



**TRI STATE  
COMMERCIAL®**  
REAL ESTATE EXPERTS

# For Lease



## Retail/Office Space with 100 Feet of Frontage for Lease

6,000 SF

44 Varet St • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Moshe Akiva**  
📞 718.437.6100 x116  
Moshe.A@TriStateCR.com





## Location Overview

Located in the East Williamsburg neighborhood of Brooklyn between Manhattan Ave & Graham Ave near the Flushing Ave subway station.

Nearest Transit: J & M trains at Flushing Ave and the B43 & B46 bus lines.

Nearby tenants include FOOD BAZAAR, Chase, Dunkin', McDonald's, Walgreens, Starbucks, Auntie Anne's, Bank of America, Sonic Drive-In, Burger King, Popular Bank, Taco Bell, T-Mobile, Bravo Supermarket, and more!

## Main Highlights

- ▶ 100 ft of frontage
- ▶ Built out offices
- ▶ HVAC in place
- ▶ ADA bathrooms
- ▶ Sprinkler system in place

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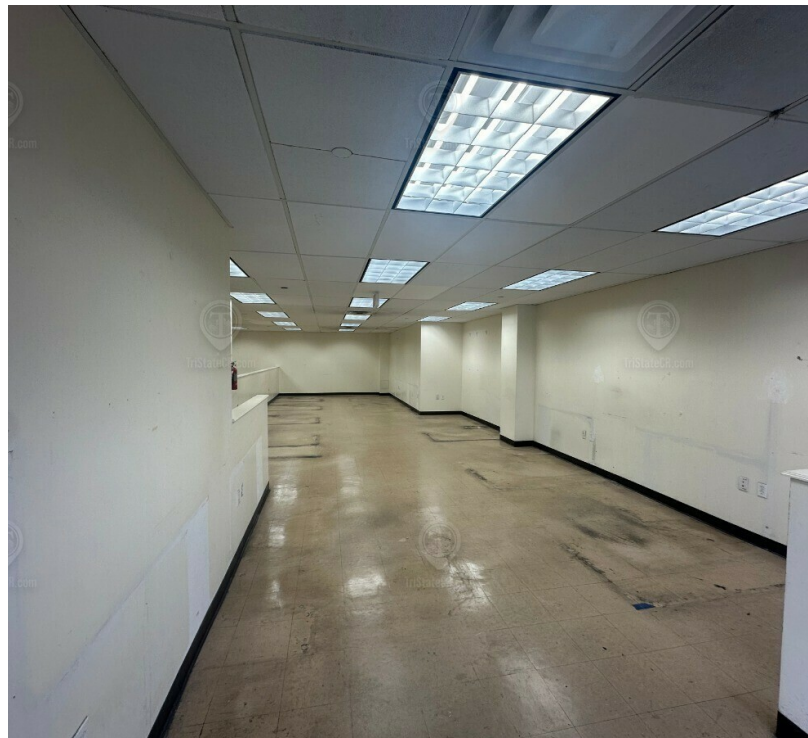




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# Additional Photos

44 Varet St, Brooklyn, NY 11206



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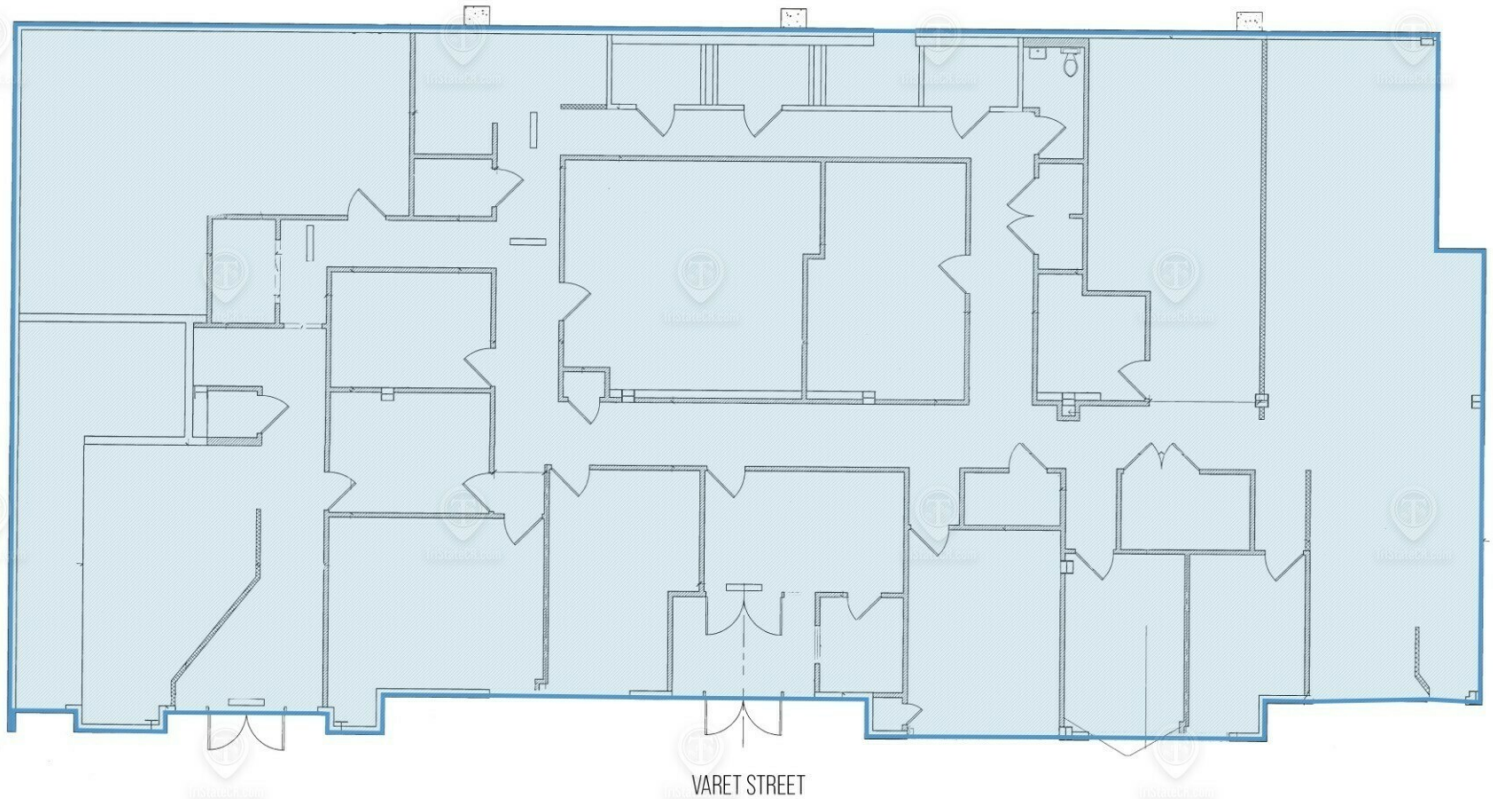
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# Floor Plans

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44 VARET STREET

TOTAL AVAILABLE SPACE: 6,000 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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Map  
data  
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Google

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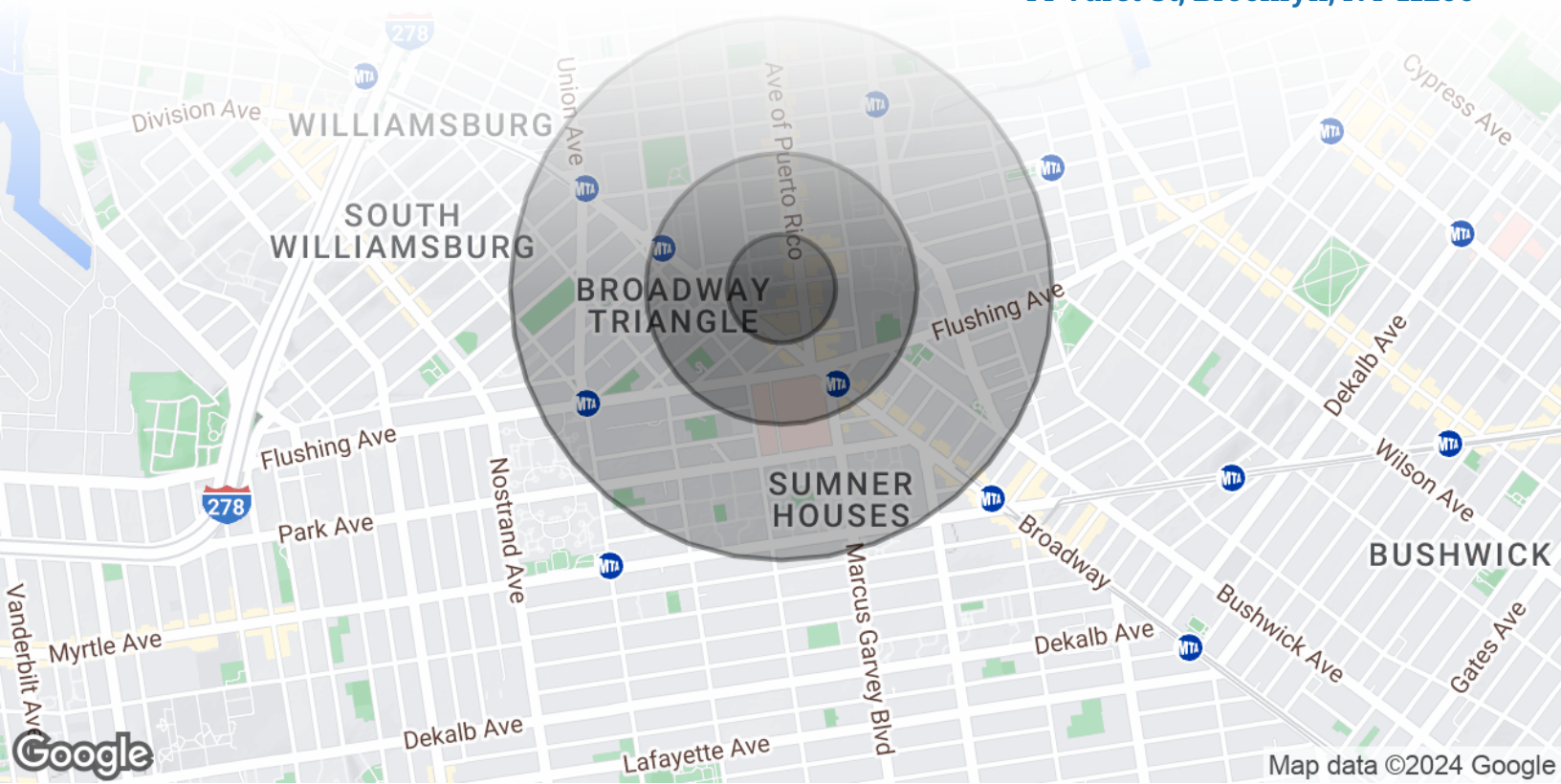
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# Area Demographics

44 Varet St, Brooklyn, NY 11206



## POPULATION

### 0.1 MILES

### 0.25 MILES

### 0.5 MILES

Total Population	2,530	13,105	49,658
Average Age	33.5	33.9	30.6
Average Age (Male)	32.3	30.0	27.2
Average Age (Female)	34.8	36.7	33.7



**49,658**

People within 0.5 Miles

## HOUSEHOLDS & INCOME

### 0.1 MILES

### 0.25 MILES

### 0.5 MILES

Total Households	965	5,042	18,513
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$61,046	\$56,457	\$63,461
Average House Value	\$191,866	\$239,909	\$266,145



**\$63,461**

Avg Household Income

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