



TRI STATE  
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REAL ESTATE EXPERTS

For Lease



# Newly Renovated Retail Space In Prime Greenpoint For Lease

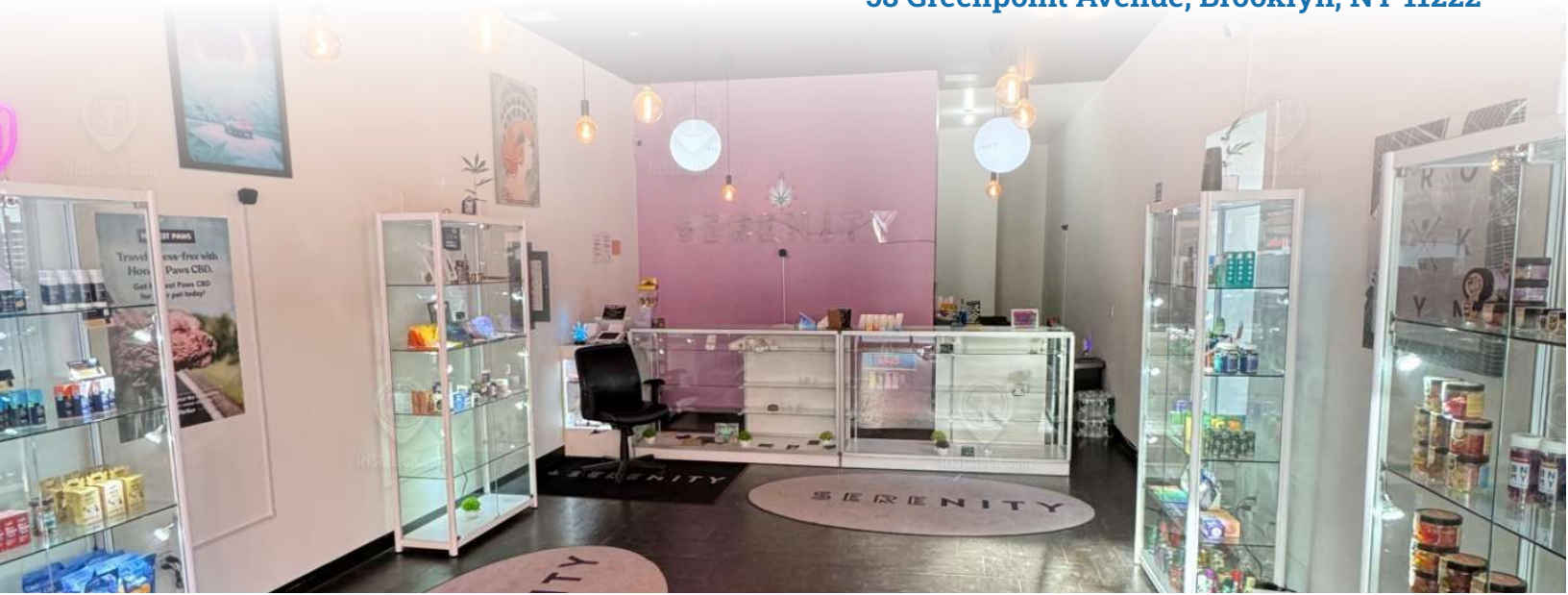
800 SF

58 Greenpoint Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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## Location Overview

Located in the Greenpoint neighborhood of Brooklyn between West St & Franklin St near the Greenpoint Ave subway station.

Nearest Transit: G train at Greenpoint Ave and the B32, B24, B62, & B43 bus lines.

Nearby tenants include Ilegal Mezcal, Pet Supplied, Greenpoint Terminal Warehouse, Flintts Mouth Watering Mints, The Greenpoint Loft, Loulette Bride, Bandit Running, BIOS APOTHECARY, Heads Of State Hat Co., and more!

## Main Highlights

- ▶ Beautifully renovated store
- ▶ Glass storefront
- ▶ Huge basement
- ▶ Highly sought-out neighborhood of Greenpoint
- ▶ Steps from the water & on restaurant row



**11,449 SF**

Total Building Size



**3,944 SF**

Lot Size



**M1-2/R6A, MX-8**

Zoning

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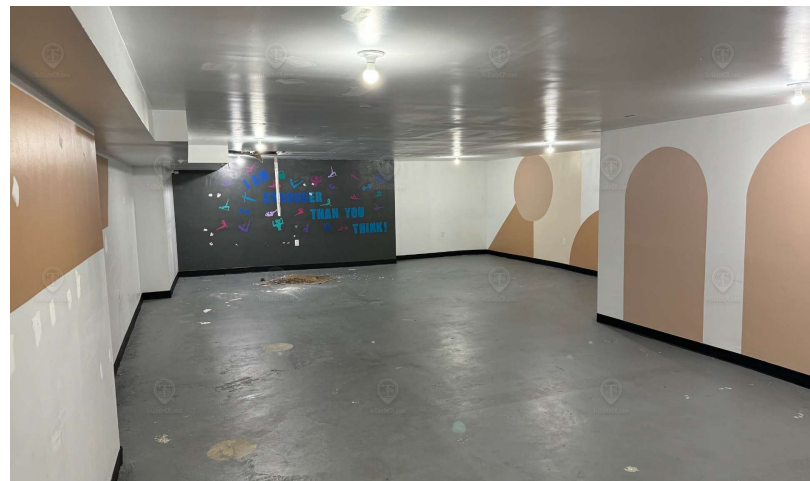
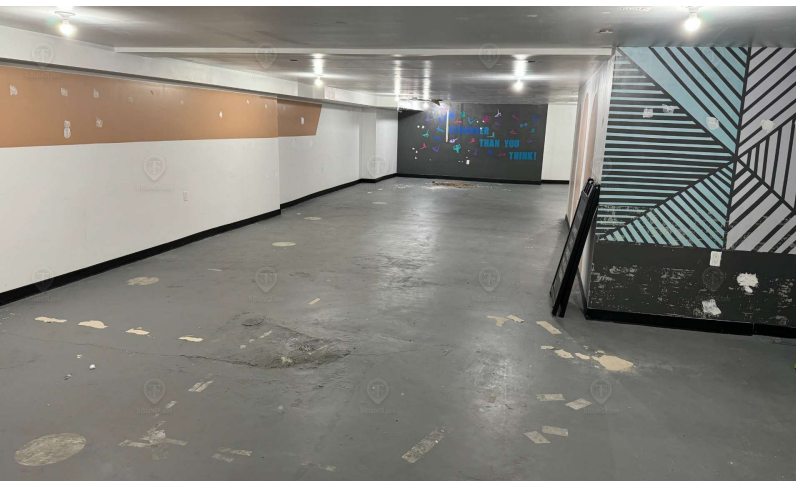
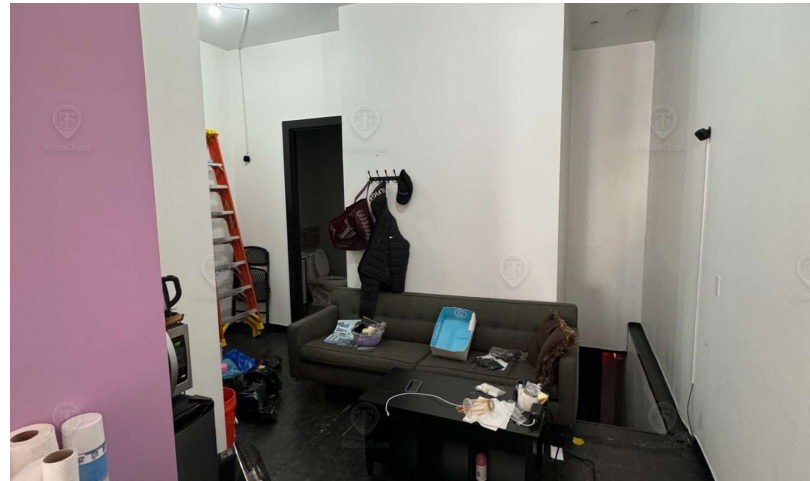
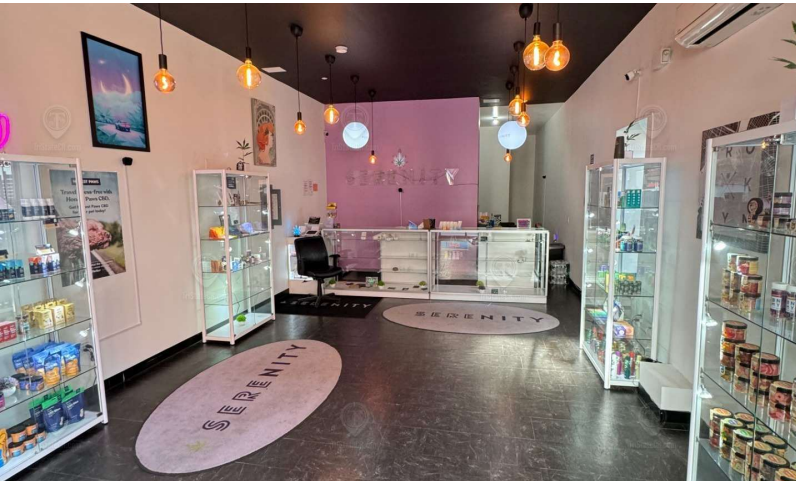
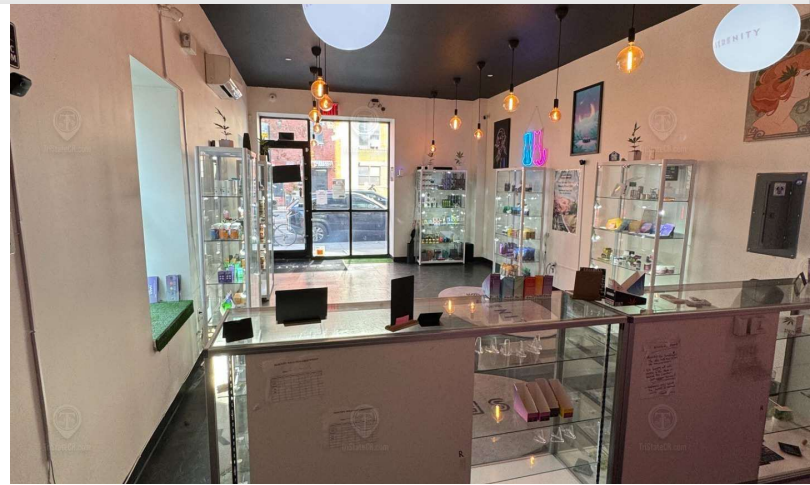
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# Additional Photos

58 Greenpoint Avenue, Brooklyn, NY 11222



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Map data  
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Google

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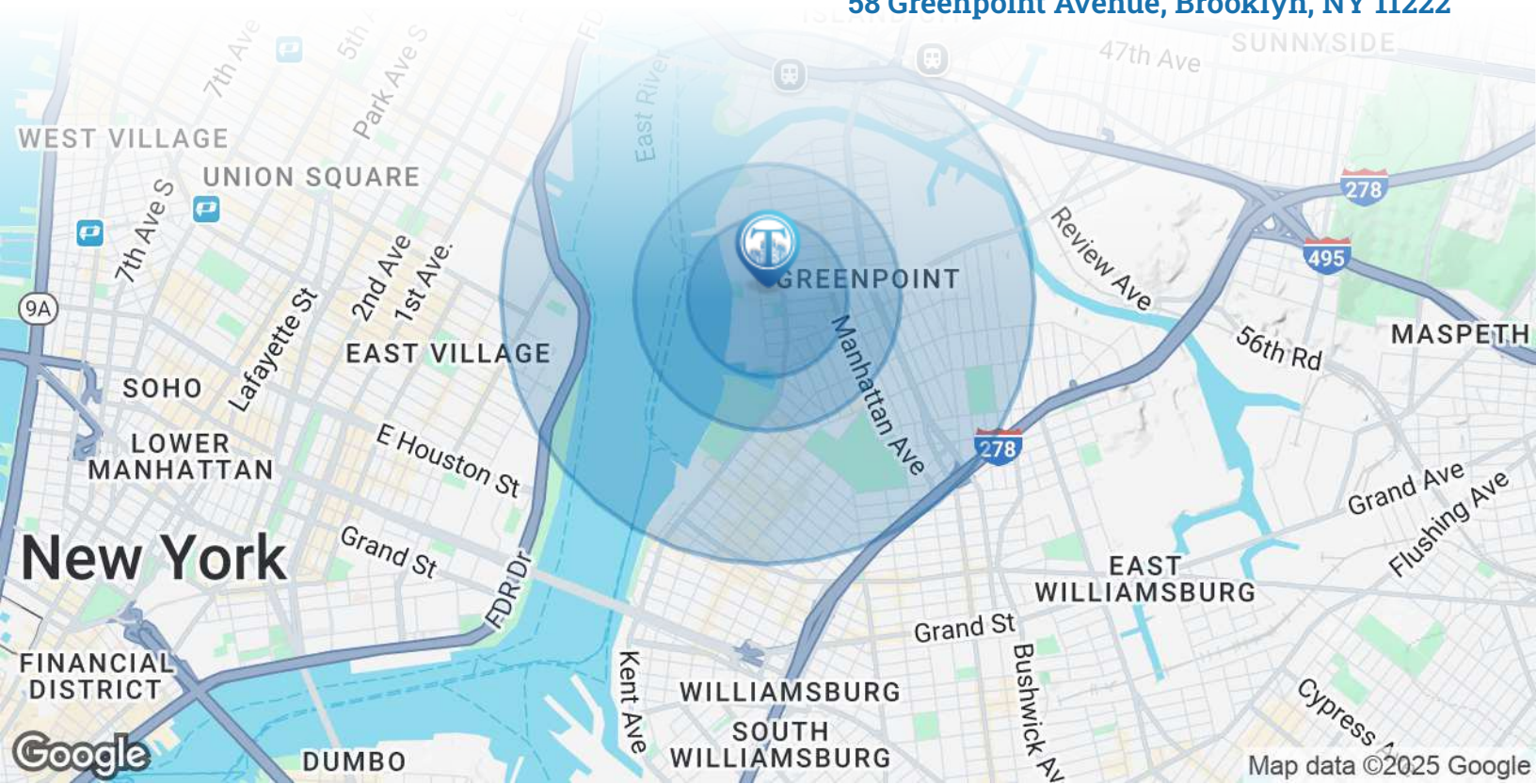
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,176	18,344	88,026
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,024	8,936	42,444
# of Persons per HH	2	2.1	2.1
Average HH Income	\$172,501	\$164,298	\$173,637
Average House Value	\$1,631,349	\$1,521,142	\$1,307,644



**88,026**

People within 1 Mile



**\$173,637**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK