



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Newly Renovated 1800SF Retail Space+1500SF Basement/Backyard in Williamsburg!

343 Broadway, Brooklyn, NY 11211

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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



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Executive Summary



OFFERING SUMMARY

Available SF: 1,800 - 3,300 SF

Lease Rate: Upon Request

Lot Size: 3378 SF

Building Size: 13,197 SF

PROPERTY OVERVIEW

Newly Renovated 1800SF Retail Space+1500SF Basement/Backyard in Williamsburg!

Property Type: Retail

Total Space Available: 3300SF

Building Size: 13197 SF

Features:

- High 12' ceilings
- Concrete Floors
- Multiple Restrooms
- All Open Layout
- Central Cooling & Heating System

LOCATION OVERVIEW

Located in the retail friendly neighborhood of Williamsburg! Short walk to J,M,Z trains available at the Marcy Ave station. On the same street as Trophy Bar a lively bar with young crowds, Dotory a hip and cozy Korean Restaurant & Las Tainas Restaurant/Bar

Neighboring Tenants:

- Capital One
- Starbucks
- Metro PCS
- Citi Bank
- McDonalds

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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Additional Photos



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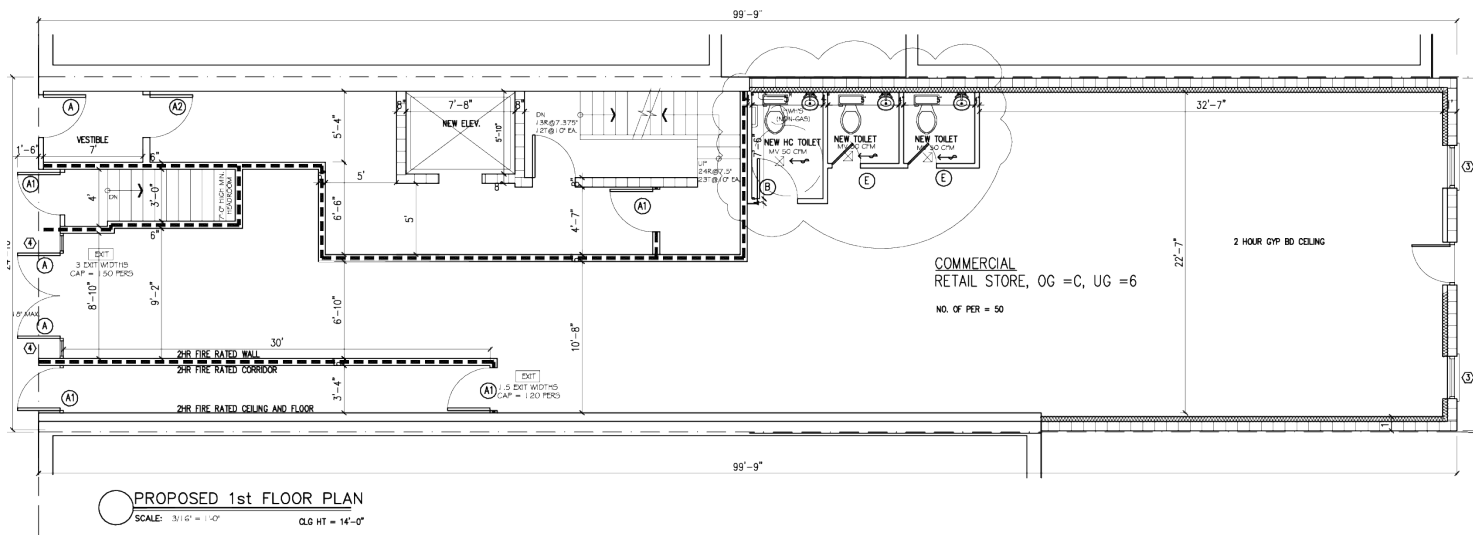


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Floor Plans



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Location Maps



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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	15,203	57,209	165,084
MEDIAN AGE	25.2	24.5	25.6
MEDIAN AGE (MALE)	24.7	23.9	24.9
MEDIAN AGE (FEMALE)	25.8	25.2	26.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,842	18,111	55,531
# OF PERSONS PER HH	3.1	3.2	3.0
AVERAGE HH INCOME	\$41,906	\$44,382	\$50,790
AVERAGE HOUSE VALUE	\$729,060	\$683,153	\$723,541

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

Lease Rate: UPON REQUEST **Total Space** 1,800 - 3,300 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
343 Broadway	Office Building	UPON REQUEST	Upon Request	1,800 - 3,300 SF	Negotiable	Newly Renovated 1800SF Store + Optional 1500SF Basement/Backyard High 12' ceilings, multiple restrooms, all open layout, central cooling and heating system.

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