



Artist & Craftsman Supply Brooklyn
TRISTATE COMMERCIAL
REAL ESTATE EXPERTS
The Bagel Store

TRISTATE COMMERCIAL

LOCATED IN THE THRIVING NEIGHBORHOOD OF **WILLIAMSBURG**

- 100' WRAPAROUND FRONTAGE
- BRAND NEW CONSTRUCTION
- BASEMENT W/ HIGH CEILINGS

310 GRAHAM AVE

FOR LEASE | RETAIL SPACE

100' Wraparound Frontage | 1,500 SF Retail + Basement in Williamsburg!

310 Graham Ave, Brooklyn, NY 11211

Shlomi Bagdadi
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Tri State Commercial® Realty Inc | 482 Coney Island Ave | Brooklyn, NY 11218 | | tristatecr.com



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Executive Summary



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: Upon Request

Lot Size: 5,000 SF

Building Size: 3,000 SF

Zoning: R6A, C2-4

Market: East Williamsburg

PROPERTY OVERVIEW

100' Wraparound Frontage | 1,500 SF Retail + Basement in Williamsburg!

Property Type: Retail

Total Space Available: 1,500 SF

Building Size: 3,000 SF

Features

-100' Wraparound Frontage

-50' frontage on Graham ave

-Brand New Construction

-Basement w/ High Ceilings

LOCATION OVERVIEW

Located in the thriving neighborhood of Williamsburg with tons of surrounding local businesses and big businesses. Steps from the B43 bus and just one block from L train at the Graham Ave station!

Neighboring tenants include:

-Dunkin' Donuts

-Chase Bank

-Subway

-Domino's Pizza

-Key Food

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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Available Spaces

Lease Rate: UPON REQUEST **Total Space:** 1,500 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Corner Retail	Street Retail	UPON REQUEST	Upon Request	1,500 SF	Negotiable	100' Wraparound frontage. 50' frontage on Graham ave. Brand new construction. basement with high ceilings

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Location Maps



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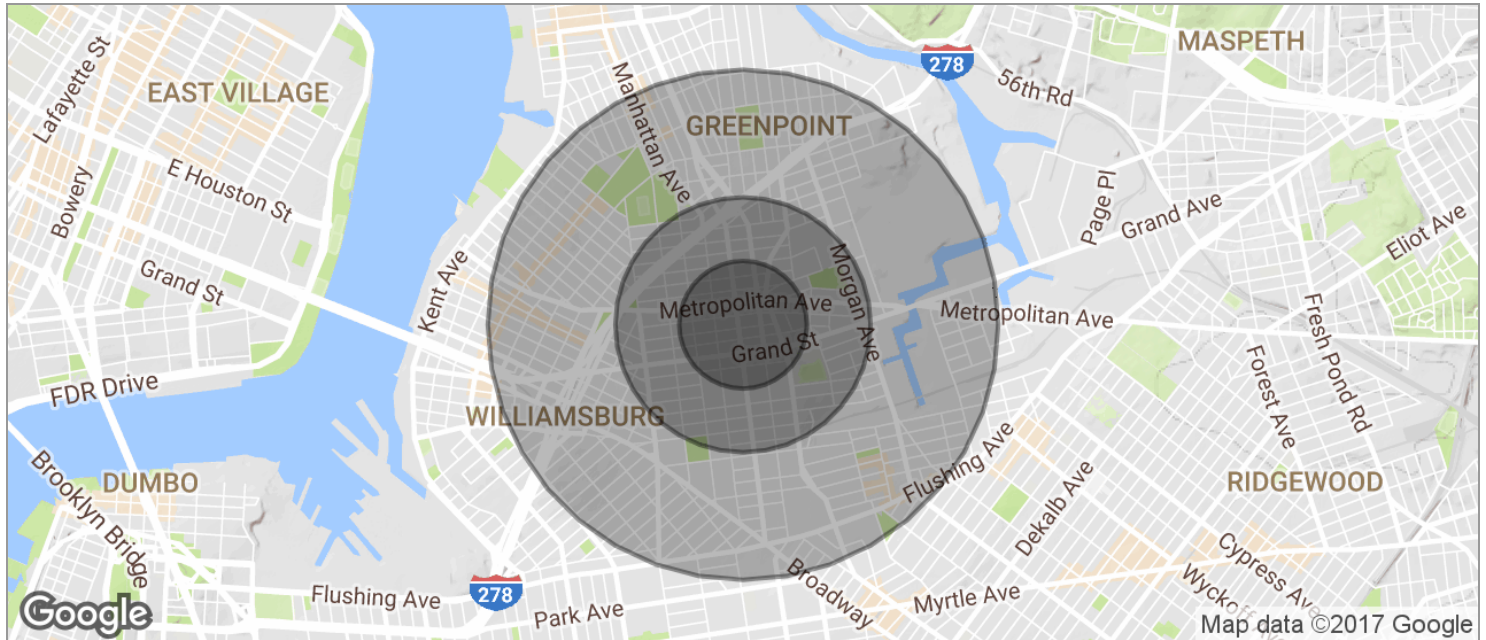
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Demographics Map



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	9,731	35,095	117,050
MEDIAN AGE	32.9	32.7	30.6
MEDIAN AGE (MALE)	34.1	33.3	30.0
MEDIAN AGE (FEMALE)	32.7	33.2	31.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,391	15,872	47,419
# OF PERSONS PER HH	2.2	2.2	2.5
AVERAGE HH INCOME	\$67,504	\$59,738	\$57,035
AVERAGE HOUSE VALUE	\$677,385	\$711,223	\$707,852

* Demographic data derived from 2010 US Census

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Retailer Map



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