



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Brand New Bi-Level Retail Space for Lease

3,700 SF

170 South 1st • Brooklyn • NY

Offered at **Call: 718-437-6100**

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Avi Akiva**  
☎ 718.437.6100 x110  
Avi.A@TriStateCR.com



## Location Overview

Located in the Williamsburg neighborhood of Brooklyn between Bedford Ave & Driggs Ave near the Bedford Ave L train.

Nearest Transit: L train at Bedford Ave, J & M train at Marcy Ave, and the B62 bus lines.

Nearby tenants include Tabare, Fini Pizza, Vanessa's Dumplings, Maison Premiere, Supreme, Mission Sandwich Social, Namkeen, Lucky Dog, Oslo Coffee Roasters, Super Burrito, Layla, Tacombi, The Butcher's Daughter, GHOST, and more!

## Main Highlights

- ▶ Bi-level
- ▶ 2,000 SF ground floor
- ▶ 1,700 SF legal lower level
- ▶ Brand new
- ▶ Basement
- ▶ Sprinklers



**16,183 SF**

Total Building Size



**5,225 SF**

Lot Size

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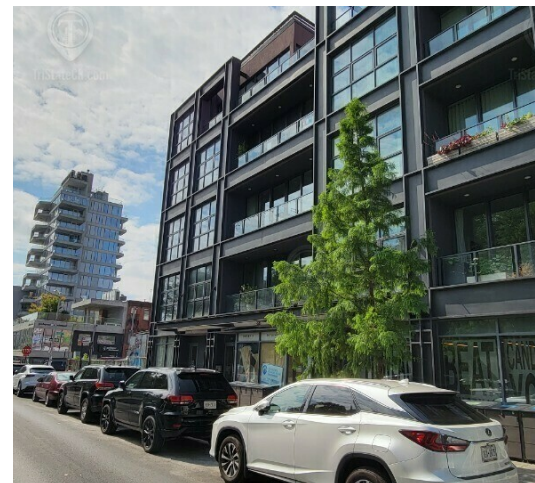
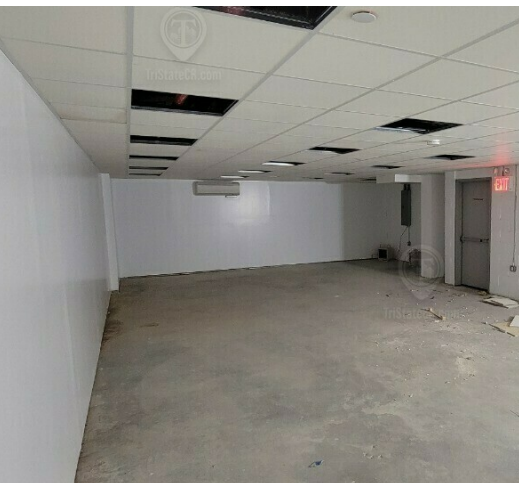
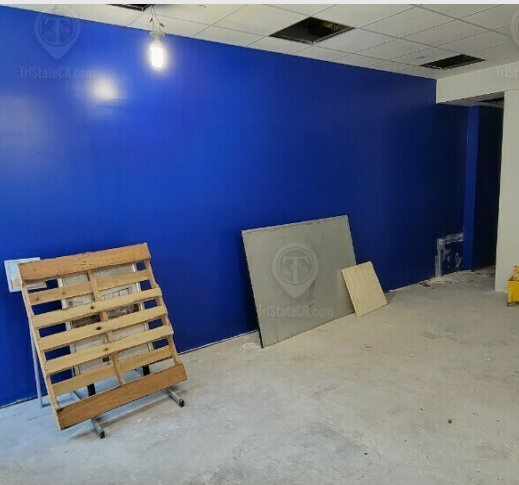
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# Retailer Map

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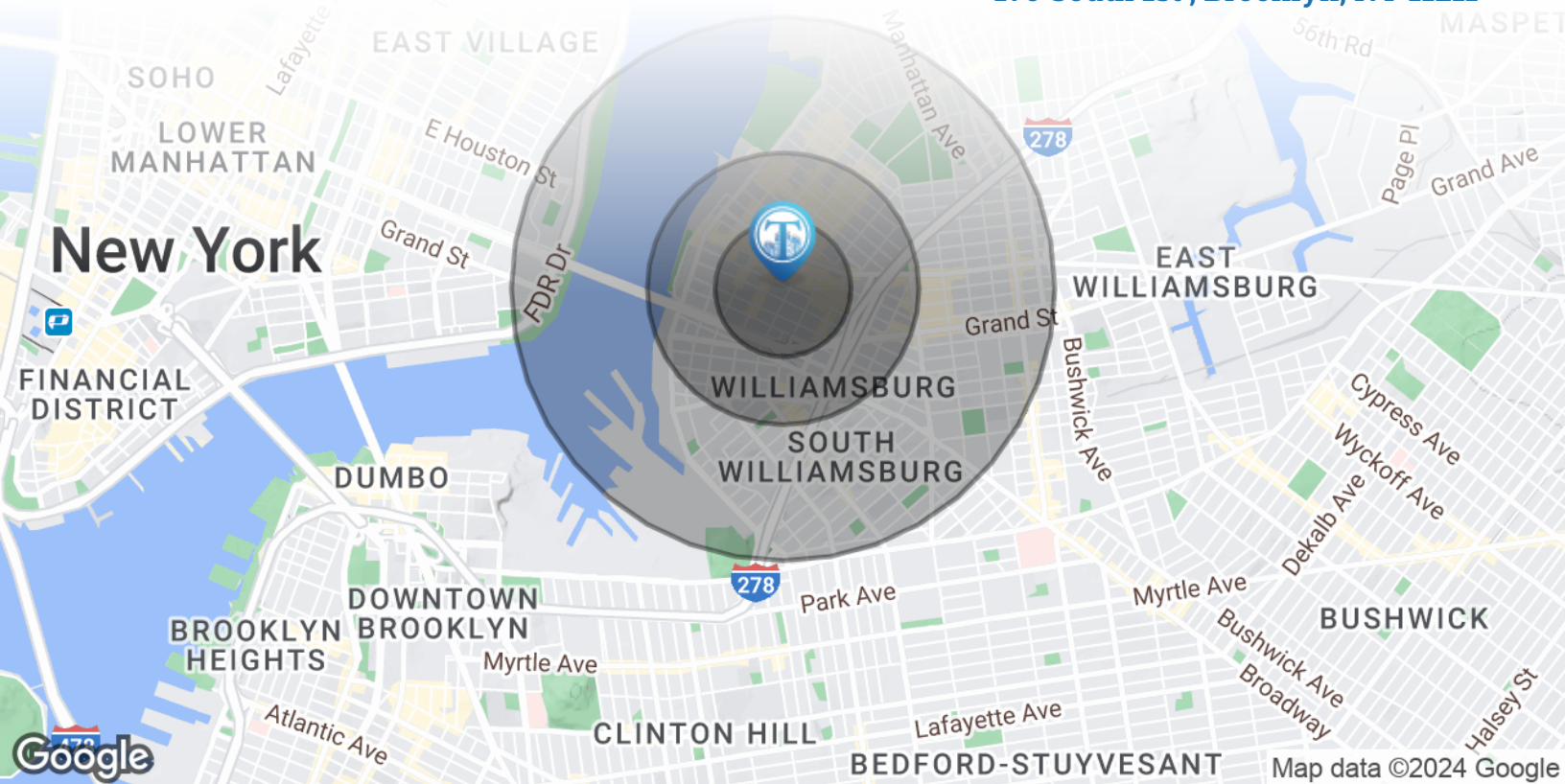




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# Area Demographics

170 South 1st , Brooklyn, NY 11211



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 12,698 | 46,761 | 138,952 |
| Average Age          | 33.4   | 31.0   | 30.0    |
| Average Age (Male)   | 34.2   | 31.0   | 28.9    |
| Average Age (Female) | 35.2   | 32.0   | 31.6    |



**138,952**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,285     | 22,027    | 57,736    |
| # of Persons per HH | 2.0       | 2.1       | 2.4       |
| Average HH Income   | \$124,088 | \$136,002 | \$108,787 |
| Average House Value | \$662,372 | \$802,585 | \$673,052 |



**\$108,787**

Avg Household Income

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