

698 MANHATTAN AVENUE

GREENPOINT, BROOKLYN



**RETAIL SPACE
FOR LEASE**

SPACE HIGHLIGHTS

LOCATION

Norman Ave and
Manhattan Ave

SPACE

1700 SF

CEILING HEIGHT

11 FT

FRONTAGE

75 FT

DIMENSIONS

36 FT x 45 FT

ZONING

R6

OCCUPANCY

Occupied
(month to month)

ASKING RENT

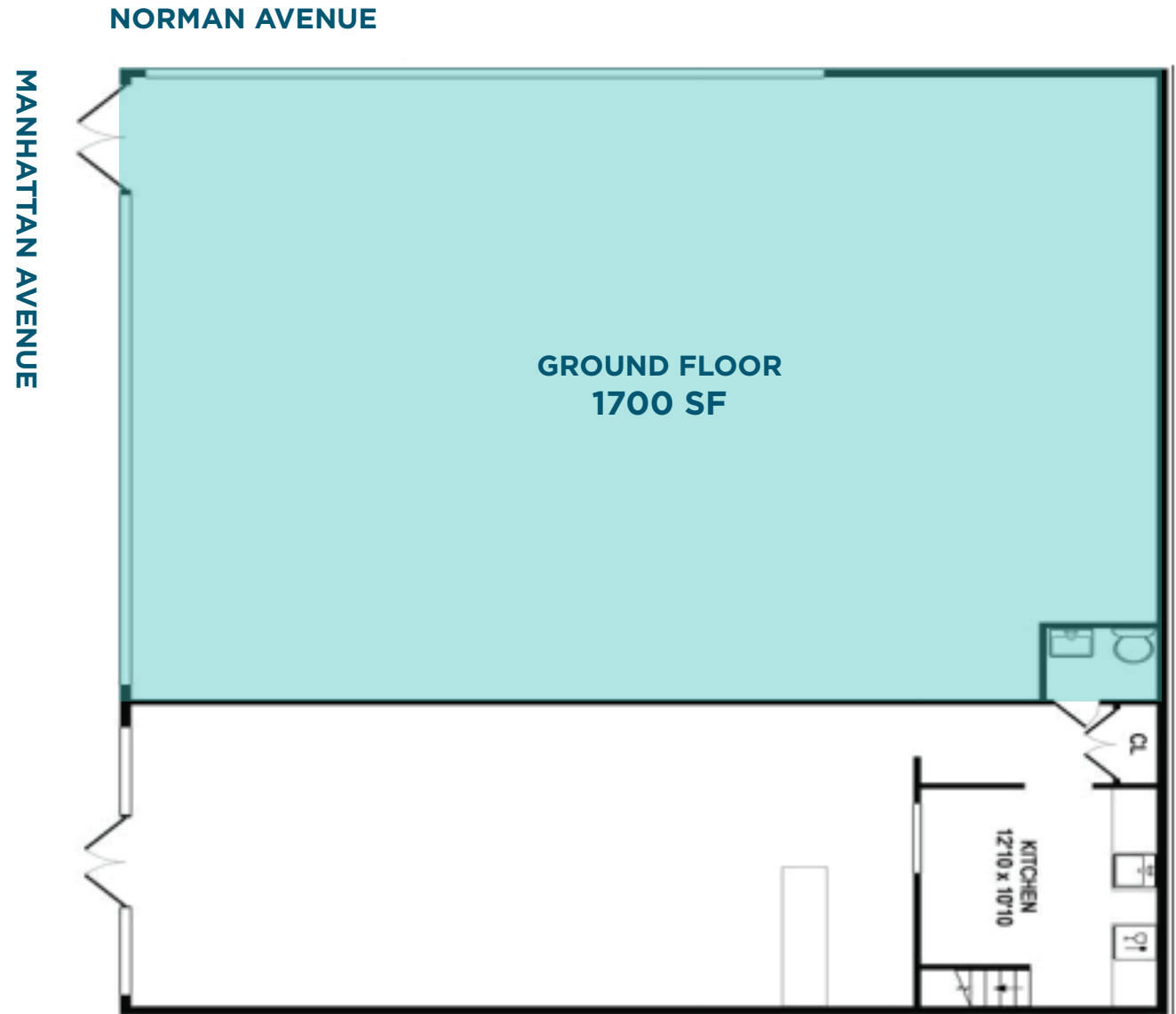
Upon Request

HIGHLIGHTS

- Retail + Office space
- Prime exposure corner
- Location off heavily trafficked Manhattan & Norman Ave. 75' ft. wraparound frontage.
- Directly across from the Nassau Ave G entrance.
- One block away from McCarren Park
- Whiteboxed/Corner/Electric/HVAC/Plumbing/Sprinklers



FLOORPLANS & DETAILS



SPACE

Size	1700 SF
Ceiling Heights	11 FT
Frontage	75 FT
Dimensions	36 FT x 45 FT

NEIGHBORHOOD DEMOGRAPHICS



89,201

POPULATION
WITHIN 1-MILE
RADIUS



36.40 Yrs

AVERAGE
POPULATION
AGE



30.08%

POPULATION
GROWTH
SINCE 2010



\$105,614

AVERAGE HHI
WITHIN 1-MILE
RADIUS



3,641

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Bagel Point
McCarren Park
Spritzenhaus33
The William Vale
Santander Bank
Lite Bites
Van Leeuwen Ice Cream
Peter Pan Donut & Pastry Shop
Krolewskie Jadlo
Calexico
Frankel's Delicatessen & Appetizing
Bulbap Grill
Upstate Stock
Uro Cafe
Cotter Coffee
BZ Grill
Juhas Delicatessens
SCALINO GP
Wasabi
Konditori
Boon Thai
Cherry Point
Taqueria La Norteña
Amami Sushi

TRANSPORTATION

- 1 Min Walk at Nassau Avenue (0.0 mi)
- 9 Min Walk at Greenpoint Avenue (0.4 mi)
- 14 Min Walk at Bedford Avenue (0.7 mi)
- 16 Min Walk at Lorimer Street (0.8 mi)
- 18 Min Walk at Graham Avenue (0.9 mi)



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CONTACT



BRENDAN THRAPP
201.787.9679
BT@EXRNY.COM

MICHAEL DEEHAN
908.310.1461
MDEEHAN@EXRNY.COM

