



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF - 4,000 SF Retail | Office Space for Lease in Williamsburg!

99 Walworth St, Brooklyn, NY 11205

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 2,000 - 4,000 SF

Lease Rate: Upon Request

Lot Size: 5,000 SF

Building Size: 10,622 SF

Zoning: M1-1

PROPERTY OVERVIEW

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Highlights:
-Newly Renovated
-Modern Lobby
-HVAC
-Wraparound windows
-2 bathrooms
-Outdoor Area

LOCATION OVERVIEW

Located in Bed-Stuy near the Myrtle-Willoughby Ave subway station.

Public Transit: G Train at Willoughby Ave.
Steps away from the B44, and B54 bus stops.

Nearby national tenants include,
-Family dollar, Ice Cream House, Chase, TD Bank, Starbucks, Apple Bank, Bank of America, & many more!

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Additional Photos



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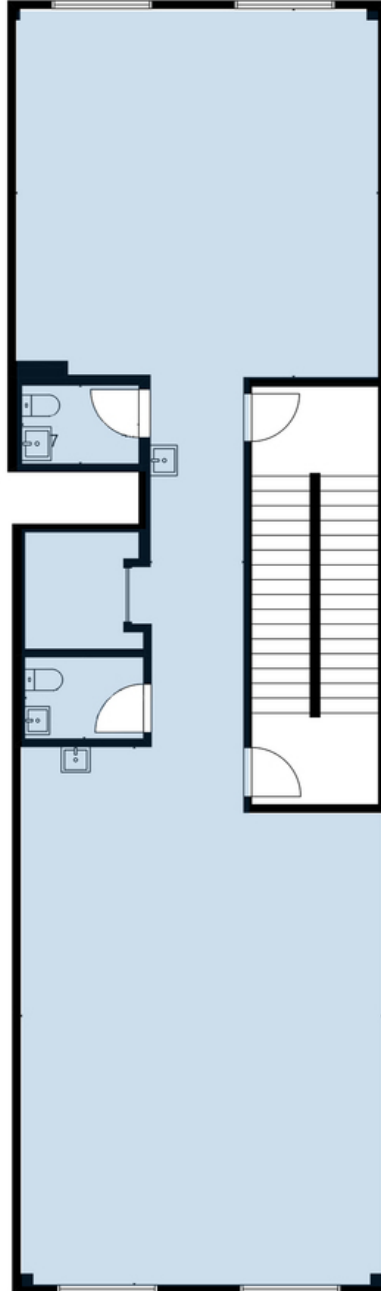
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Floor Plan- 2nd FL



FLOOR 2

Space Available: 2,000 SF

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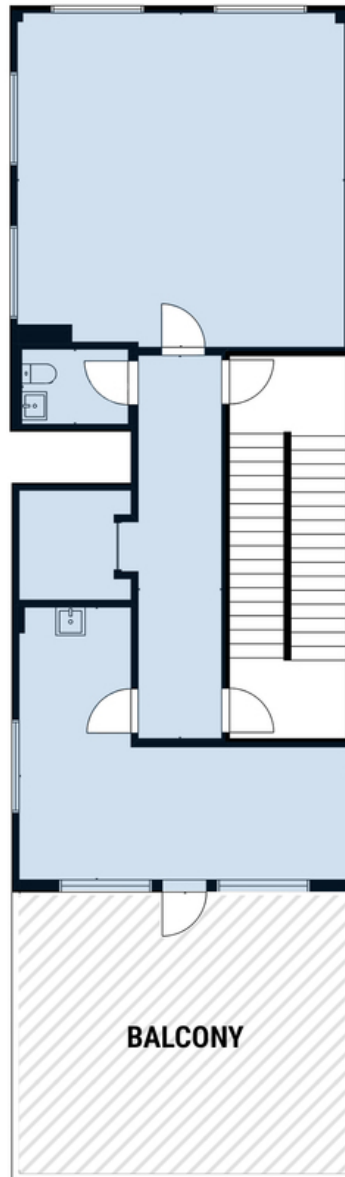
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Floor Plan- 4th FL



FLOOR 4

Space Available: 1500 SF

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Location Maps



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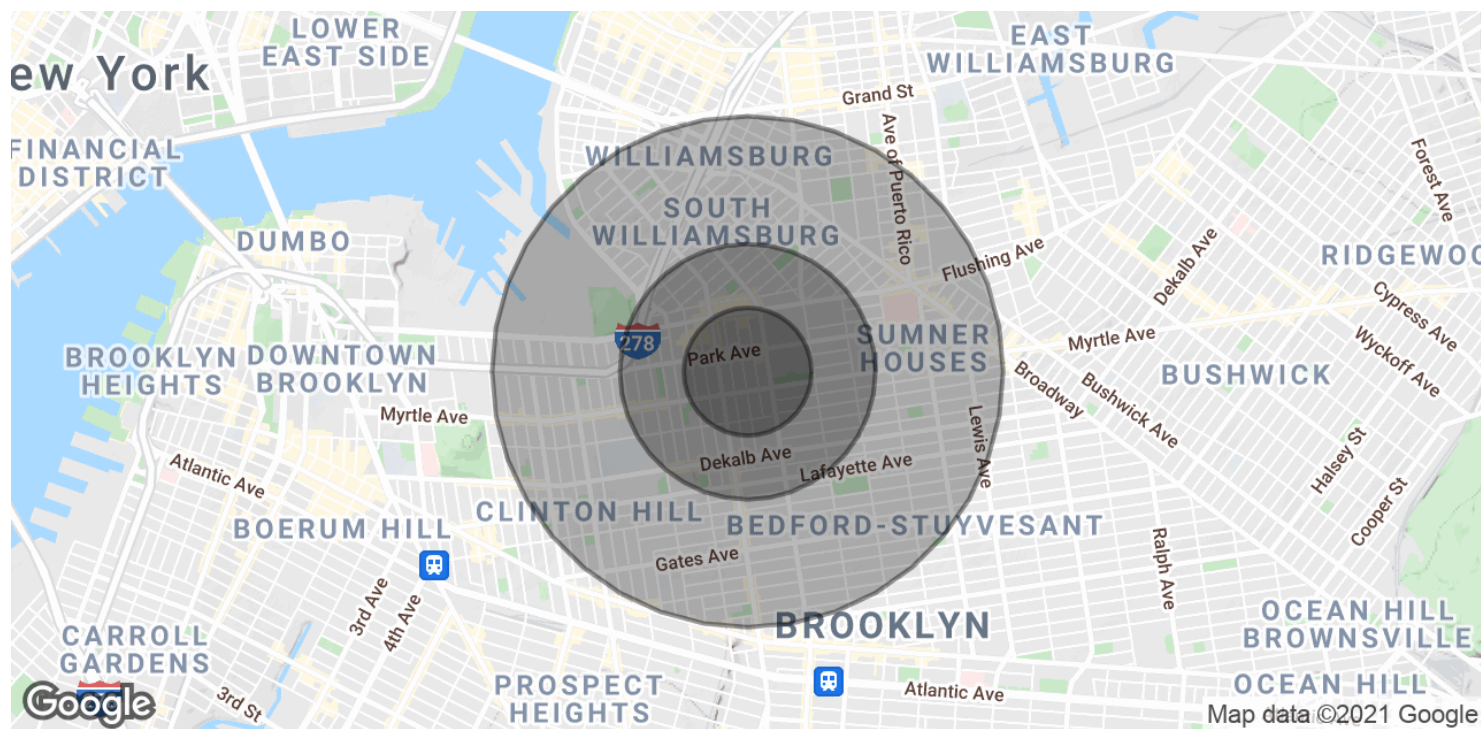
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,248	44,337	182,196
Median age	22.0	21.9	26.5
Median age (Male)	21.6	21.5	25.5
Median age (Female)	24.4	23.2	27.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,930	12,527	60,763
# of persons per HH	3.5	3.5	3.0
Average HH income	\$40,482	\$43,666	\$46,188
Average house value	\$732,999	\$621,452	\$589,864

* Demographic data derived from 2010 US Census

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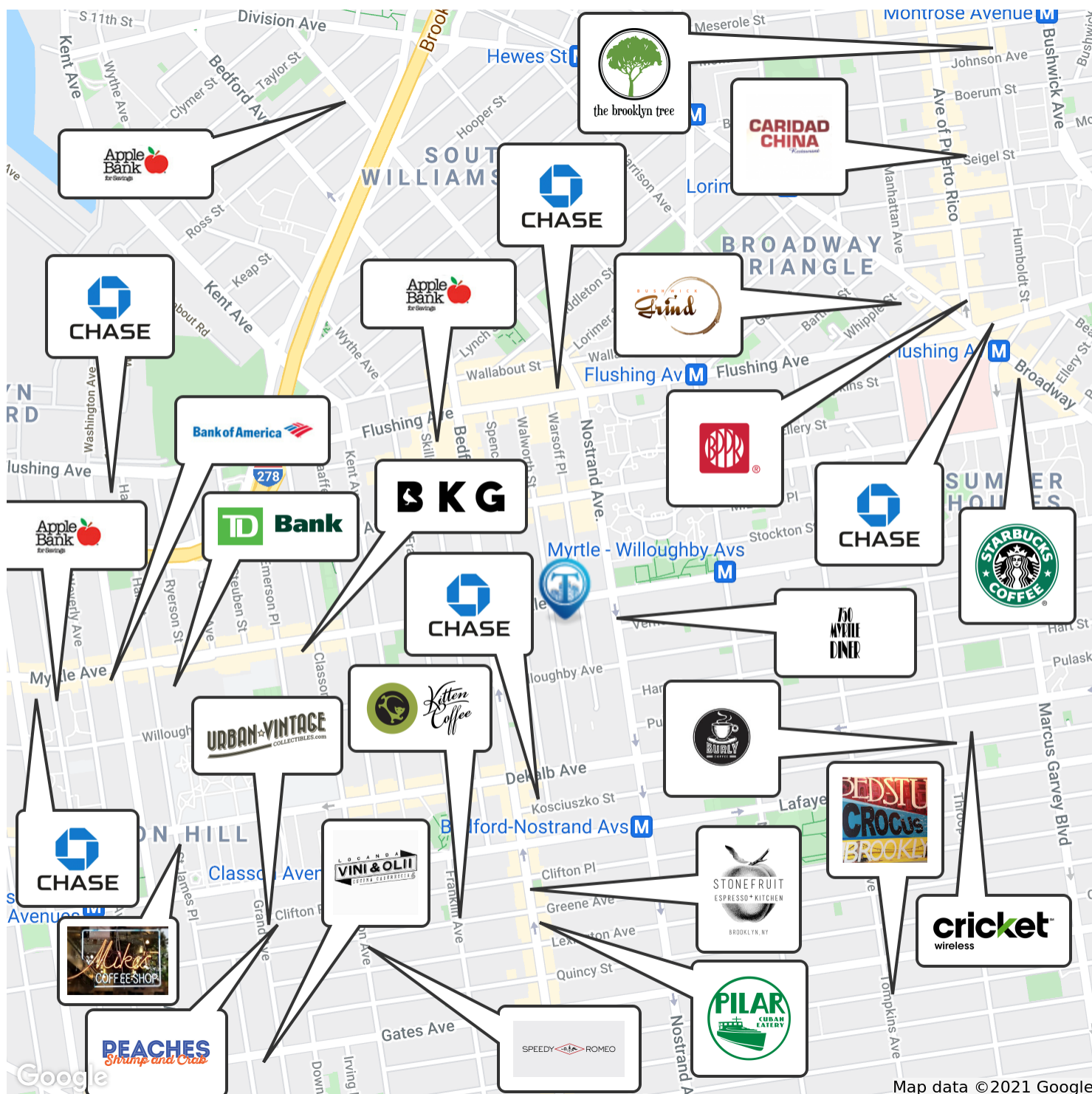
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Retailer Map



Map data ©2021 Google

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Available Spaces



LEASE TYPE UPON REQUEST | TOTAL SPACE 2,000 - 4,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE UPON REQUEST

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd FL	Available	2,000 SF	Upon Request	Upon Request	-
4th FL	-	1,500 SF	Upon Request	Upon Request	-

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