



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Creme de la creme Williamsburg Corner Retail Space for Lease

1,120 - 7,810 SF • 4 Units

276 Bedford 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 vibrant Williamsburg neighborhood of Brooklyn, between Grand St & N 1st St. Close to a plethora of high-traffic retail brands and multiple means of commute.

Nearest Transit: L & J lines at Bedford Av and Marcy Av and B62 & Q59 bus lines.

Nearby tenants include Whole Foods, Levi's Store, Blue Bottle Coffee, Duane Reade, T-Mobile, Apple Williamsburg, SEPHORA, Black Seed Bagels, Shake Shack Williamsburg, Bank of America, Supreme, Nike Well Collective, Blank Street Coffee, Trader Joe's, and more!

Main Highlights

- ▶ 120 ft of wrap-around frontage
- ▶ Newly built
- ▶ Full building branding opportunity
- ▶ The ground floor can be divided as depicted by Divisions A & B
- ▶ Floors can be leased separately



15,000 SF

Total Building Size



2,736 SF

Lot Size



4

Number of Units



R6B

Zoning

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Additional Photos - Lower Level

276 Bedford Avenue, Brooklyn, NY 11249



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Additional Photos - 1st Floor

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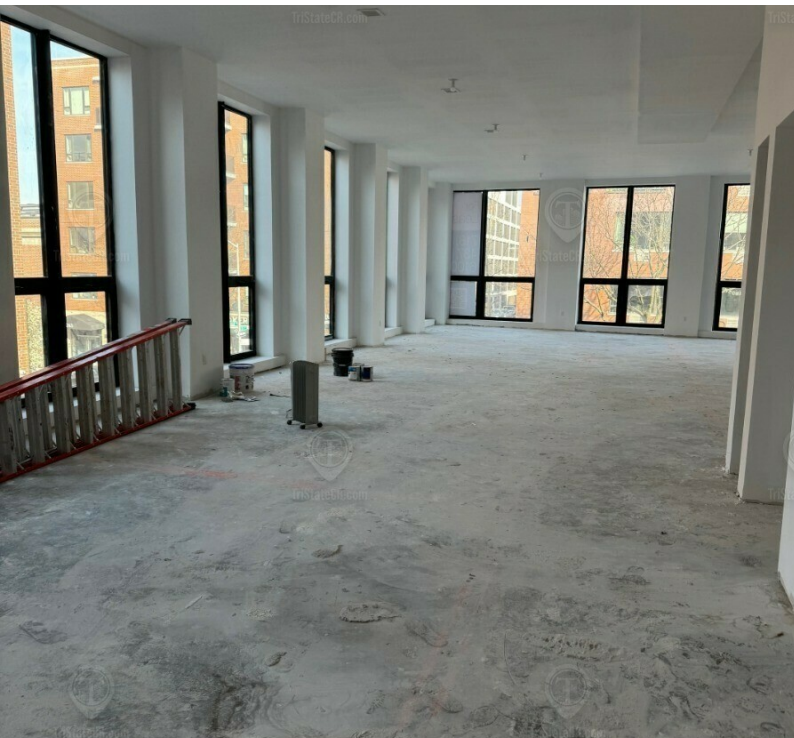
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Additional Photos - 2nd Floor

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Floor Plan - Lower Level

276 Bedford Avenue, Brooklyn, NY 11249



276 BEDFORD AVENUE

LOWER LEVEL
TOTAL AVAILABLE SPACE: 2,500 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

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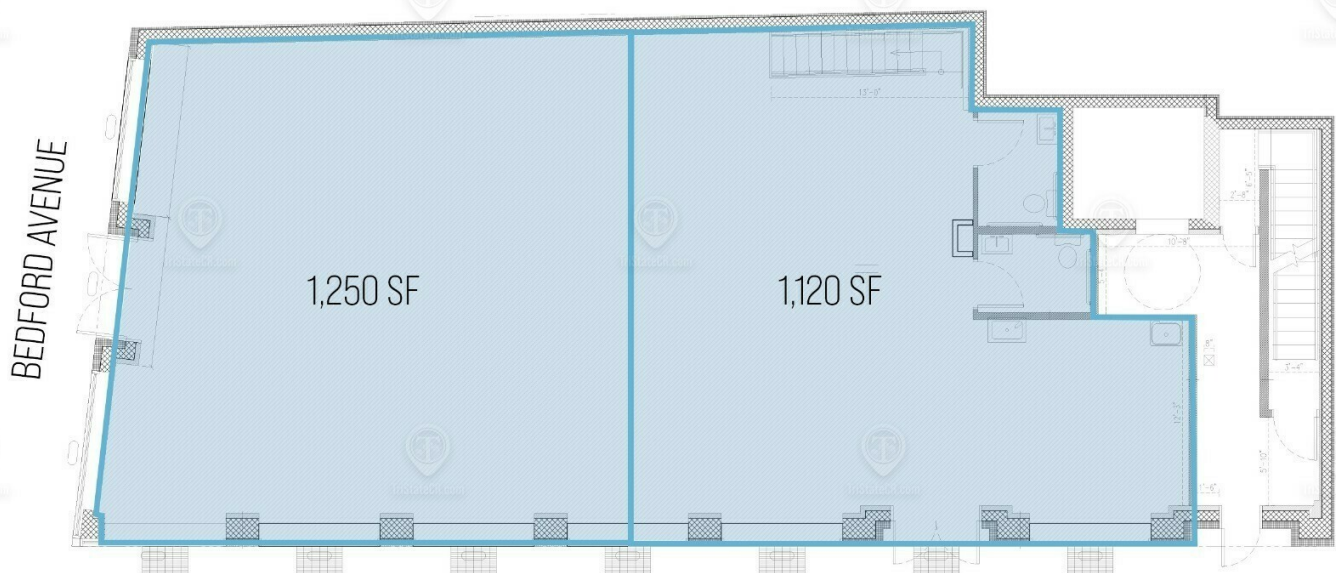
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Floor Plan - 1st Floor

276 Bedford Avenue, Brooklyn, NY 11249



276 BEDFORD AVENUE

GROUND FLOOR
TOTAL AVAILABLE SPACE: 2,370 SF

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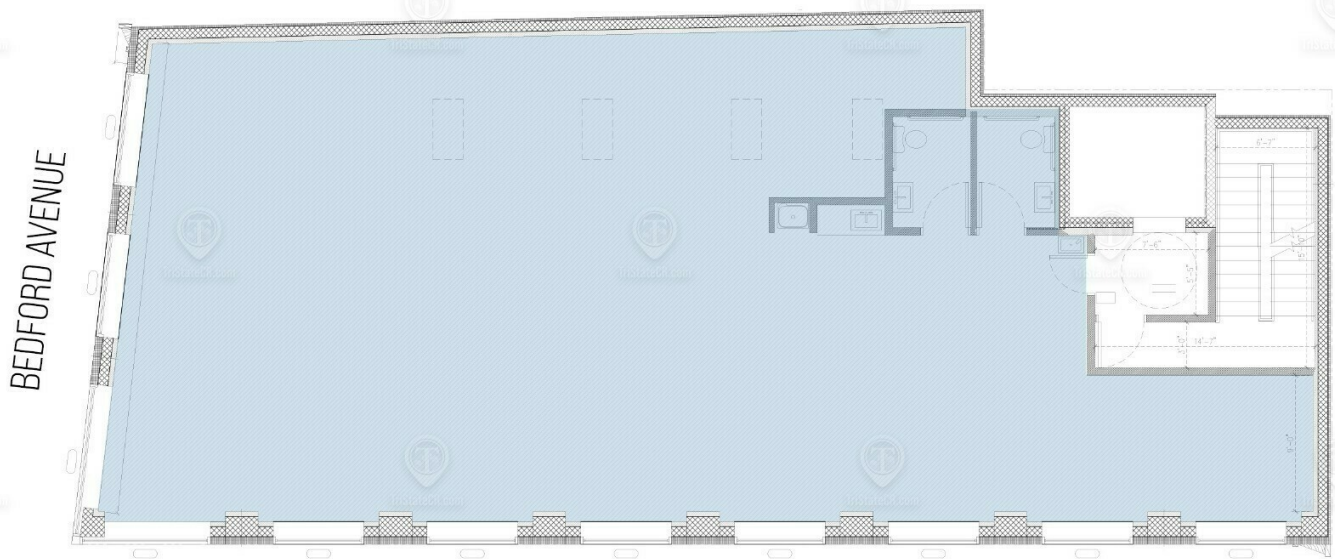
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Floor Plan - 2nd Floor

276 Bedford Avenue, Brooklyn, NY 11249



276 BEDFORD AVENUE

2ND FLOOR

TOTAL AVAILABLE SPACE: 2,940 SF

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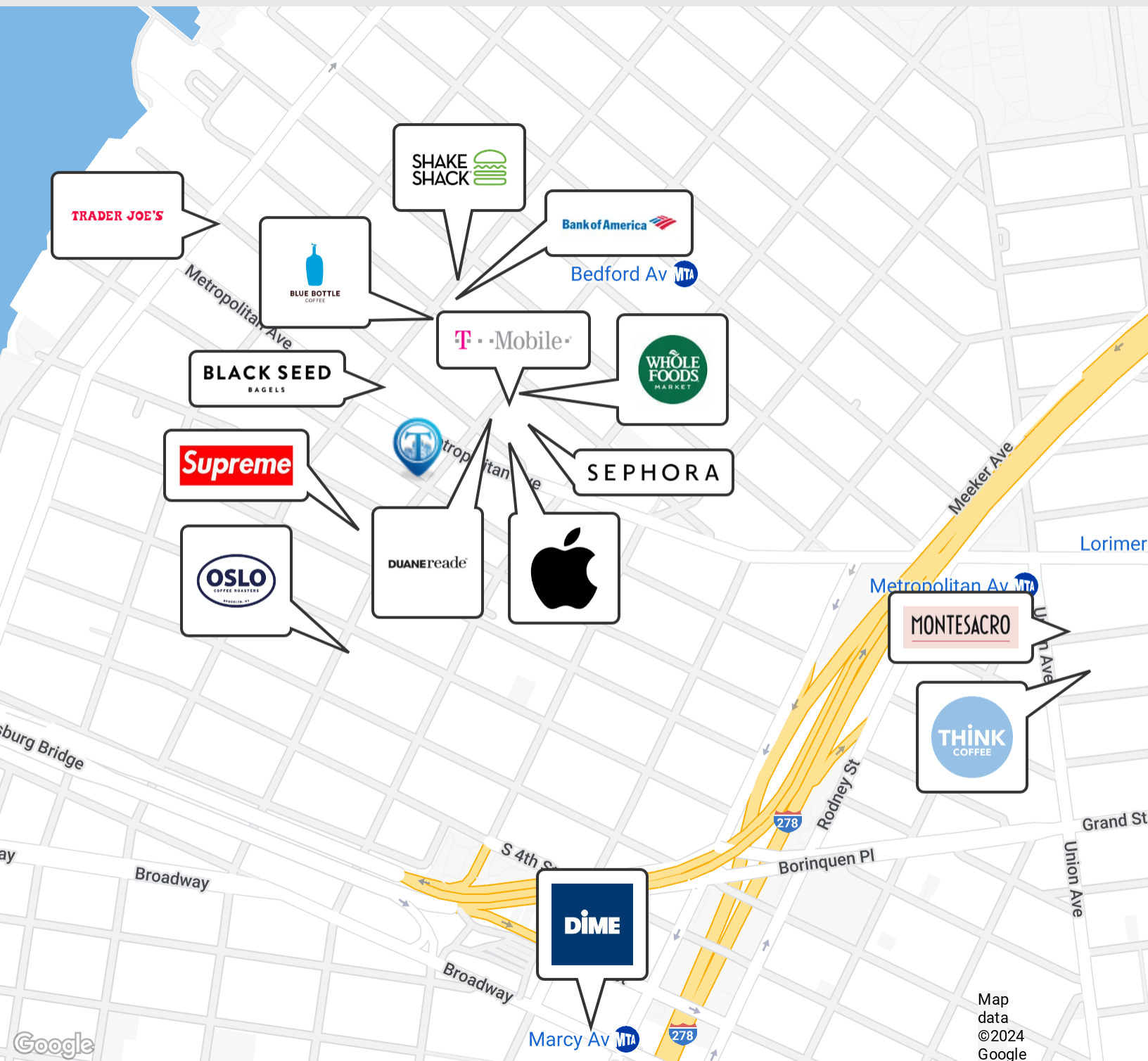
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Retailer Map

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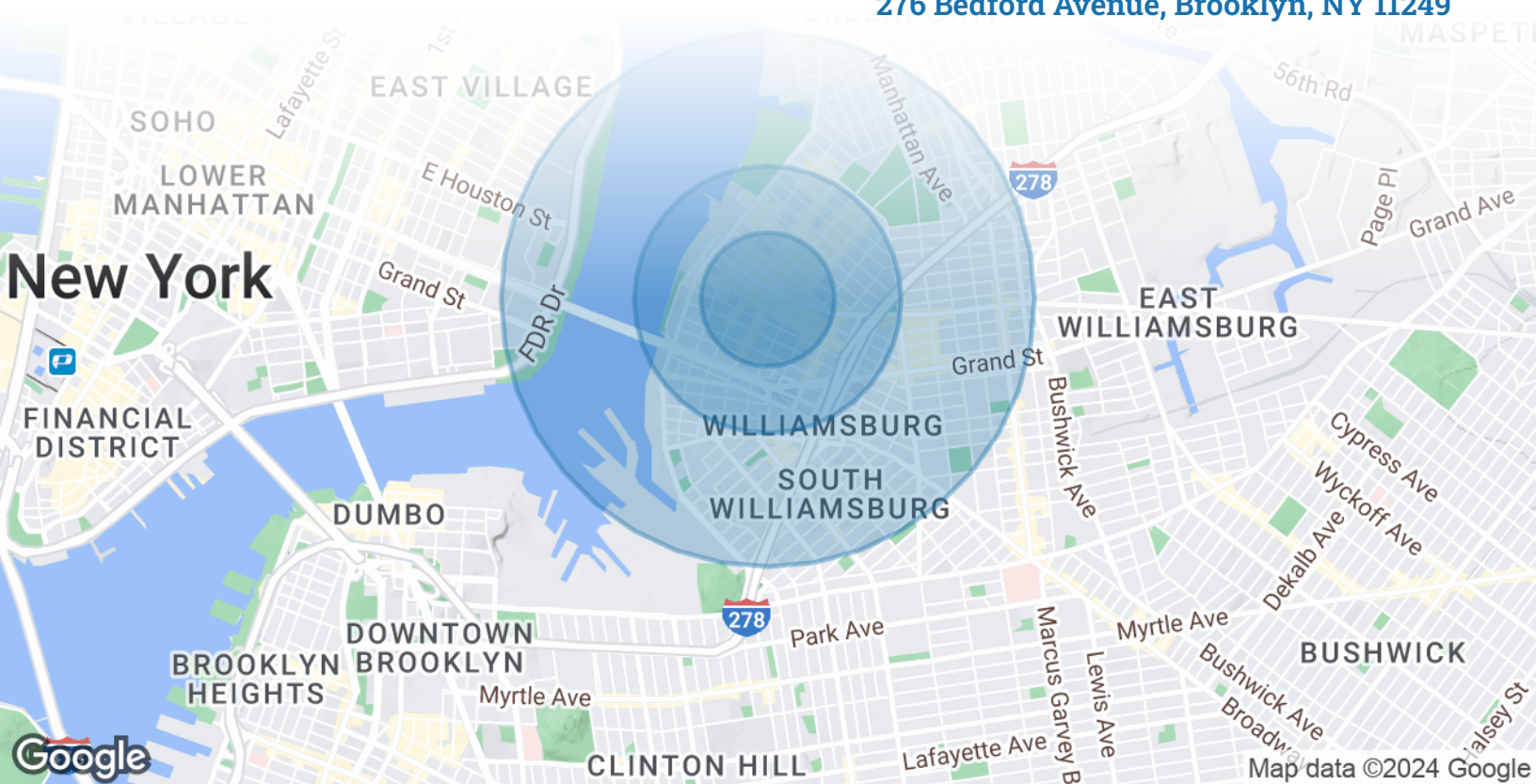
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Area Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,379	40,883	135,587
Average Age	34.3	32.2	31.5
Average Age (Male)	35.3	32.3	30.2
Average Age (Female)	35.1	32.8	33.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,420	20,405	59,027
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$143,104	\$146,734	\$108,936
Average House Value	\$966,096	\$864,154	\$678,051



135,587

People within 1 Mile



\$108,936

Avg Household Income

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