



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,150 SF -3,450 SF Retail | Office in East Williamsburg

473 Grand St, Brooklyn, NY 11211

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,150 - 3,450 SF

Lease Rate: Upon Request

Lot Size: 2,375 SF

Building Size: 7,250 SF

Zoning: M1-2/R6A

PROPERTY OVERVIEW

1,150 SF -3,450 SF Retail | Office in East Williamsburg

Highlights:

- Duplex
- Finished Basement
- Move in Ready

LOCATION OVERVIEW

Located in East Williamsburg near the Metropolitan Ave, G train station. In close proximity to the B24, B48, B60, Q54 and Q59 bus stops. Nearby national tenants include,

- Citi Bank
- Starbucks
- Whole Foods
- Chase
- Dollar Tree
- Foot Locker
- Capital One
- Sprint
- Blue Bottle
- & many more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Location Maps



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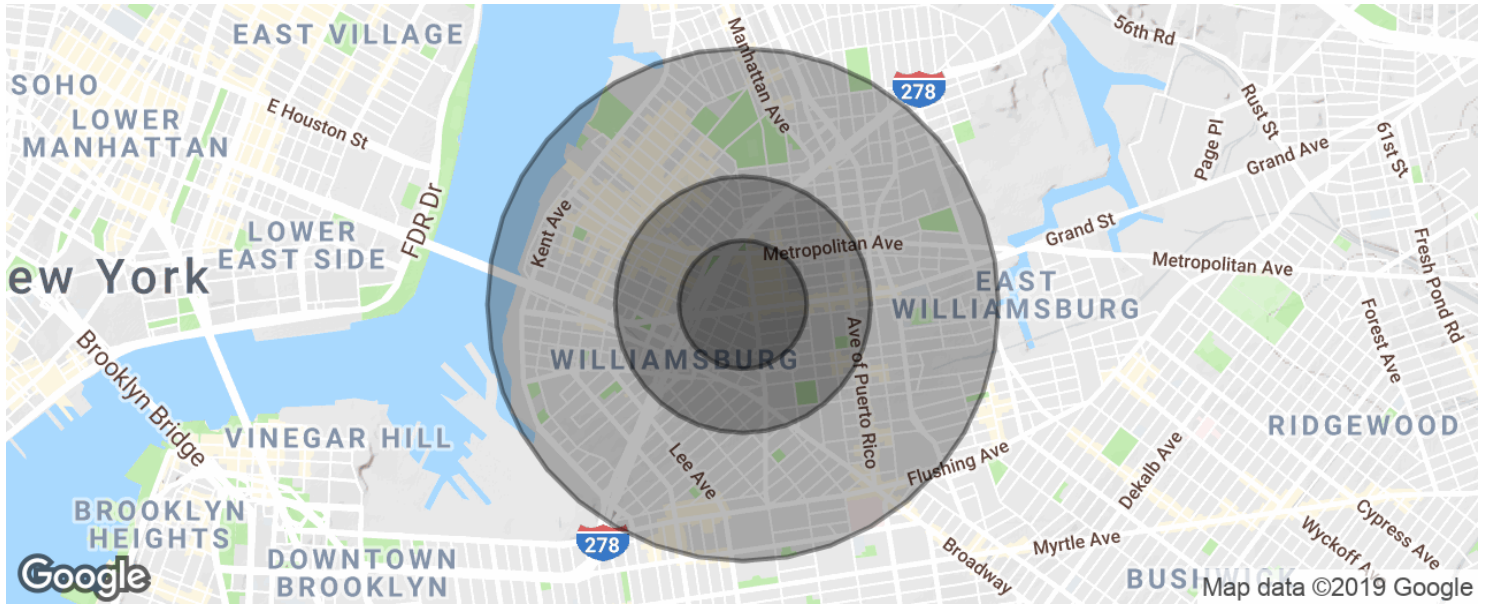
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	11,050	43,448	164,611
Median age	31.3	30.2	27.2
Median age (Male)	31.6	30.6	26.5
Median age (Female)	31.3	30.3	28.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,342	17,094	59,756
# of persons per HH	2.5	2.5	2.8
Average HH income	\$55,988	\$54,436	\$54,152
Average house value	\$663,067	\$803,703	\$701,287

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 1,150 - 3,450 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ground FL	Available	2,300 SF	Upon Request	Upon Request	-
Lower Level	Available	1,150 SF	Upon Request	Upon Request	-
473 Grand St	Available	3,450 SF	Upon Request	Upon Request	-

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