



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Up to 6,800 SF Retail Space Available in Williamsburg w/ 140 ft Wraparound!

309 Grand St, Brooklyn, NY 11211

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 500 SF- 6,800 SF

Lease Rate: Upon Request

Lot Size: 3,900 SF

Building Size: 7,800 SF

PROPERTY OVERVIEW

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Highlights:

- Brand new all glass storefront
- 22 ft ceilings on ground floor
- 16 ft ceilings on the lower level
- Skylights in place
- Vanilla box

LOCATION OVERVIEW

Located in Williamsburg near the Metropolitan Av, G train station. Steps away from the Q59 bus stop.

National Tenants include:

- Capital One
- Apple
- Bank of America
- Blink Fitness
- Checkers
- Chase
- Foodtown
- Starbucks
- & many more!

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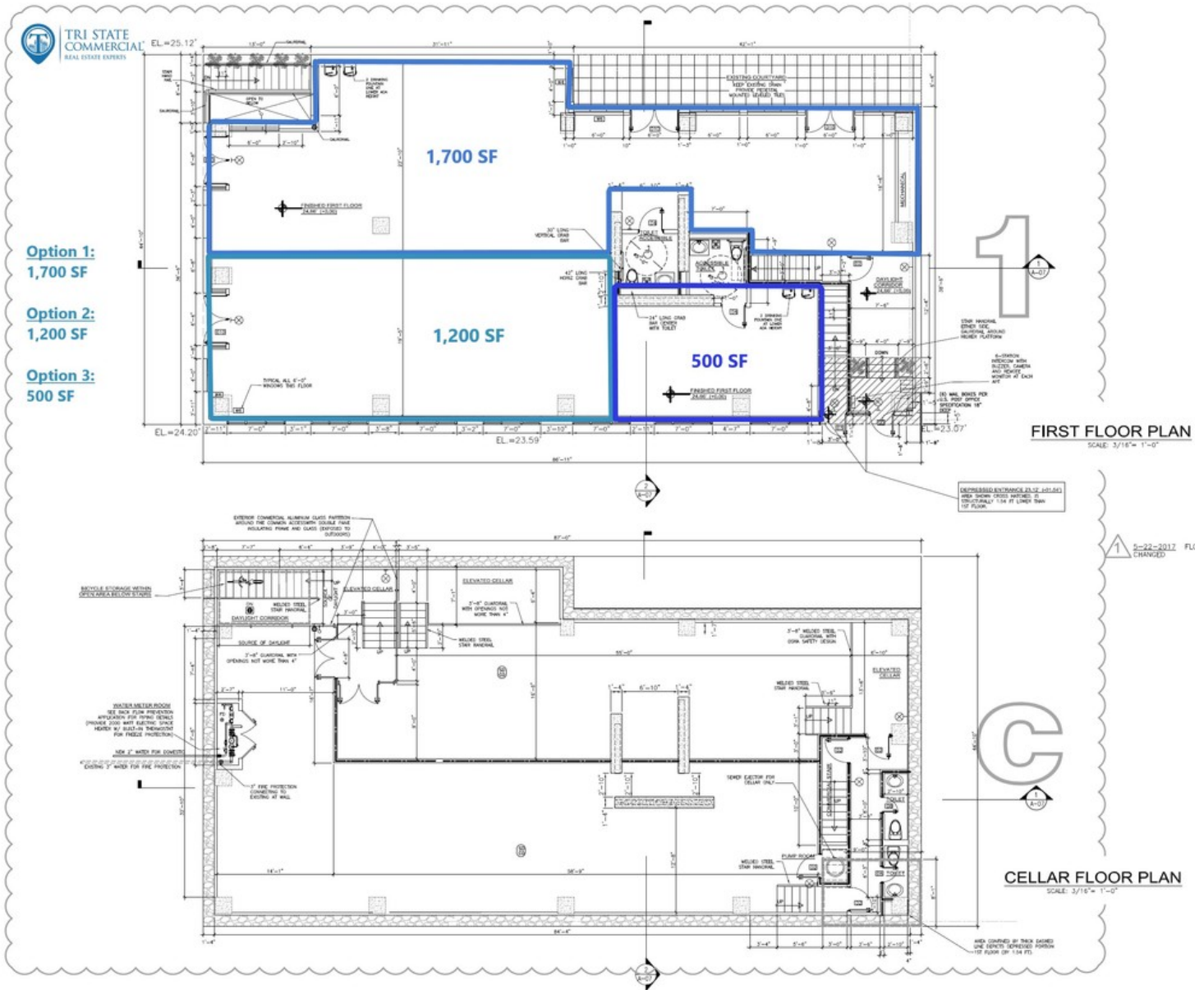


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Floor Plans



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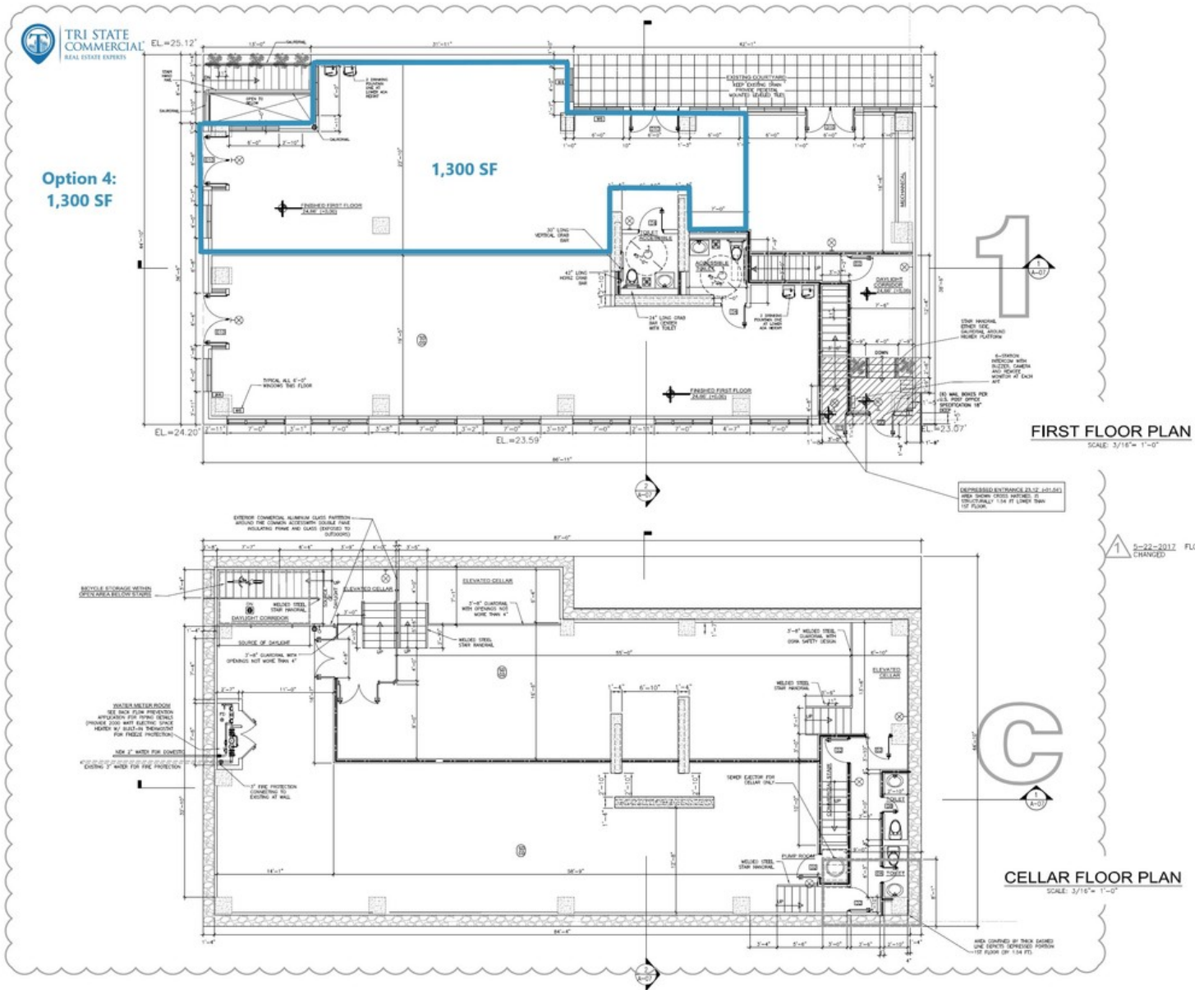


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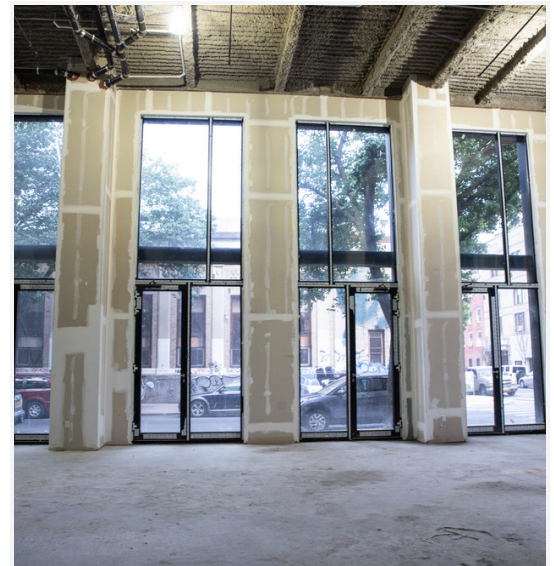
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Additional Photos



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Location Maps



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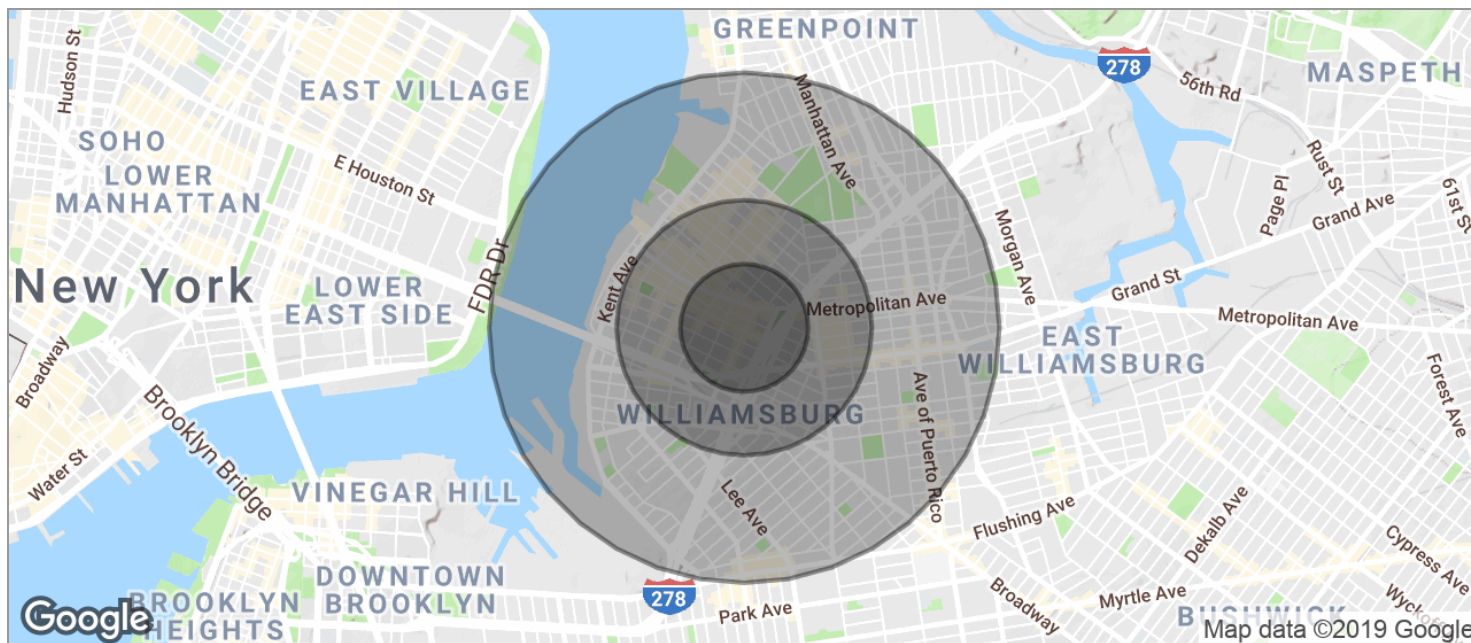
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Demographics Map



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|---------|
| TOTAL POPULATION | 11,271 | 40,791 | 155,648 |
| MEDIAN AGE | 30.7 | 29.3 | 27.1 |
| MEDIAN AGE (MALE) | 29.9 | 29.0 | 26.3 |
| MEDIAN AGE (FEMALE) | 31.7 | 29.6 | 28.1 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,730 | 16,195 | 55,154 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.8 |
| AVERAGE HH INCOME | \$58,159 | \$59,076 | \$56,474 |
| AVERAGE HOUSE VALUE | \$784,682 | \$741,008 | \$728,128 |

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces



| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------------|-----------|--------------|--------------|-----------|------------|--------------------|
| Lower Level | | UPON REQUEST | Upon Request | 3,400 SF | Negotiable | LL- 16 ft ceilings |
| Option 1 | | UPON REQUEST | Upon Request | 1,700 SF | Negotiable | Ground FL |
| Option 2 | | UPON REQUEST | Upon Request | 1,200 SF | Negotiable | Ground FL |
| Option 3 | | UPON REQUEST | Upon Request | 500 SF | Negotiable | Ground FL |
| Option 4 | | UPON REQUEST | Upon Request | 1,300 SF | Negotiable | Ground FL |

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