

# 303 WYTHE AVENUE

Brooklyn, NY 11249

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Introducing the exceptional property at 303 Wythe Avenue, Brooklyn, NY, 11249. This meticulously designed space offers modern and flexible layouts, ideal for tailored retail environments. The property boasts state-of-the-art amenities, including high-speed internet connectivity, sleek communal areas. With its strategic location and ample natural light, this space provides an inspiring setting to foster productivity and innovation. Clients will appreciate the convenience of nearby dining and entertainment options, as well as the ease of access to transportation hubs. Elevate your business operations in this thoughtfully curated and desirable leasing opportunity.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$110.00 – 125.00 SF/yr (MG)
Number of Units:	24
Available SF:	296 – 6,775 SF
Building Size:	35,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,209	18,105	57,347
Total Population	12,208	40,558	137,483
Average HH Income	\$202,465	\$179,118	\$126,284

**SAUL KATZ**

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saul@liscogroup.com

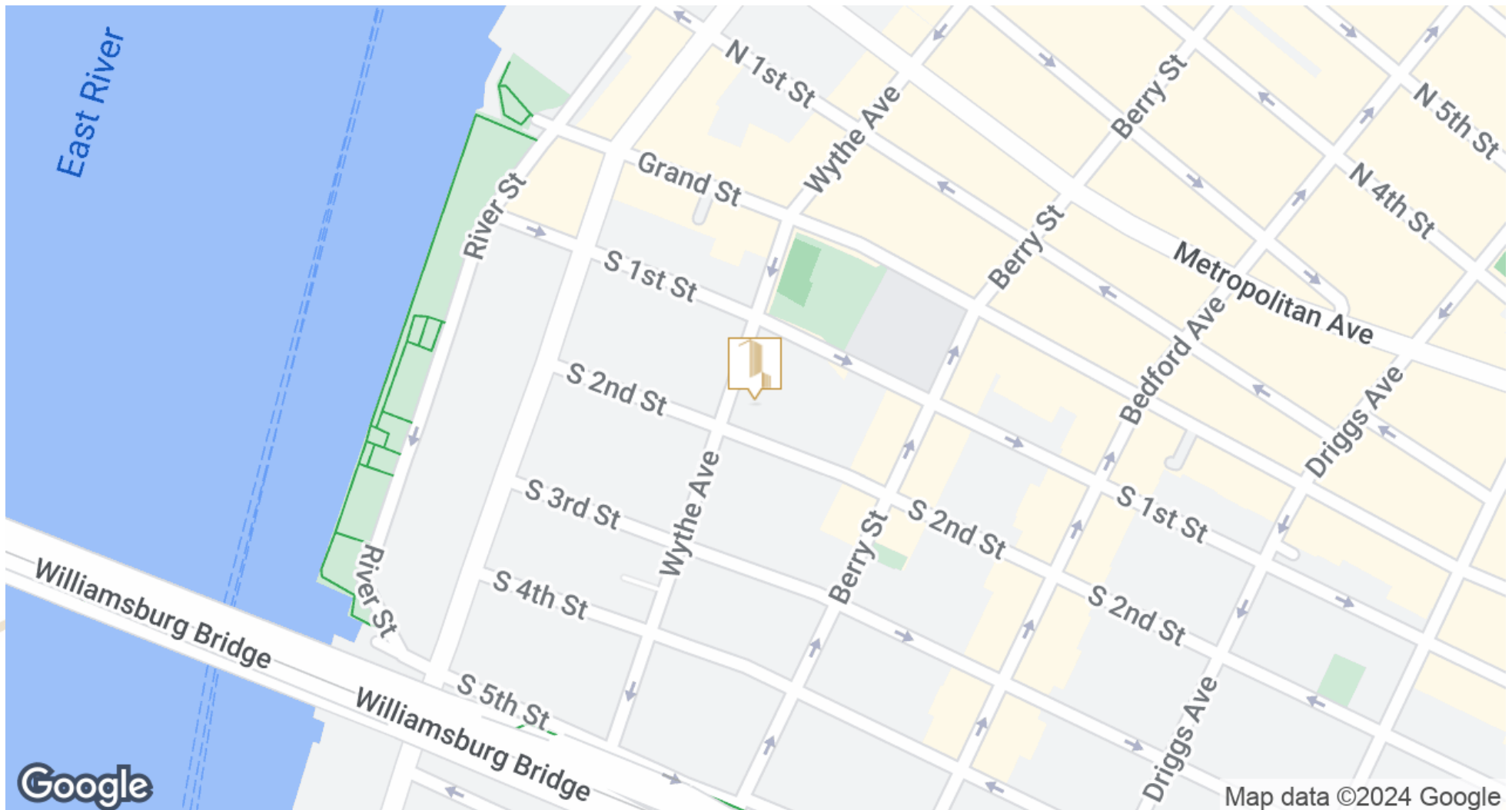
**Lisco Group** • 17 Main Street, Monsey, NY 10952 • 347.988.8244

This proposal and all discussions related thereto shall be held in confidence by Landlord, Tenant and Broker and may not be discussed with third parties except for counsel and the financial advisers to each of Landlord and Tenant. This proposal is not intended to be contractual in nature, but only an expression of the basis upon which the Landlord might consider a lease at the subject property. Neither the Landlord nor the Tenant shall have any obligation to lease the subject space unless and until a written lease in form and substance satisfactory to the Landlord and Tenant has been prepared and executed by both parties.

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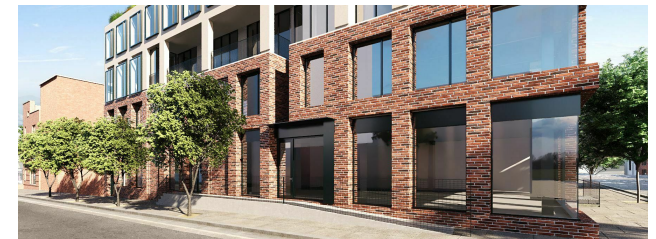
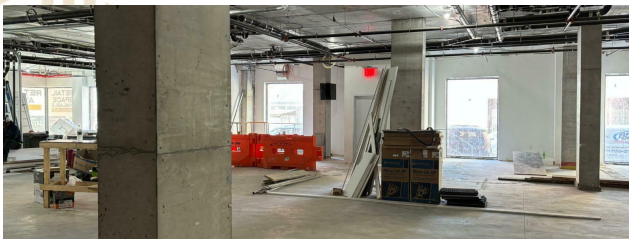
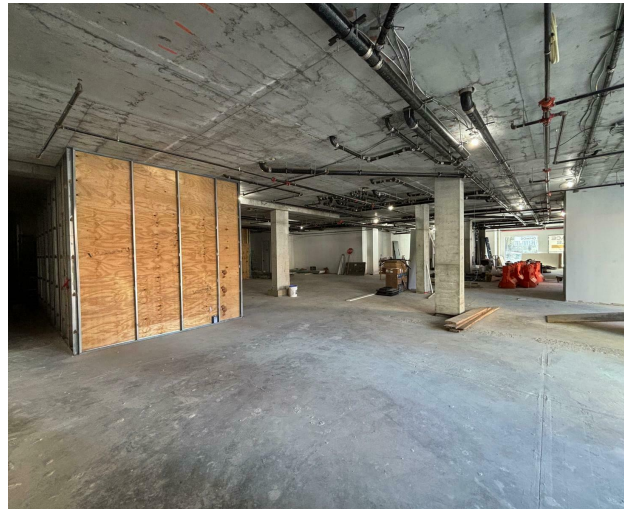
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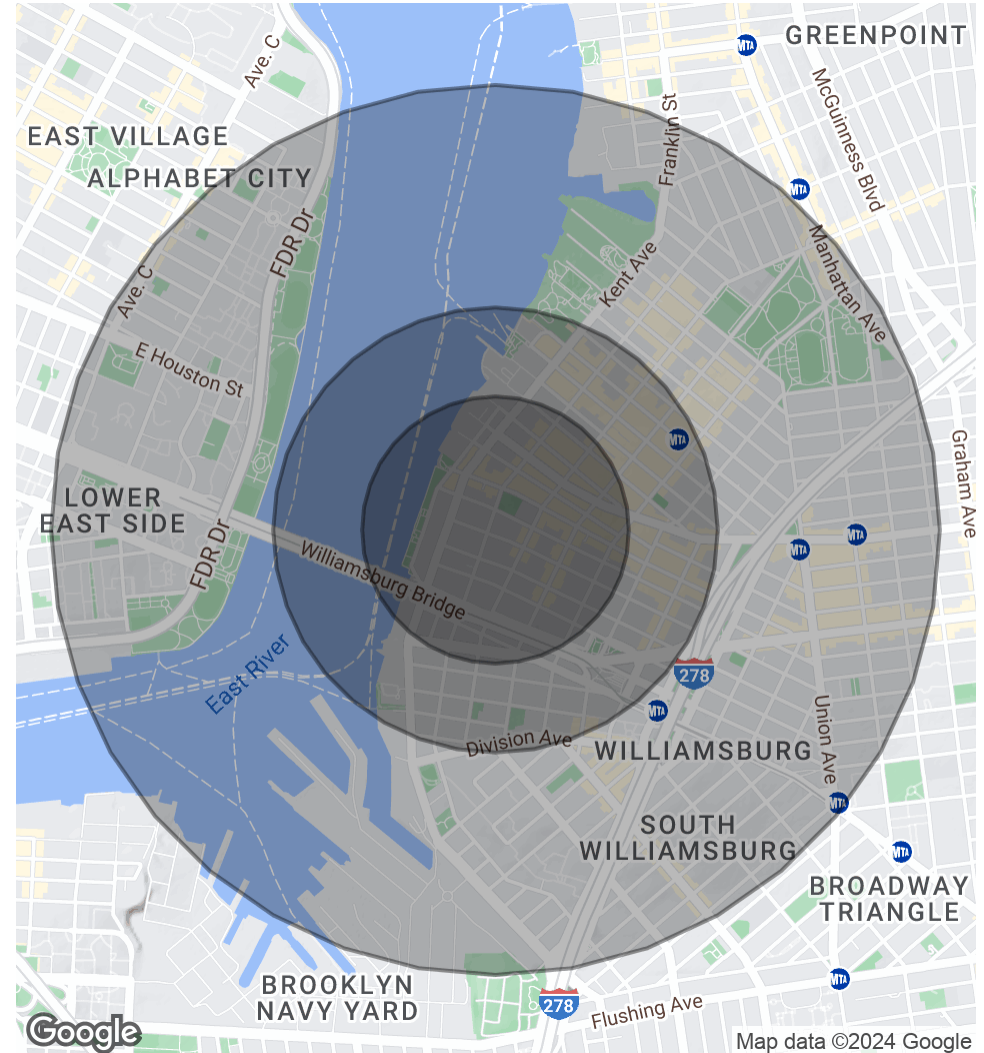
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,208	40,558	137,483
Average Age	36	34	37
Average Age (Male)	36	34	36
Average Age (Female)	36	35	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,209	18,105	57,347
# of Persons per HH	2	2.2	2.4
Average HH Income	\$202,465	\$179,118	\$126,284
Average House Value	\$1,451,598	\$1,333,301	\$1,175,820

Demographics data derived from AlphaMap



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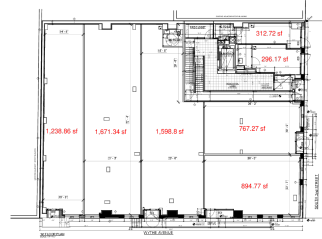




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## LEGEND

## LEASE INFORMATION

Lease Type:	MG
Total Space:	296 – 6,775 SF

Lease Term:	Negotiable
Lease Rate:	\$110.00 – \$125.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Lease Rate

\$110.00 – 125.00 SF/YR

## LOCATION INFORMATION

Street Address	303 Wythe Avenue
City, State, Zip	Brooklyn, NY 11249
County	Kings

## BUILDING INFORMATION

Building Size	35,000 SF
Occupancy %	95.0%
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	5
Average Floor Size	7,000 SF
Year Built	2023

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

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