



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Corner Retail Space W/ 100 Ft of Frontage for Lease

5,000 - 10,000 SF

460 Driggs Avenue • Brooklyn • NY

For Pricing 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 N 10th St & N 11th St near the Bedford Ave subway station

Nearest Transit: L train at Bedford Ave and the B62, B48, B32, & B43 bus lines.

Nearby Tenants Include MyMoon, Republic Latin Fusion, Better Body Bootcamp - Williamsburg, Nami Nori Williamsburg, Fushimi Williamsburg, NYC Pet, Buffalo Exchange, Chalk Gyms, Fedoroff's Roast Pork, Allswell, Leon's Bagels, Lilia, and more!

Main Highlights

- ▶ PRIME corner space
- ▶ 100 FT of frontage
- ▶ Loading dock
- ▶ HVAC
- ▶ 400 amps of electricity
- ▶ Gas available
- ▶ 11'6" ceilings
- ▶ Divisible



19,755 SF

Total Building Size



10,000 SF

Lot Size



M1-2/R6A

Zoning

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Additional Photos

460 Driggs Avenue, Brooklyn , NY 11211



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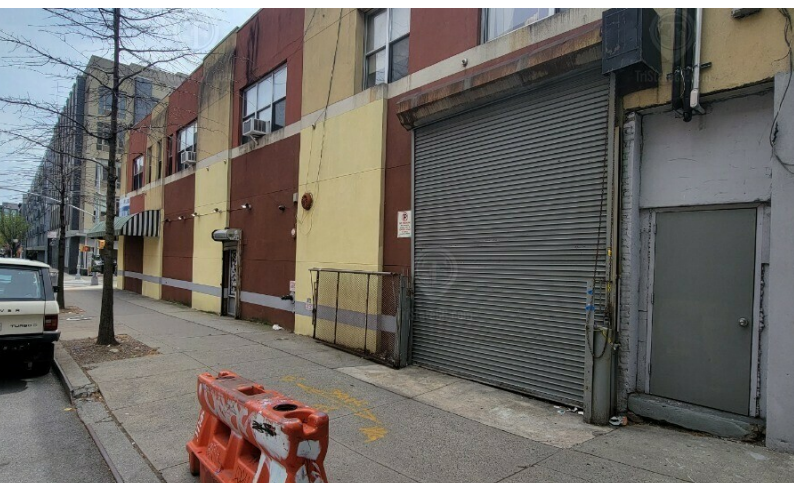
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Retailer Map

460 Driggs Avenue, Brooklyn , NY 11211



Map
data
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Google

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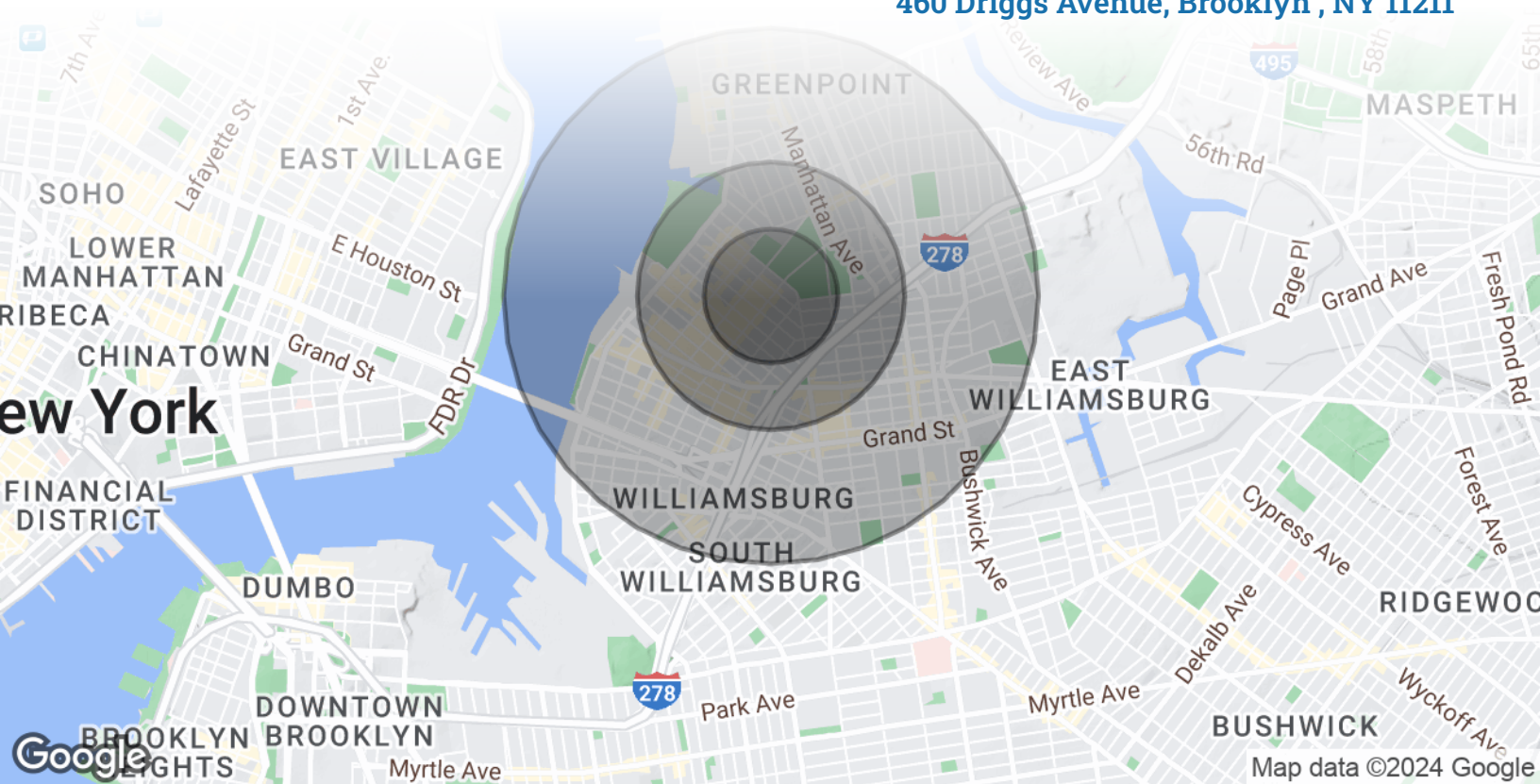
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Area Demographics

460 Driggs Avenue, Brooklyn , NY 11211



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	8,012	33,045	122,345
Average Age	33.2	33.7	32.4
Average Age (Male)	34.0	34.0	32.2
Average Age (Female)	31.9	33.1	33.6



122,345

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,856	17,615	58,829
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$169,602	\$153,086	\$120,607
Average House Value	\$1,061,297	\$1,111,730	\$819,920



\$120,607

Avg Household Income

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