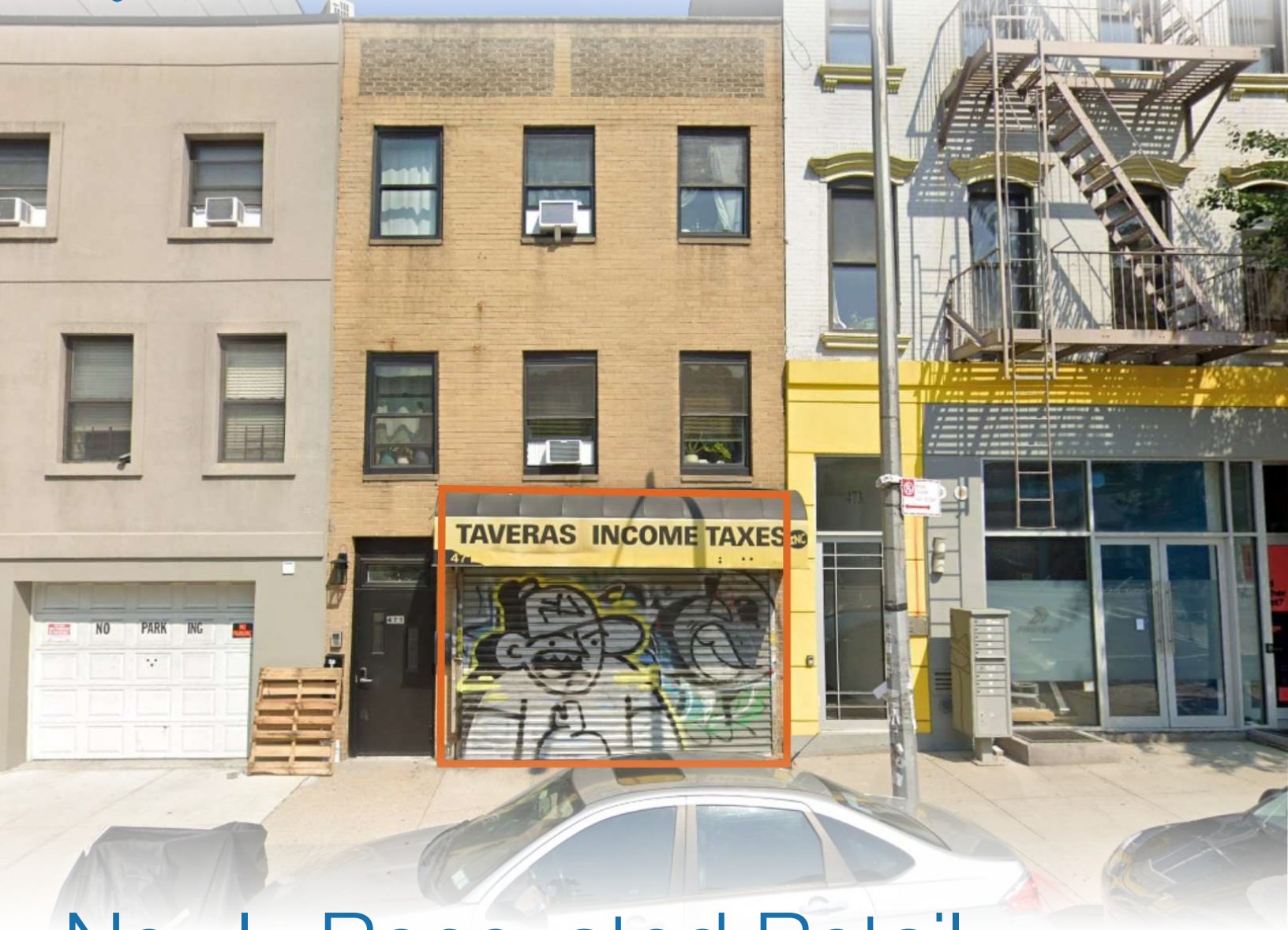




TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Retail Space For Lease

1,000 SF

471 Grand St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Morris Mishan
📞 718.437.6100
morris.m@tristatecr.com



Location Overview

Located in the Williamsburg neighborhood of Brooklyn between Keap St & Union Ave near the Metropolitan Ave subway station.

Nearest Transit: L train at Lorimer and J, Z, G, & M trains at Metropolitan Ave. The Q54, Q59, B24, B48, & B60 bus lines.

Nearby tenants include Starbucks, Papa Johns Pizza, Taco Bell, Verizon, Metro by T-Mobile, Hotel Indigo Williamsburg, Williamsburg Endodontics, Brooklyn Roasting Company, Beer Karma, Chelsea Garden Center, Mcondo Los Tacos, The Clonard, The Whiskey on Grand, Two Seas Cyclery, Brooklyn Cupcake, Campbell and Co, OKONOMI // YUJI Ramen Brooklyn, Ainslie, Ensenada, and more!

Main Highlights

- ▶ Recently renovated
- ▶ Spacious basement
- ▶ Large private outdoor space
- ▶ Good foot and car traffic
- ▶ Williamsburg Bridge, LIE, & BQE are all nearby



2,250 SF

Total Building Size



1,986 SF

Lot Size



M1-2/R6A

Zoning

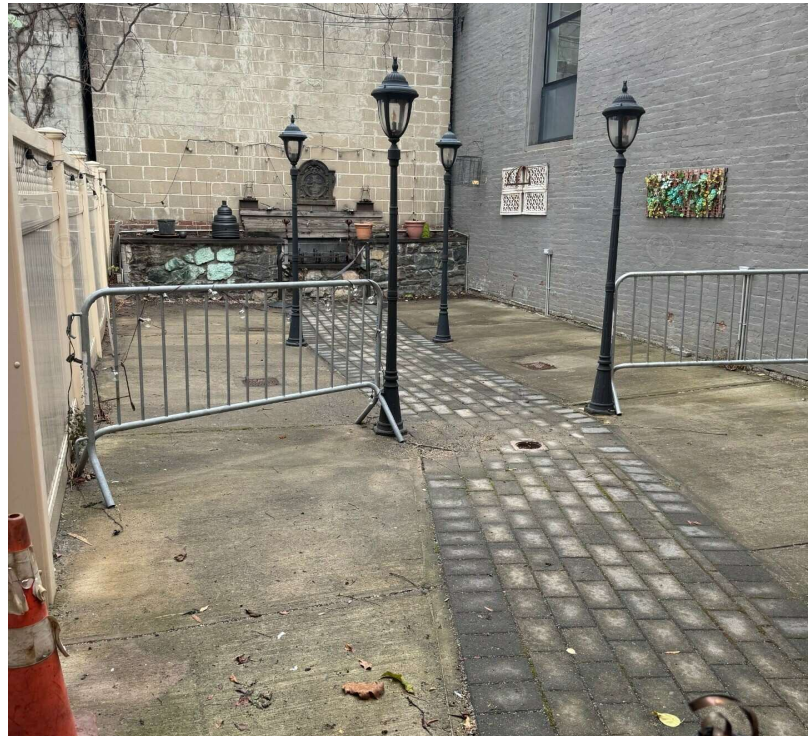
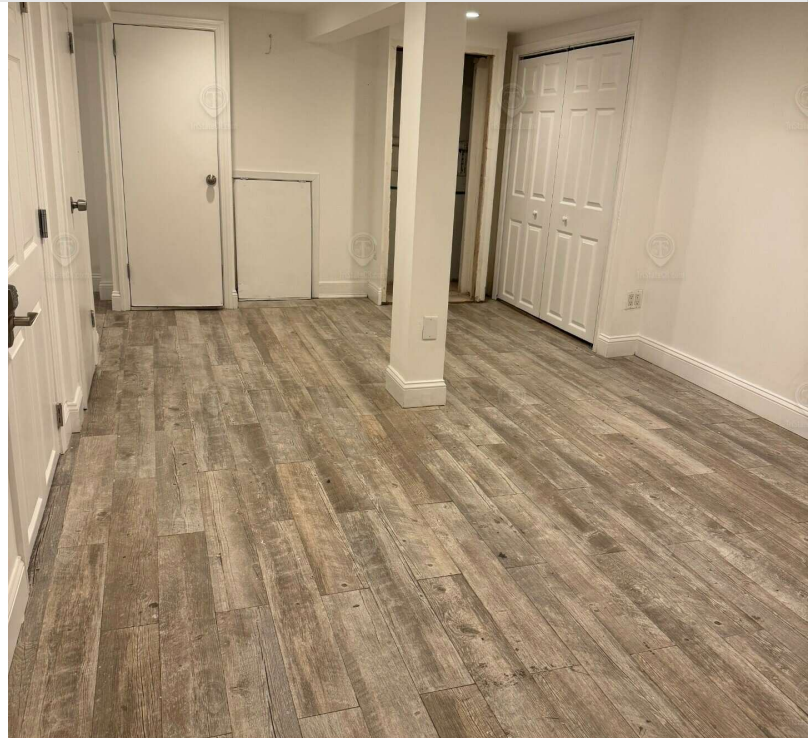
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Map data ©2024 Google

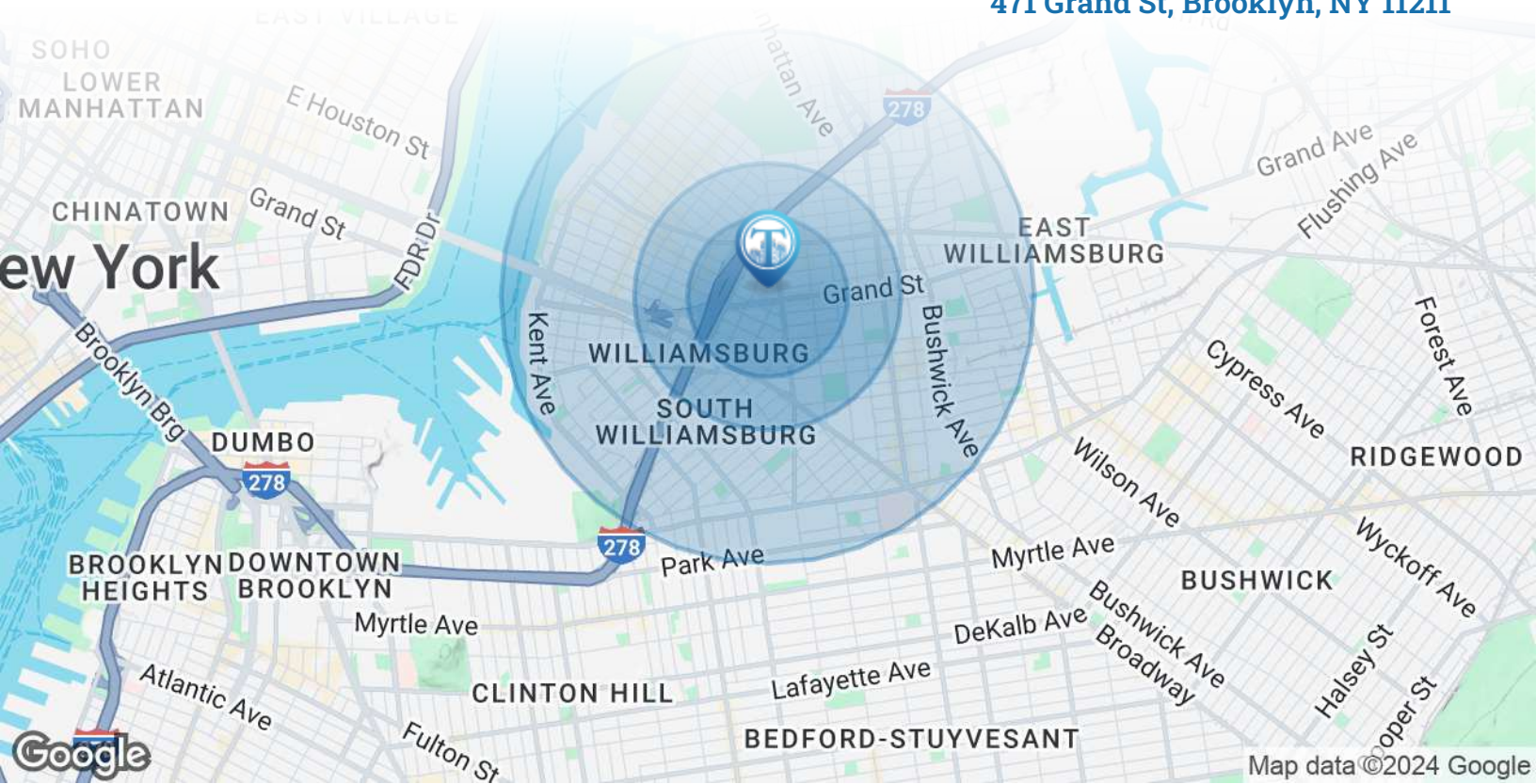
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18,784	49,061	177,722
Average Age	37	36	34
Average Age (Male)	36	36	33
Average Age (Female)	37	37	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,390	21,371	69,621
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$154,104	\$137,649	\$127,464
Average House Value	\$1,350,019	\$1,233,969	\$1,223,349



177,722

People within 1 Mile



\$127,464

Avg Household Income

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