



PROPERTY INFORMATION

SIZE: Ground Level - 800 SF (divisible)
Lower Level - 700 SF

FRONTAGE: Approx. 30' along Bedford Avenue

POSSESSION: Immediate

ASKING RENT: Upon Request

COMMENTS:

- Clean boutique space ideally located within steps of Whole Foods Market, Sweetgreen, APPLE, WeWork, Equinox and many more
- Ample frontage along Bedford Avenue
- Short walk to the Bedford Avenue  Train with 9.0 Million in Annual Ridership

BOUTIQUE SPACE FOR LEASE

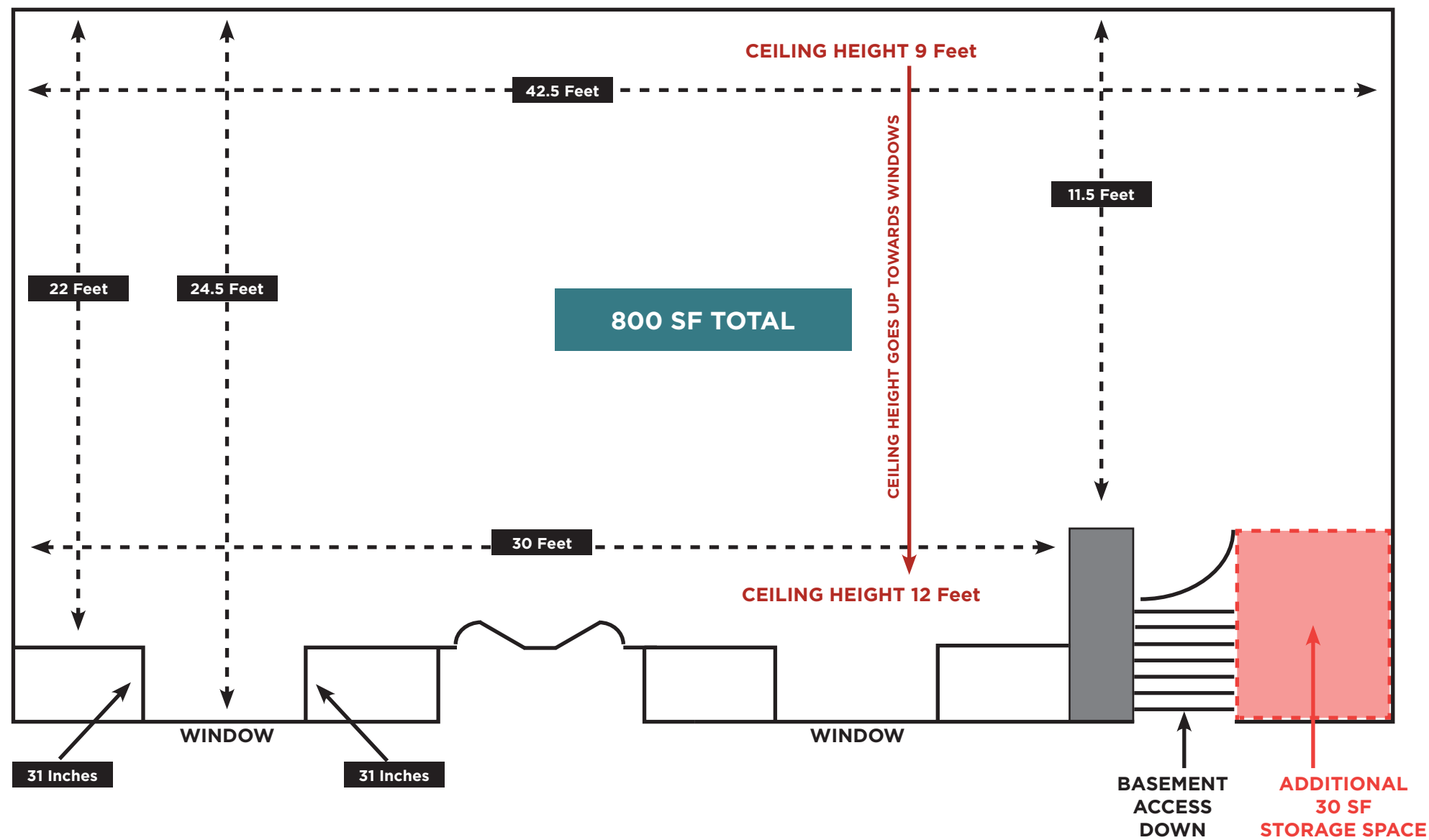
225 BEDFORD AVENUE

WILLIAMSBURG • BROOKLYN, NY

(BETWEEN NORTH 4TH STREET AND NORTH 5TH STREET)

CBRE

FLOOR PLAN



BEDFORD AVENUE

STREETSCAPE

NORTH 8TH STREET

SWEET CHICK
VITORRIA BAKERY
OASIS WILLIAMSBURG
THE MEATBALL SHOP
PRIMP & POLISH
MAMA PHO
THE CHARLESTON
TEND DENTAL (2ND FL.)
CHASE

BEDFORD AVE

MR. LIME & MR. KIWI
RESIDENTIAL **LUXEYE**
MARTHA'S COUNTRY BAKERY
BOLERO
ANNA MARIA PIZZA
Yoonin Bros
DELI & GRILL
Spectrum

STEPS & ELEVATOR TO SUBWAY

NORTH 7TH STREET

STARBUCKS
CITYMD URGENT CARE
DUNKIN'
SOLUDOS
NEW RETAIL DEVELOPMENT (COMING SOON)
DZIUPLA
DOUGHNUT PLANT

L BEDFORD AVE - 9M ANNUAL RIDERSHIP
RECENTLY LEASED / JUICE PRESS
PEMA BOUTIQUE
BAGELSMITH
DOS TOROS
Happy Socks
Dr. Air Mail Martens
VERACRUZ MEXICAN CORP.
BEDFORD EXOTICS

STEPS TO SUBWAY

NORTH 6TH STREET

BROOKLYN LINGERIE
RED PEARL CLOTHING
NEW RETAIL DEVELOPMENT (COMING SOON)
juice GENERATION
red bowl
WILLIAMSBURG THAI CUISINE
dime
Joe's PIZZA

BEDFORD AVE

PINKYOTTO
DAVEY'S
EYEBROW THREADING
RESIDENTIAL
RESIDENTIAL/CAR SERVICE
BROOKLYN SPECTACLES
pokebab
SENKO FUNERAL HOME

225
BEDFORD

NORTH 5TH STREET

RESIDENTIAL
COPPER MUG COFFEE
PINKYOTTO
SOAP CHERIE
Bodhi
ID
NORBU

FABIANE'S PASTRY
RESIDENTIAL *Catbird*
AMARCO
diptyque (COMING SOON)

STEFANO'S TATTOO SHOP
GLAZE TERYAKI
RESIDENTIAL
corepower YOGA
RESIDENTIAL

NORTH 4TH STREET

G STAR CLOTHING
Levi's
SCOTCH AND SODA
SABON
CHIPOTLE
wework (2ND FL.)
WHOLE FOODS MARKET
citibank
T-Mobile
Capital One
EQUINOX
DUANEreade
HSBC

BEDFORD AVE

HUNGRY GHOST
SOUL RECOVERY
UVA
SEPHORA
alo yoga
CORCORAN
TOMS
LIP LAB
sweetgreen
Levain Bakery
AMERICAN GIANT
DIG
MIDICI PIZZA
COZY NAILS
SUNNYSIDE CANNIBIS
Apple
Foodtown
FLY
by CHLOE.
CLINTON HALL

NORTH 3RD STREET

NEIGHBORHOOD RETAIL MAP



BROOKLYN POPULATION

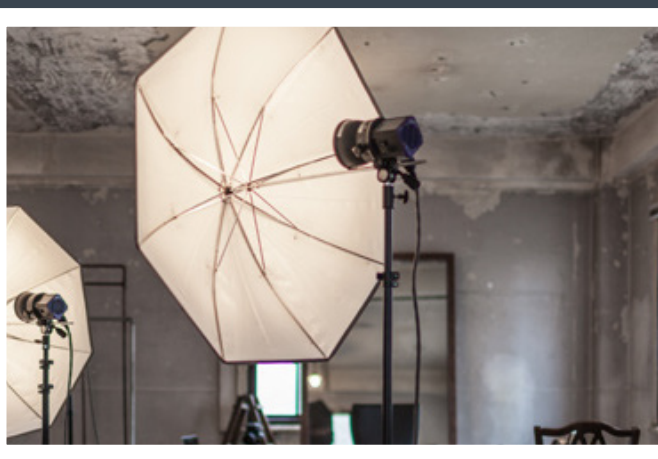
Brooklyn is New York City's most populated Borough with **2.6 MILLION** people. That makes it the most popular borough in NYC.

POPULATION GROWTH

Since 2000, the population in Williamsburg has grown by **67%** with growth of 11% along the Brooklyn Waterfront and 3% in NYC overall.

NOT JUST ANY BOROUGH

If Brooklyn were a city, it would be the **4TH LARGEST** city in the United States.



	POPULATION	ADVANCED EDUCATION	DAYTIME WORKERS	DAYTIME RESIDENTS	HOUSEHOLDS	AVG. HH INCOME
.25 MILES	11,887	74.8%	4,679	3,343	5,680	\$113,240
.5 MILES	25,404	72.1%	11,905	7,633	12,095	\$104,830
1 MILE	108,090	57.0%	36,720	43,362	45,630	\$91,139

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