



TRI STATE
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For Lease



Prime Greenpoint Retail Space with Lower Level for Lease

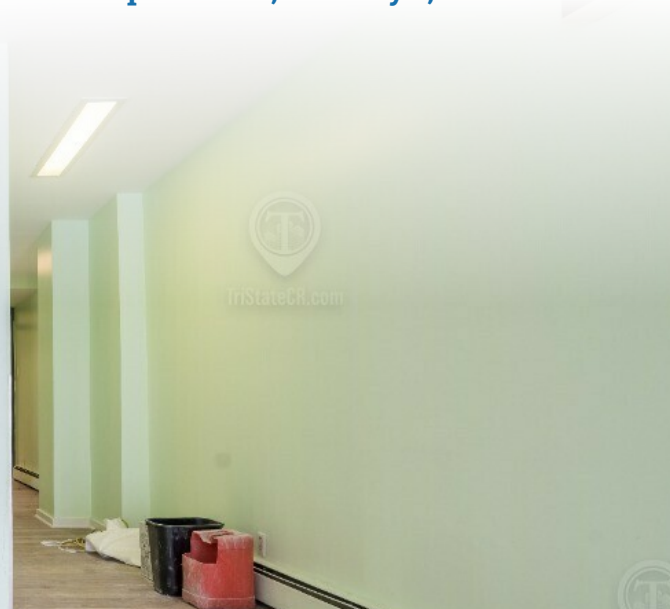
1,750 SF

157 Greenpoint Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Location Overview

Located in the Greenpoint neighborhood of Brooklyn between McGuinness Blvd & Manhattan Ave near the Greenpoint Ave subway station.

Nearest Transit: G train at Greenpoint Ave and the B24, B62, & B43 bus lines.

Nearby tenants include Oxomoco, Pencil Factory, The Brew Inn, Key Food Supermarkets, Paulie Gee's, Crunch Fitness, Sunshine Laundromat, Taqueria Ramirez, Sereneco, Fornino, Chase Bank, CVS, Dunkin', Sweetleaf Coffee Roasters, and more!

Main Highlights

- ▶ Ground: 1,750 SF - currently configured as a medical office
- ▶ Lower level: 1,020 SF with additional bathroom
- ▶ Ideal for restaurant or bar use
- ▶ Space can be ducted
- ▶ Gas in the building
- ▶ Space can be converted to retail use with group use 6



5,928 SF

Total Building Size



2,448 SF

Lot Size

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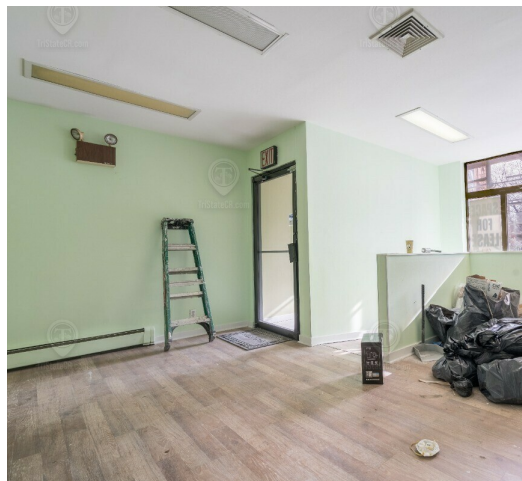
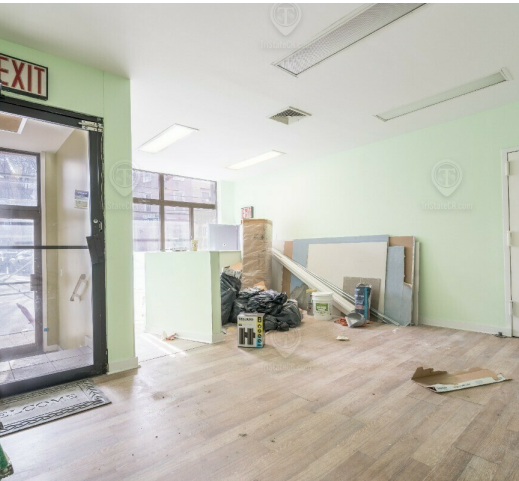
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Additional Photos

157 Greenpoint Ave, Brooklyn, NY 11222



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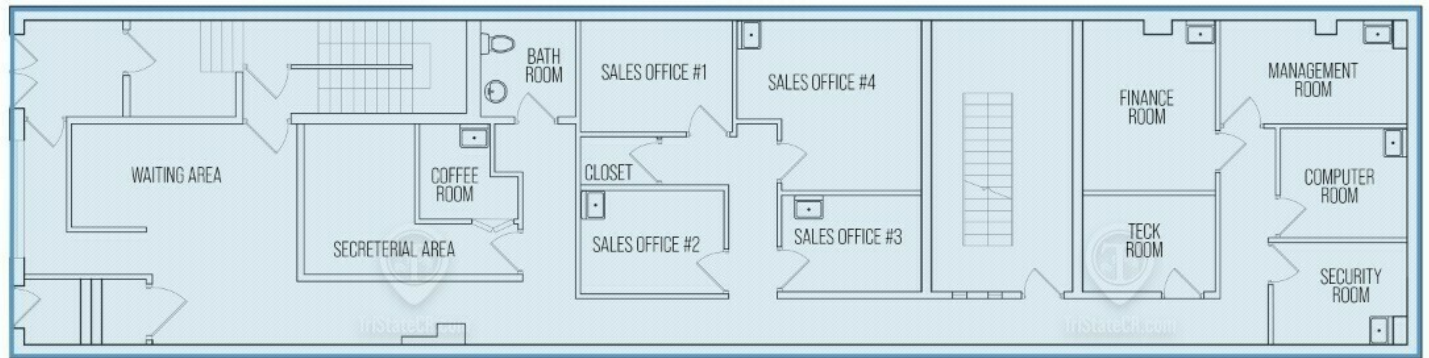
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Floor Plans

157 Greenpoint Ave, Brooklyn, NY 11222



157 GREENPOINT AVENUE
TOTAL AVAILABLE SPACE: 1,750 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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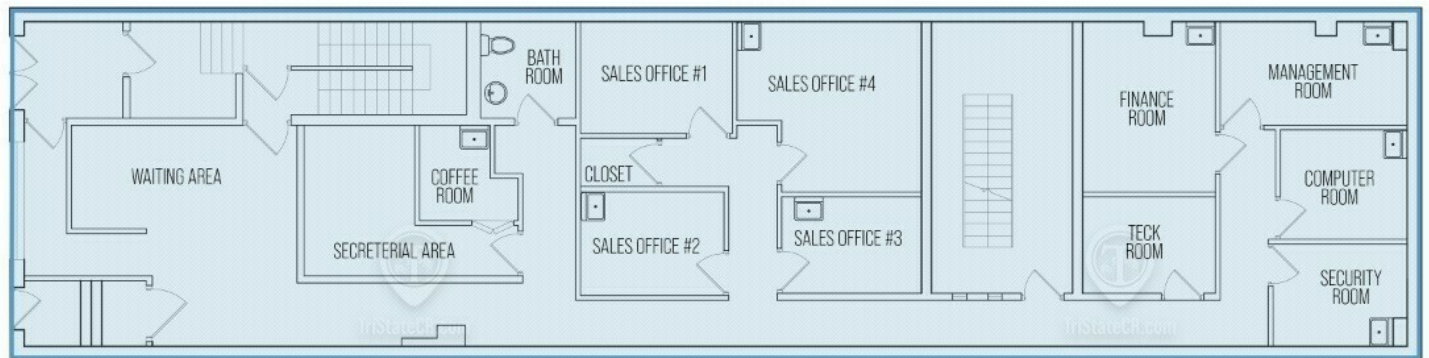
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Retailer Map

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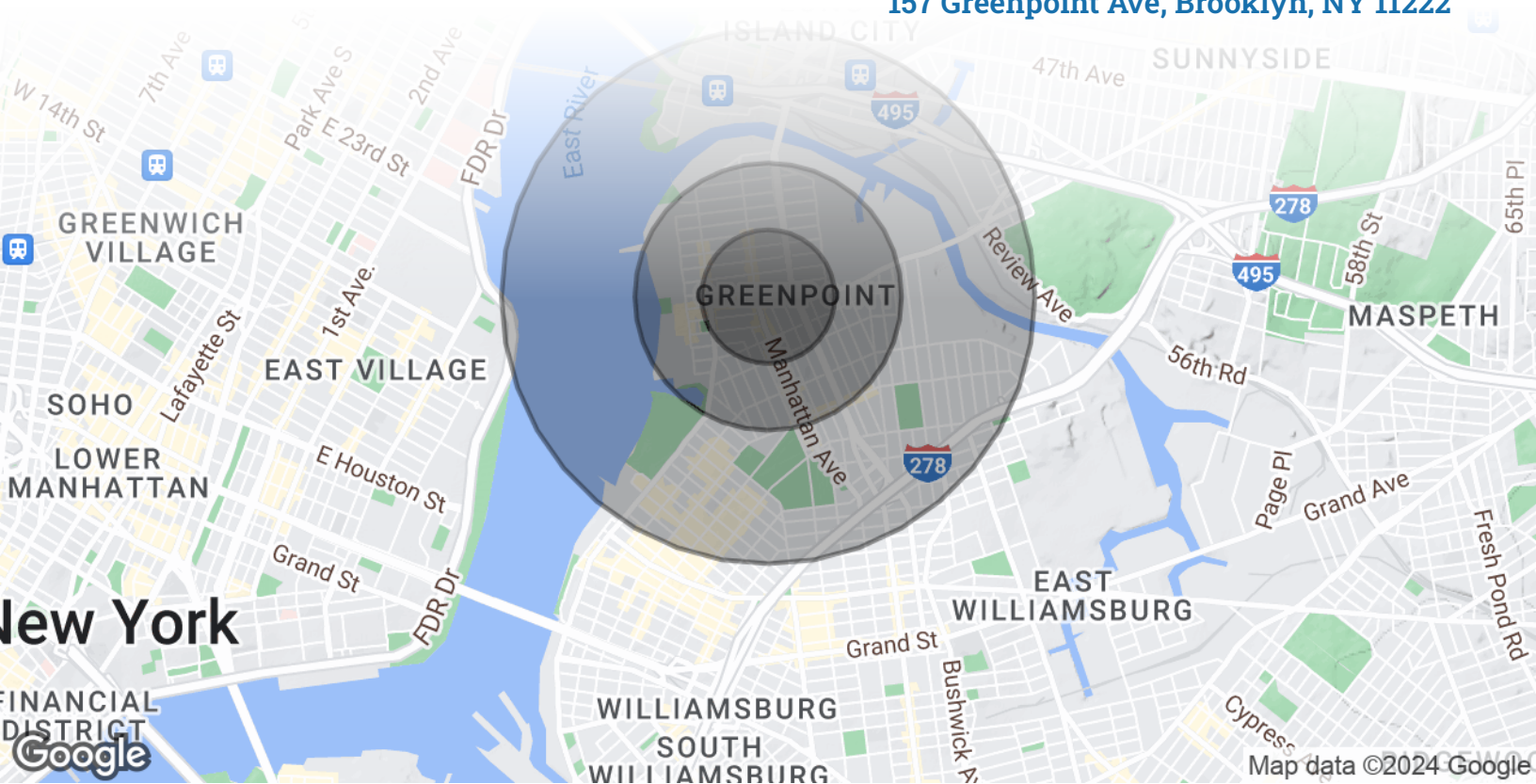
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Area Demographics

157 Greenpoint Ave, Brooklyn, NY 11222



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,749	22,185	59,835
Average Age	36.1	35.5	34.8
Average Age (Male)	37.9	36.5	35.8
Average Age (Female)	34.1	35.0	34.2



59,835

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,353	11,758	32,730
# of Persons per HH	1.8	1.9	1.8
Average HH Income	\$116,292	\$115,045	\$132,666
Average House Value	\$1,053,322	\$901,569	\$1,002,760



\$132,666

Avg Household Income

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