Beats Karaoke Cafe, Dog daycare | Dogramblers, Canary Cafe, Alma Yoga by Vanessa Palma, SUN AND AIR. Layla, and more!

## Main Highlights

- ▶ Prime North Williamsburg
- ▶ Corner building
- ▶ Brand new development
- ▶ Elevator access to the second floor
- ▶ Ground Floor is divisible



3

Number of Units



R6

Zoning

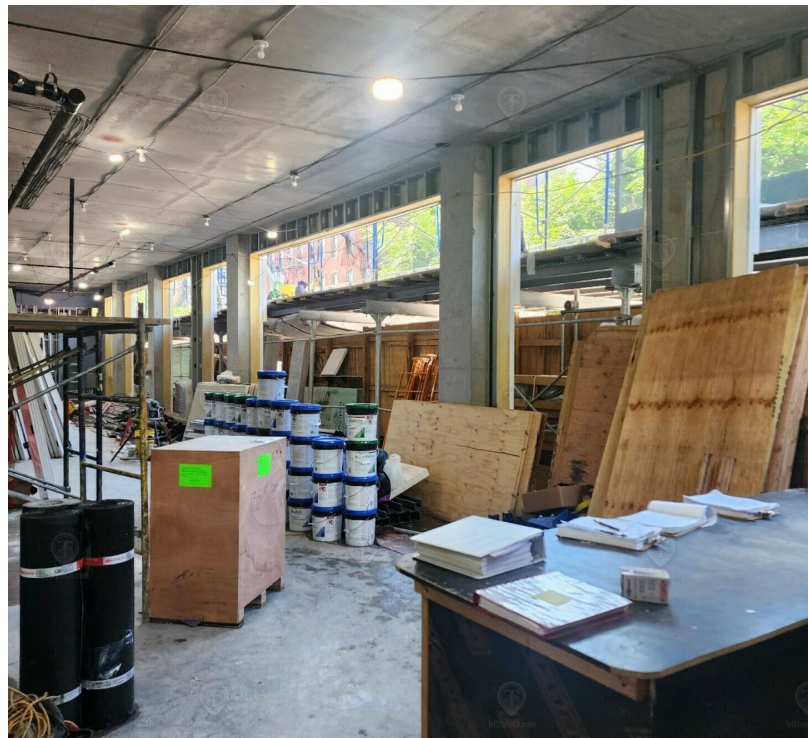
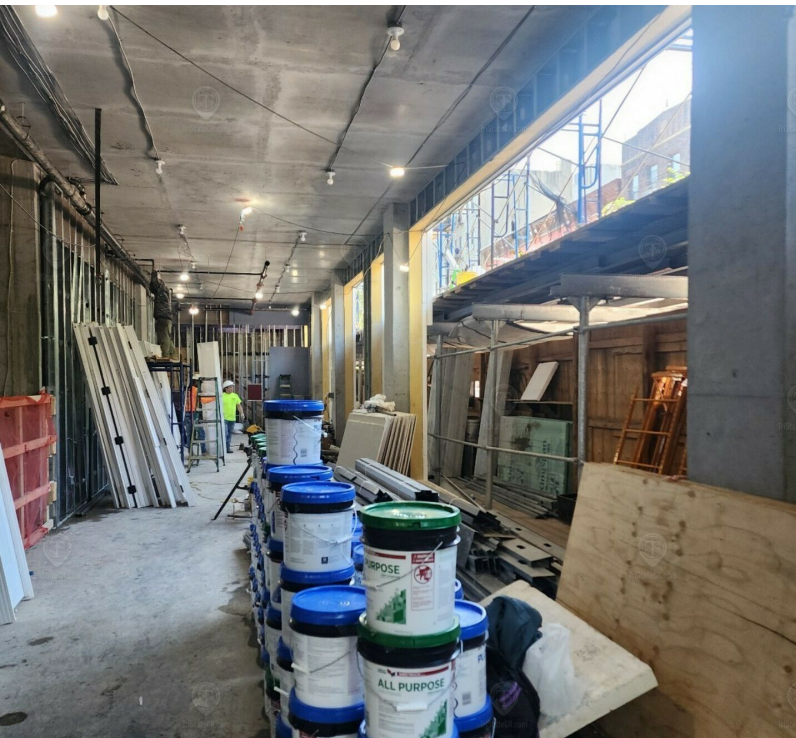
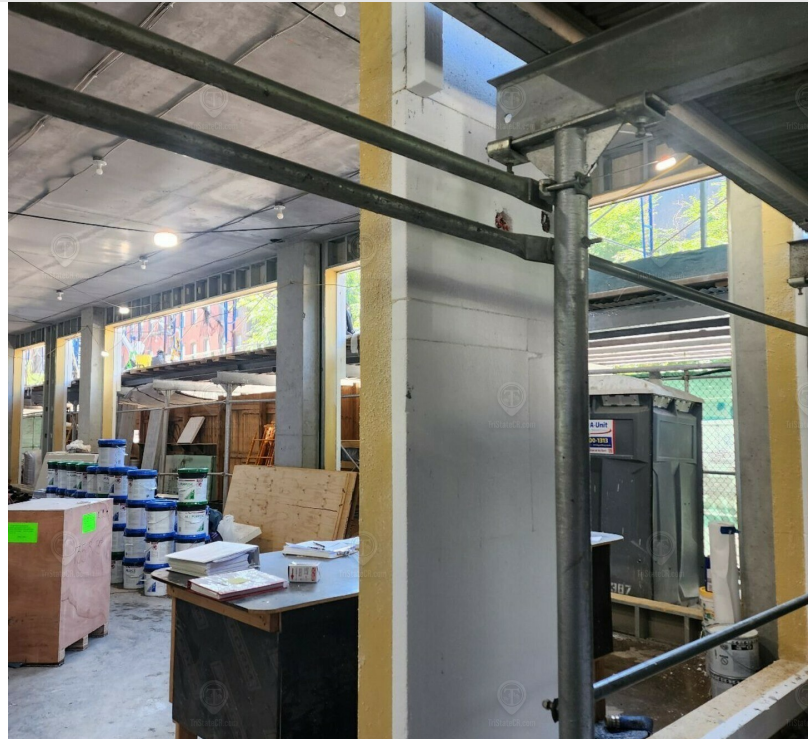
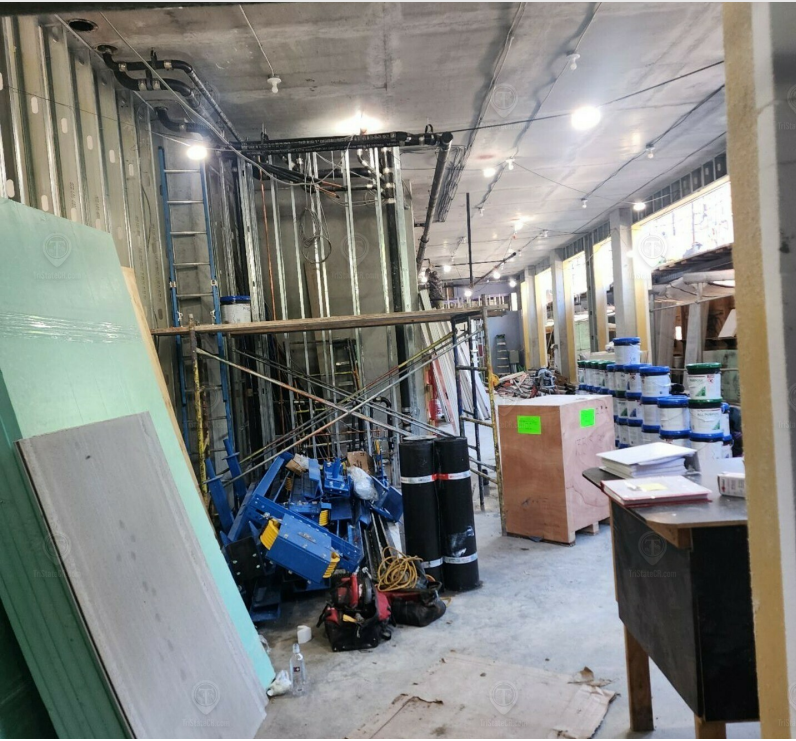
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333 BEDFORD AVENUE  
FIRST FLOOR  
TOTAL AVAILABLE SPACE: 1,500 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

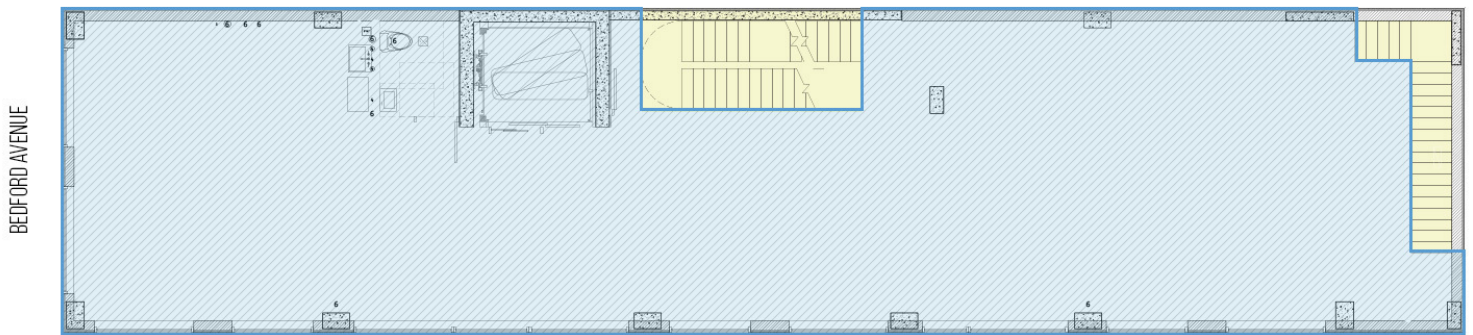
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SOUTH 3RD STREET

333 BEDFORD AVENUE  
SECOND FLOOR  
TOTAL AVAILABLE SPACE: 1,850 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

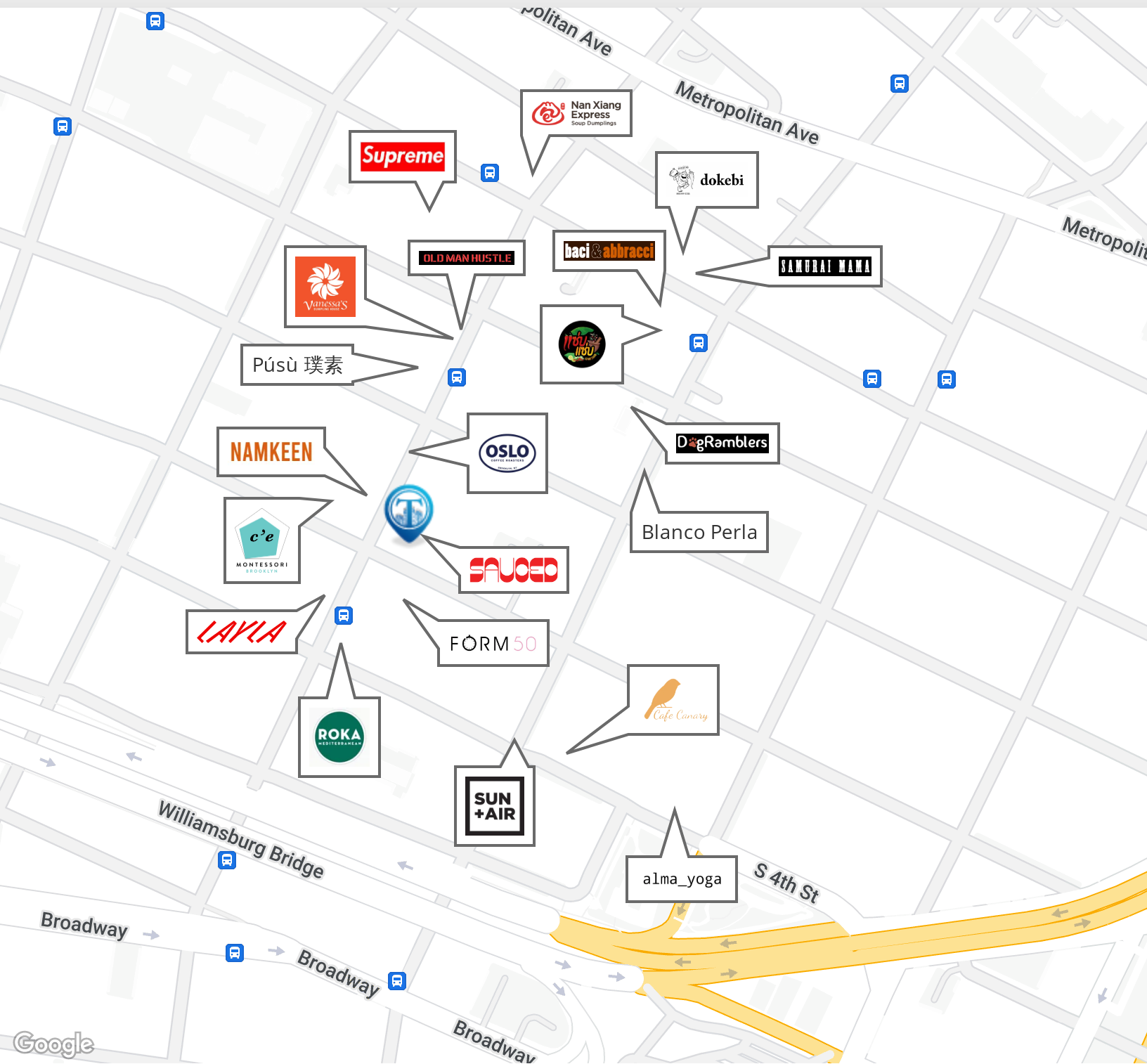
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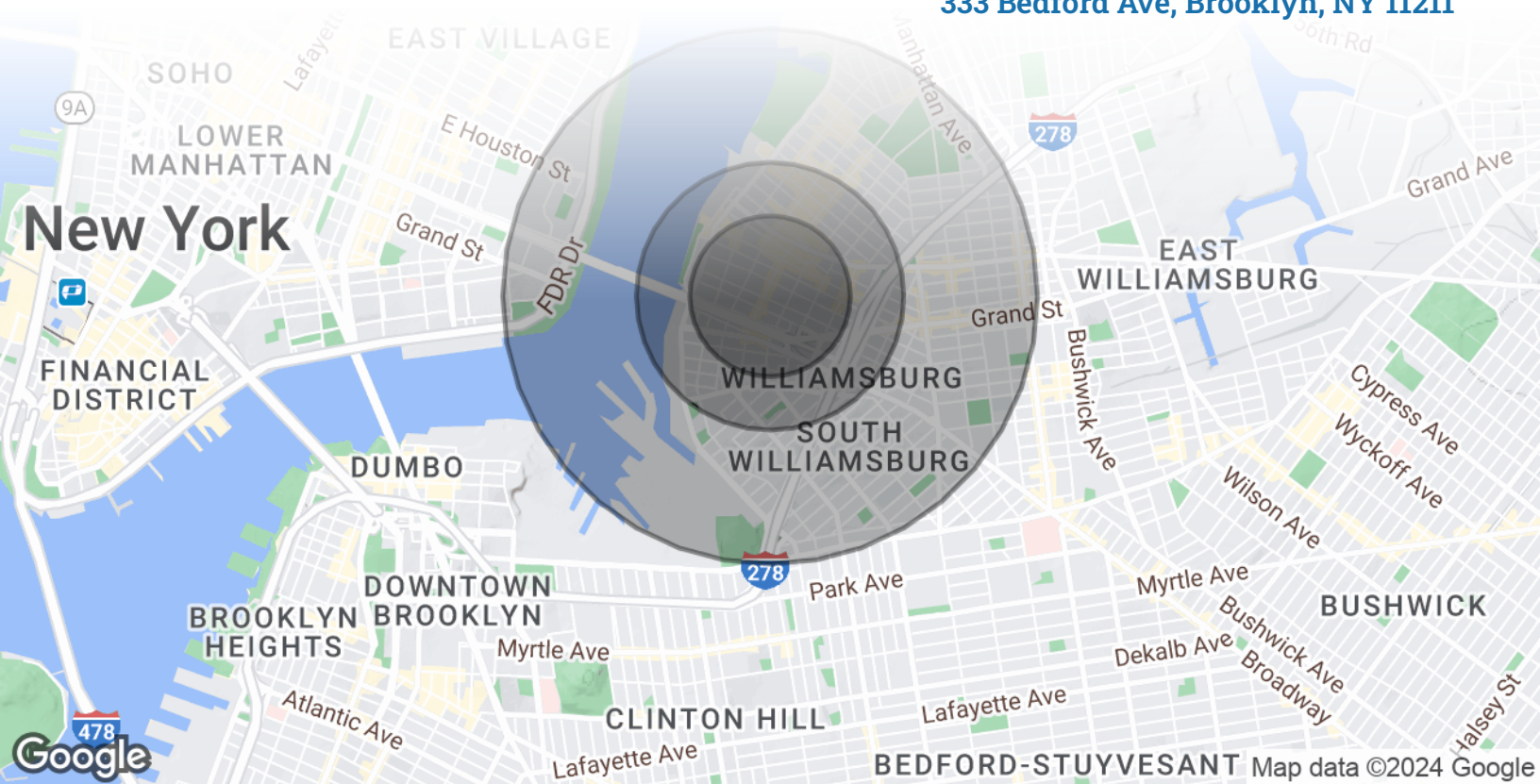
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333 Bedford Ave, Brooklyn, NY 11211



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20,835	47,964	138,337
Average Age	35	34	34
Average Age (Male)	35	34	33
Average Age (Female)	36	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,420	20,688	54,090
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$167,404	\$165,722	\$130,805
Average House Value	\$1,247,507	\$1,305,037	\$1,241,657



**138,337**

People within 1 Mile



**\$130,805**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK