



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,600 SF | 535 Grand St | Prime Retail Space + Glass Frontage for Lease

535 Grand Street, Brooklyn, NY 11211

Shlomi Bagdadi
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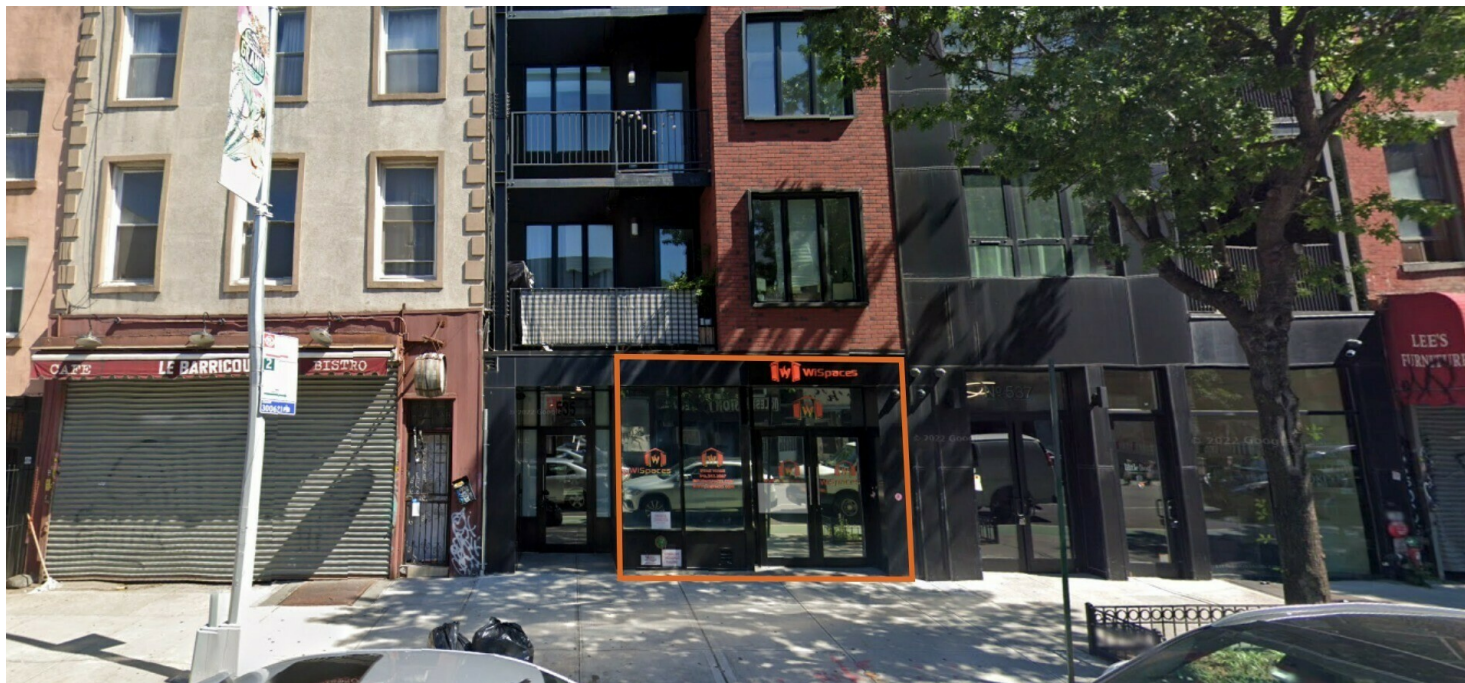
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718 437 6100
Available SF:	2,600 SF
Building Size:	3,038 SF
Lot Size:	2,250 SF
Zoning:	R7A

PROPERTY OVERVIEW

Glass frontage
Renovated space
25 ft ceilings
Mezzanine
2 bathrooms

LOCATION OVERVIEW

Located in the vibrant Williamsburg neighborhood of Brooklyn, close to many trendy, high-traffic brands along with multiple means of commute.

Nearest Transit: G & L lines at Metropolitan Av & Lorimer St. and Q59 & Q54 bus lines.

Nearby tenants include Barcade, Starbucks, Think Coffee, Dunkin', Alligator Lounge, 787 Coffee, Walgreens, Verizon, Papa John's Pizza, Carmine's, Bagelsmith, Brooklyn Roasting Company, McDonald's, Chase Bank, Taco Bell, Subway, DeStefano's Steakhouse, and more!

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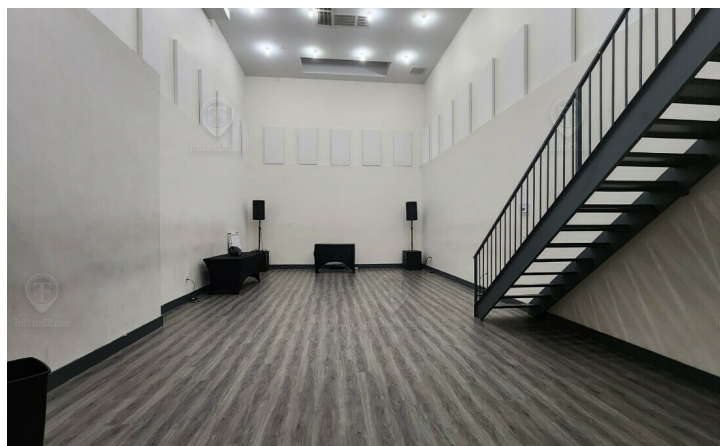
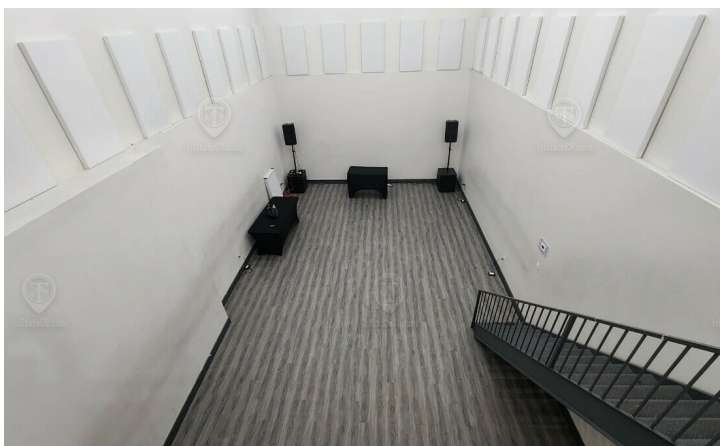
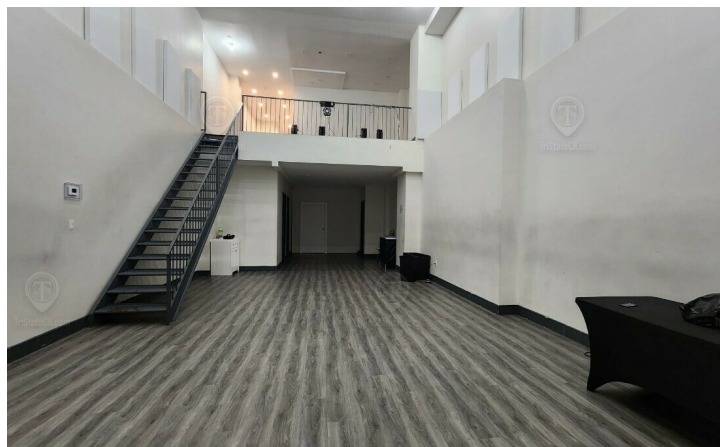
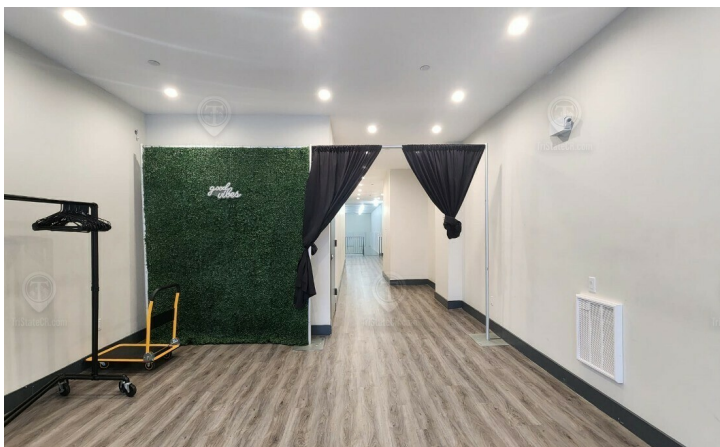
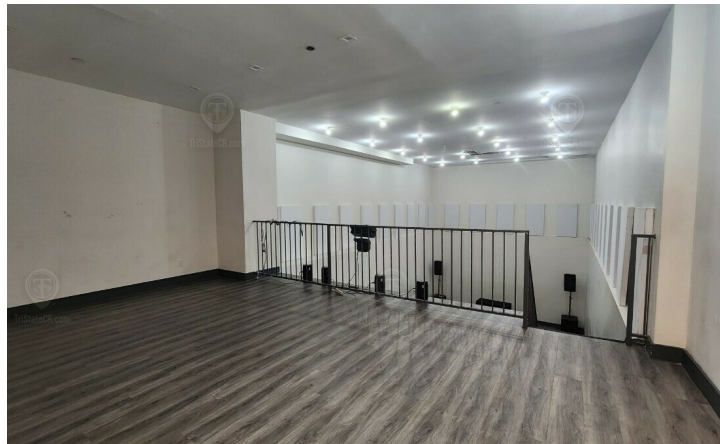
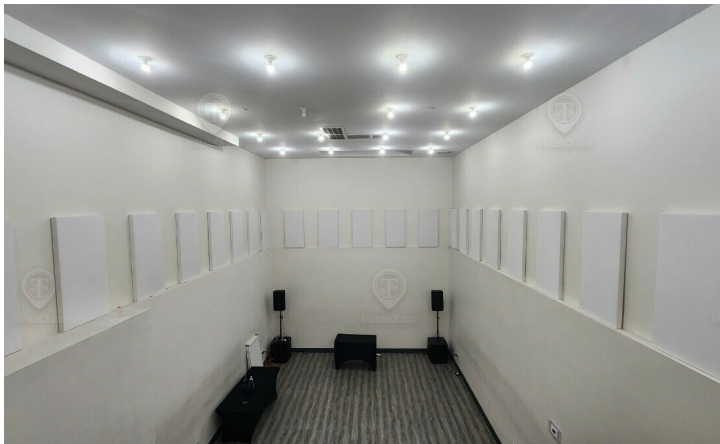
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Additional Photos



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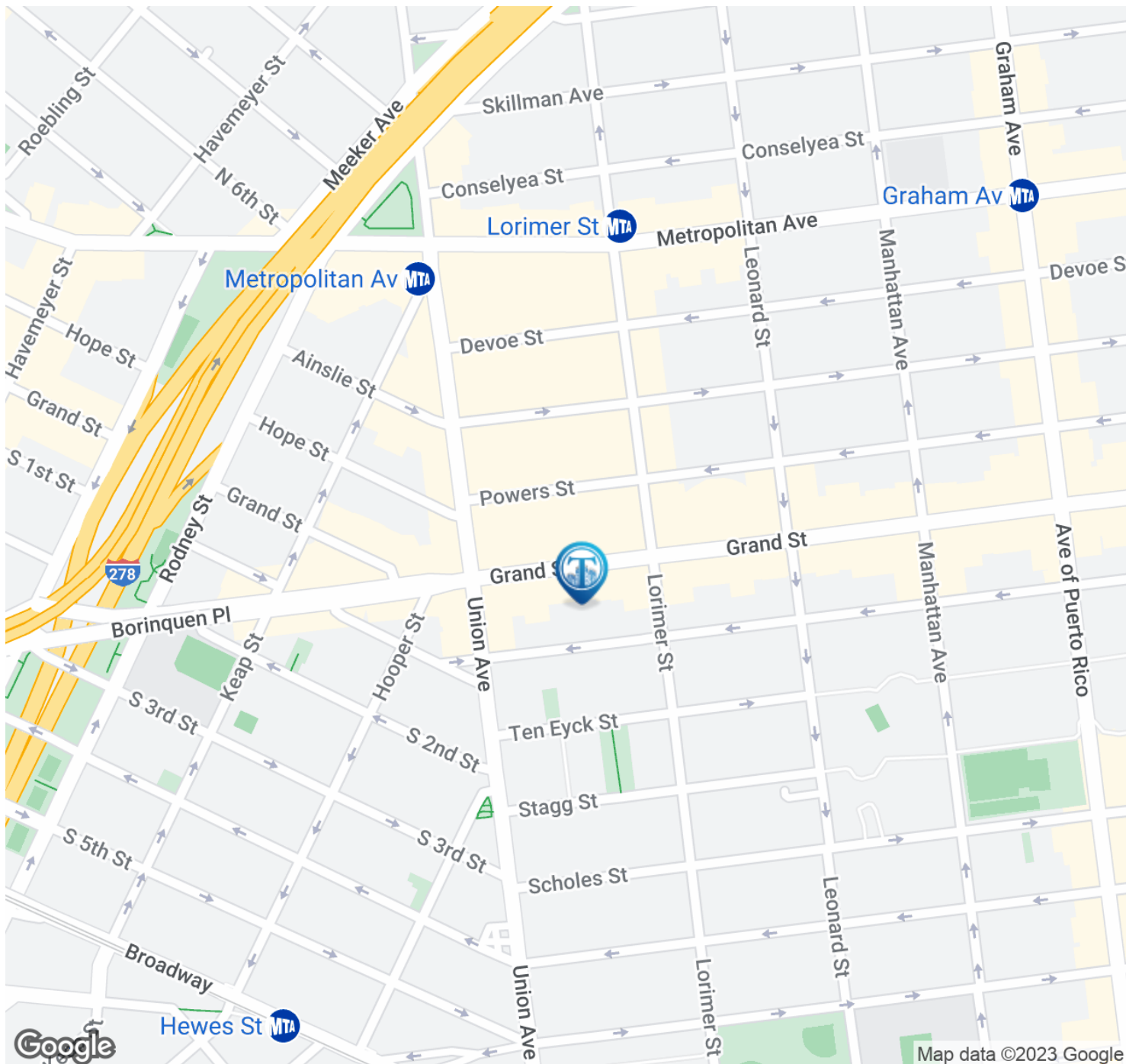
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Location Map



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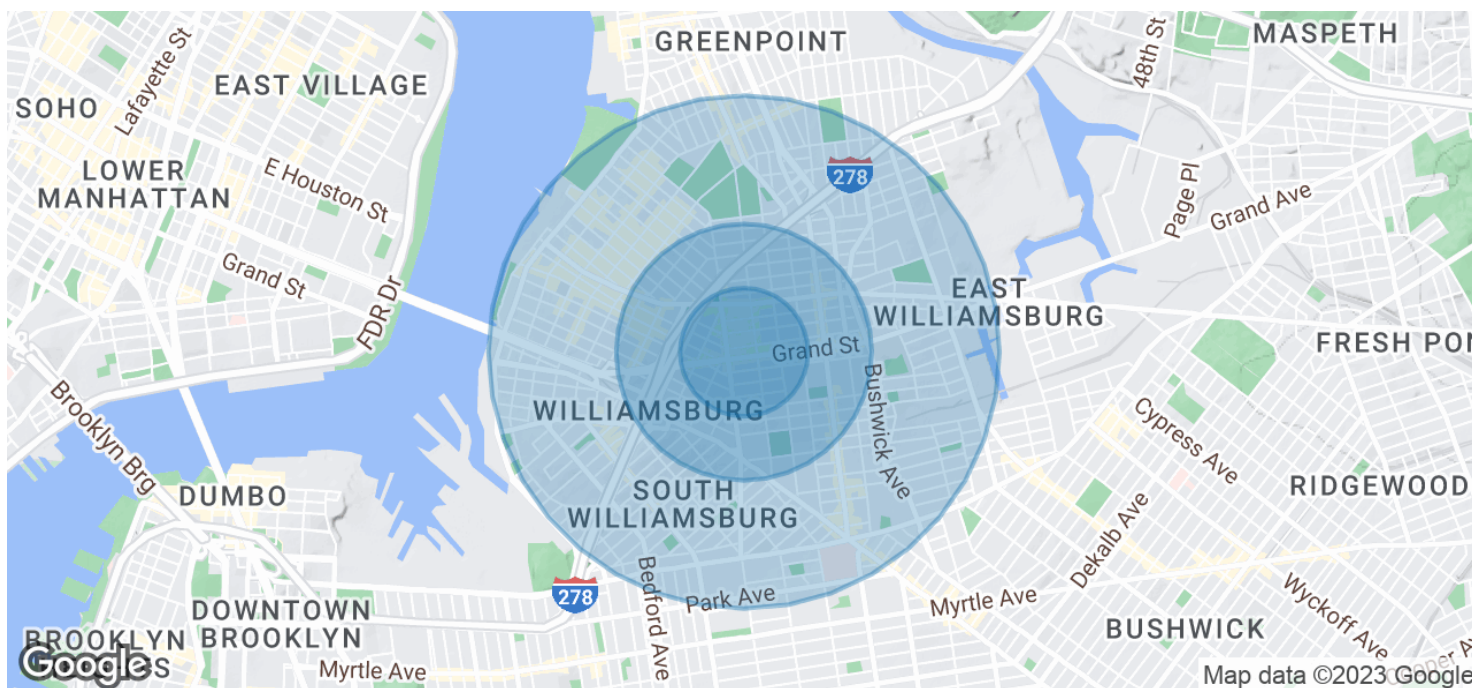
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,572	47,772	170,650
Average Age	32.4	33.3	29.3
Average Age (Male)	32.2	32.3	28.2
Average Age (Female)	34.0	35.2	31.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,794	22,071	69,785
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$111,583	\$103,098	\$103,075
Average House Value	\$605,467	\$632,864	\$622,267

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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