



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Up to 2,500 SF Retail | Office Space Available in Williamsburg!

169 Graham Ave, Brooklyn, NY 11206

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 600 - 2,500 SF

Lease Rate: Upon Request

Lot Size: 3,750 SF

Building Size: 18,000 SF

Zoning: R6

PROPERTY OVERVIEW

Up to 2,500 SF Retail | Office Space Available in Williamsburg!

Highlights:

- All Glass Frontage
- Corner Building

LOCATION OVERVIEW

Located in Williamsburg near the Montrose Ave L Train Station. In close proximity to the L, J, M and G trains as well. Steps away from the B43 & B60 bus stops.

Local national retailers include:

- Citi Bank
- McDonalds
- Crunch
- Chase
- Foot Locker
- Starbucks
- Bank of America
- Planet Fitness
- & 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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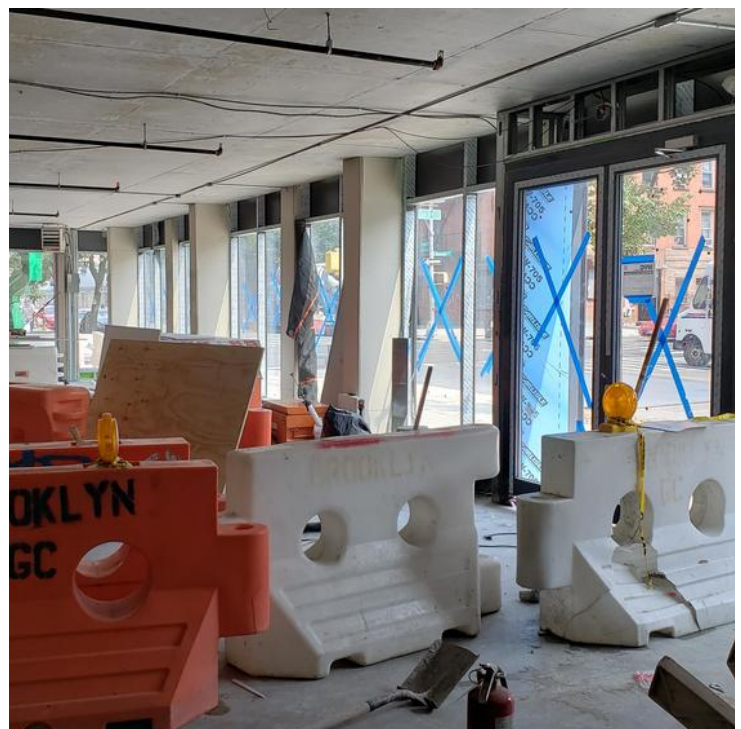
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Additional Photos



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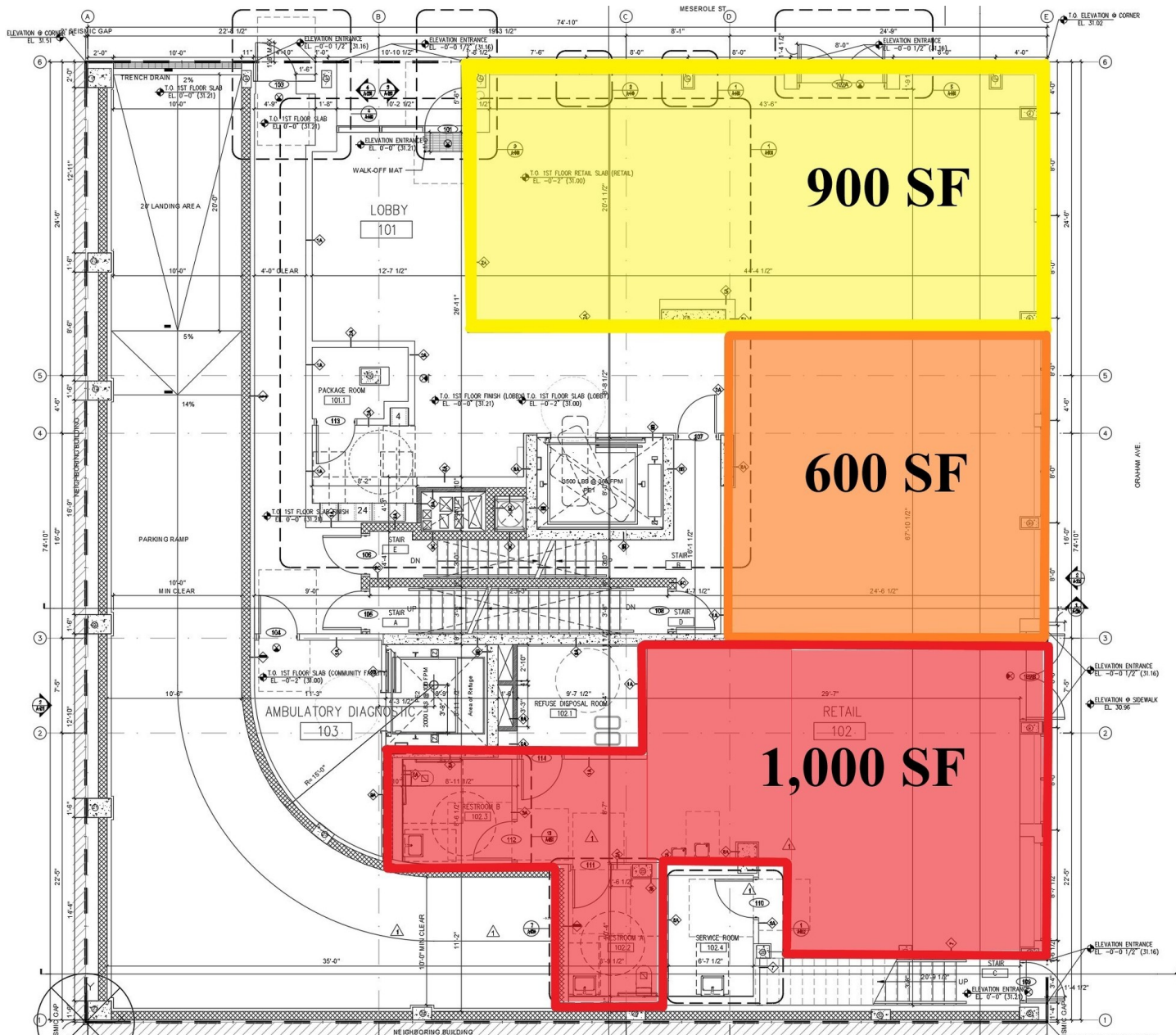
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1st Floor Plans



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Location Maps



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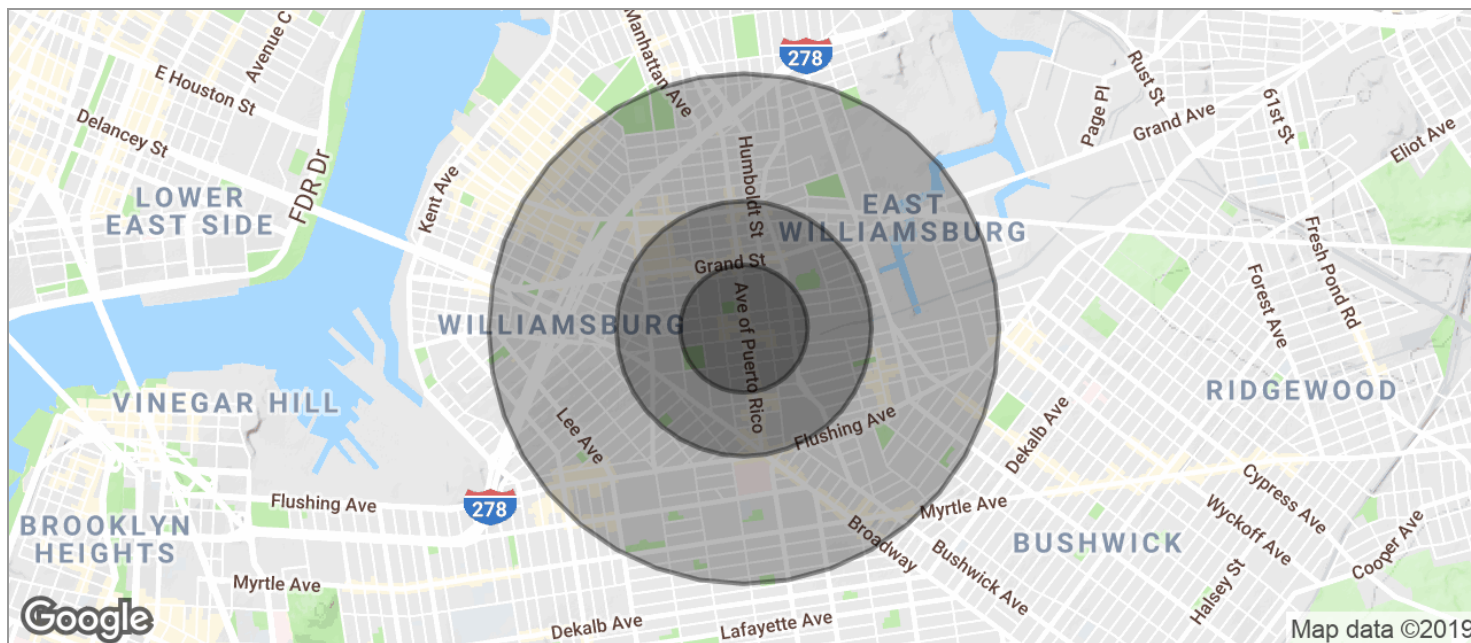
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	14,085	44,791	144,558
MEDIAN AGE	32.4	31.8	28.0
MEDIAN AGE (MALE)	30.4	29.8	26.8
MEDIAN AGE (FEMALE)	35.5	33.6	29.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5,915	18,006	52,598
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$38,849	\$44,938	\$47,501
AVERAGE HOUSE VALUE	\$532,417	\$683,627	\$716,010

* 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 | 600 - 2,500 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Fl- Corner	Available	1,000 SF	Upon Request	Upon Request	-
1st Floor- 2	Available	600 SF	Upon Request	Upon Request	-
1st Floor- 3	Available	900 SF	Upon Request	Upon Request	-
Entire Space Available	Available	2,500 SF	Upon Request	Upon Request	-

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