



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Prime Retail Loft With Storefront For Lease

3,000 SF

281 North 7th Street • Brooklyn • NY

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

**Shlomi Bagdadi**  
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## Location Overview

Located in the Williamsburg neighborhood of Brooklyn between N 7th St & N 8th St near the Metropolitan Ave subway station.

Nearest Transit: L & G trains at Metropolitan Ave and the Q59, B24, B48, & B62 bus lines.

Nearby tenants include CYCLEBAR, Just Salad, Woodhul Wine Bar, Topsy Scoop, Fette Sau, Oslo Coffee Roasters, Milk Bar, The MOUTH Bar + Restaurant, Atelier Eva, Best Pizza, Lion Construction, LLC, Golden Dragon Kitchen, Rosa's Pizza, Chelsea Garden Center, Bar Madonna, Ace's Pizza, and more!

## Main Highlights

- ▶ Glass storefront
- ▶ High ceilings
- ▶ Skylights
- ▶ Sprinklers in place
- ▶ 2 means of egress



**26,100 SF**

Total Building Size



**8,700 SF**

Lot Size



**M1-2/R6, MX-8**

Zoning

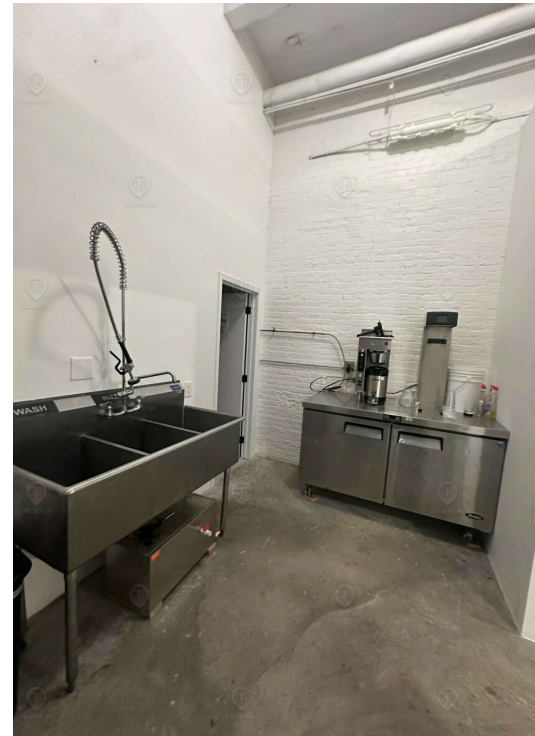
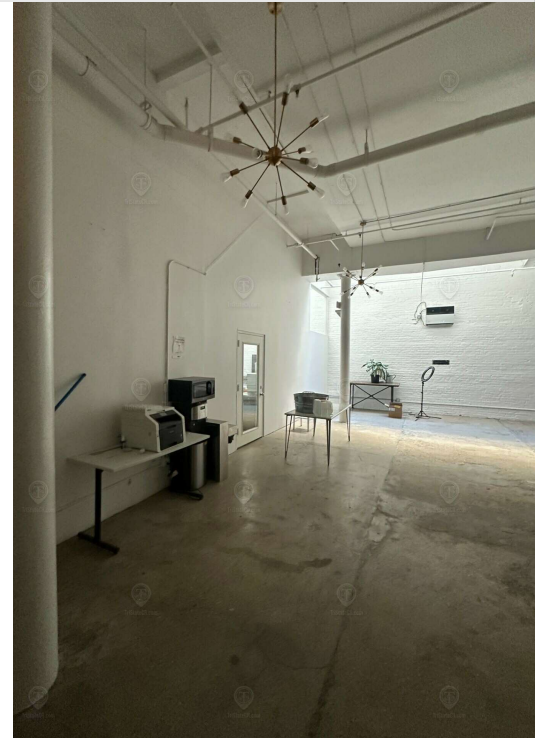
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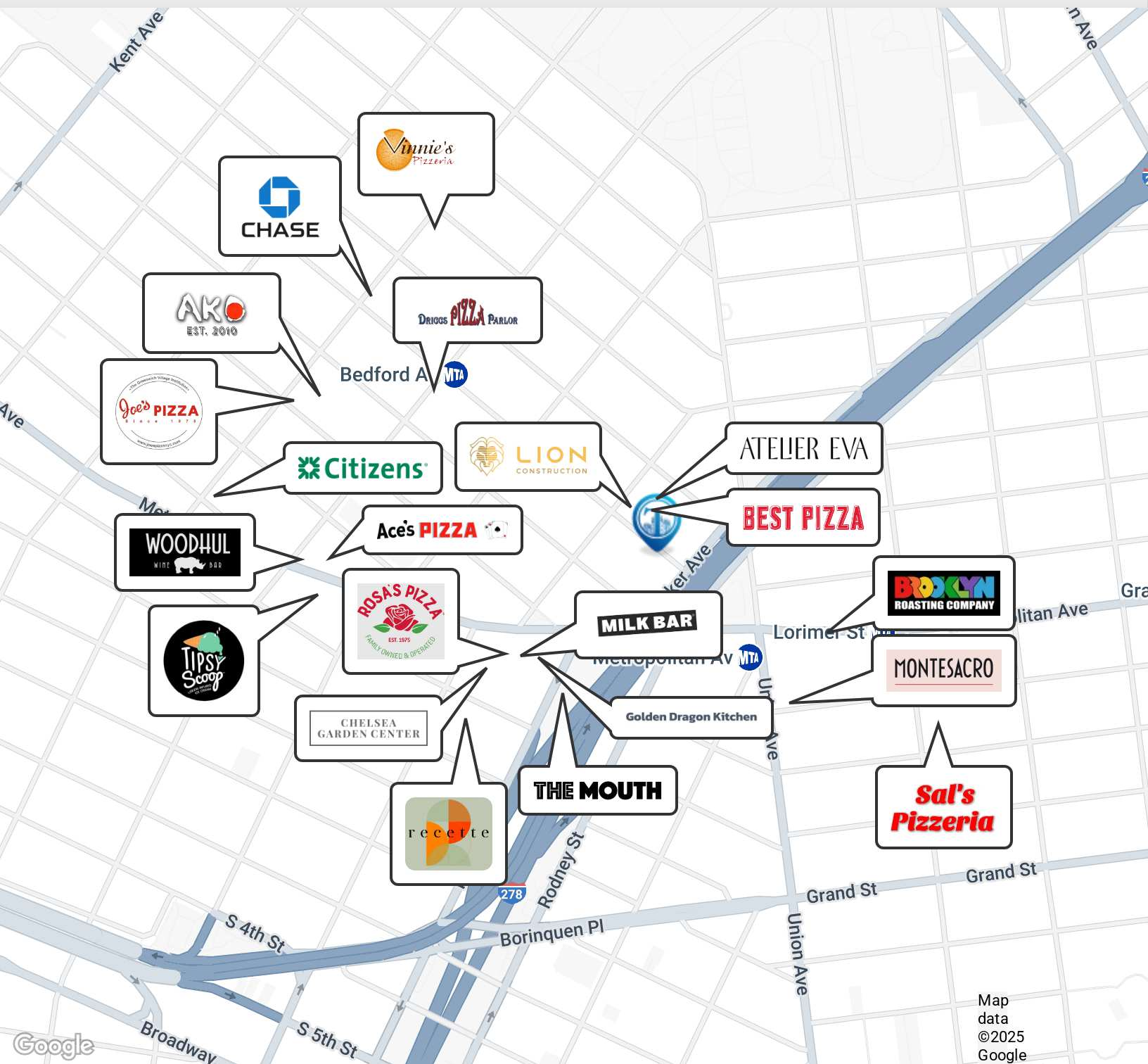
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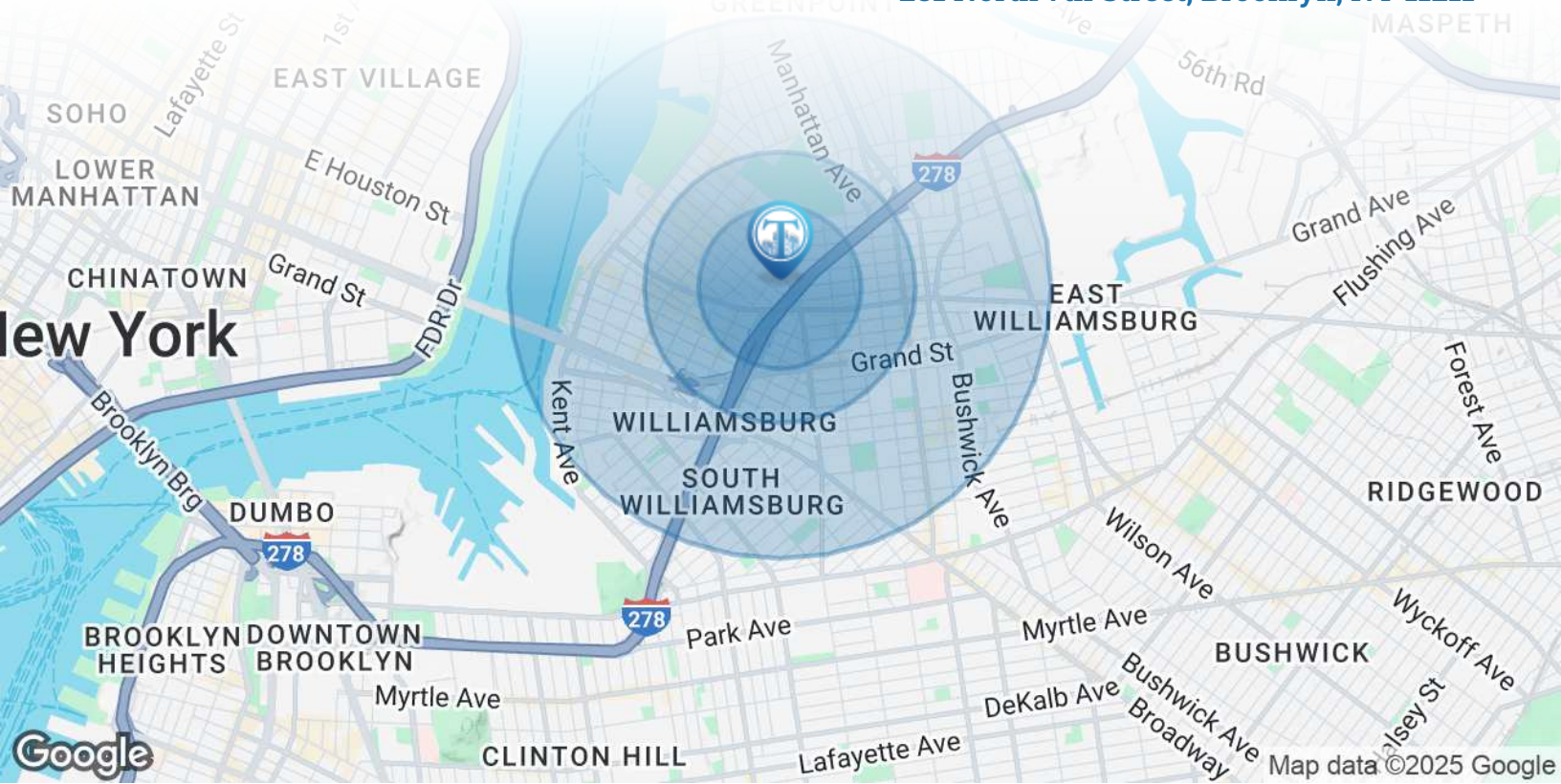
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# Area Demographics

281 North 7th Street, Brooklyn, NY 11211



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,199	42,759	154,140
Average Age	35	37	35
Average Age (Male)	35	36	35
Average Age (Female)	35	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,210	20,444	65,599
# of Persons per HH	2	2.1	2.3
Average HH Income	\$205,774	\$174,273	\$139,347
Average House Value	\$1,447,282	\$1,384,498	\$1,289,761



**154,140**

People within 1 Mile



**\$139,347**

Avg Household Income

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