

1122 MANHATTAN AVENUE

GREENPOINT, BROOKLYN



RETAIL SPACE
FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Box St
and Clay St

SPACE

Ground Floor 1,300 SF
Lower Level 800 SF
Outdoor 250 SF

CEILING HEIGHT

15 FT

FRONTAGE

18 FT

DIMENSIONS

18 FT x 68 FT

ZONING

M1-2 / R6A

OCCUPANCY

Under Renovation

ASKING RENT

Upon Request

HIGHLIGHTS

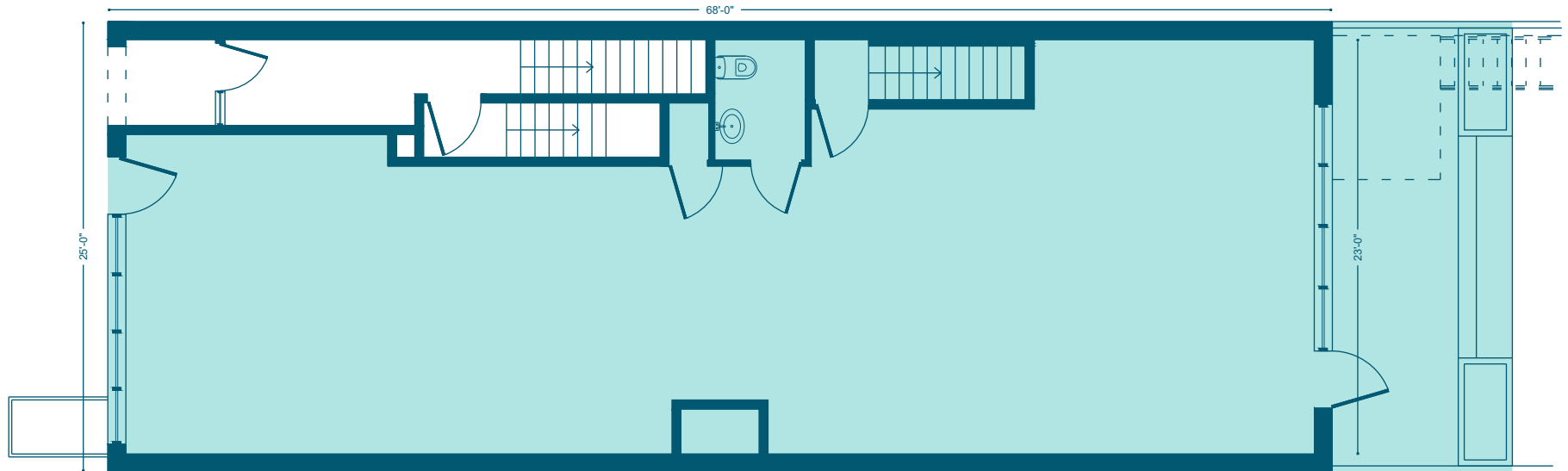
- Brand new retail space in Greenpoint, perfect for F&B operators.
- Location features 15 FT ceilings, new glass facade, usable backyard space, interior stair case to basement (great for walk-in / dish washing / prep), venting shaft in place, great natural light.
- The space is right down the block from the massive Greenpoint Landing development, which will include over 5,500 new residential units, a public park, and a ferry stop.
- Ownership is looking to place a high-quality F&B concept. They're very well capitalized and flexible on concessions / build-out for the right concept/operator.

GREENPOINT BROOKLYN

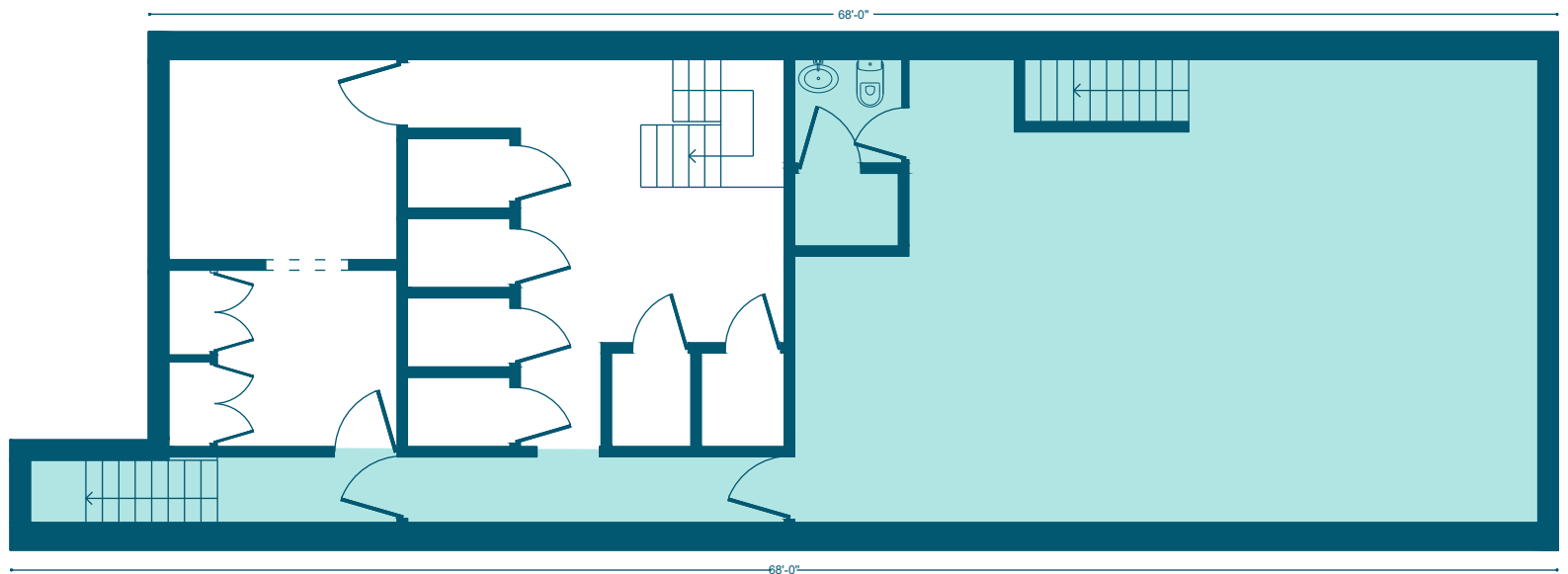
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FLOORPLANS & DETAILS

GROUND FLOOR - 1,300 SF



LOWER LEVEL - 800 SF



GREENPOINT BROOKLYN

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EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



62,797

POPULATION
WITHIN 1-MILE
RADIUS



38 Years

AVERAGE
POPULATION
AGE



22.70%

POPULATION
GROWTH
SINCE 2010



\$127,330

AVERAGE HHI
WITHIN 1-MILE
RADIUS



2,680

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$832 mil

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

GREENPOINT BROOKLYN

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Le Fanfare
- Milk & Roses
- Saint Vitus Bar
- Gourmet A'Fare Market
- Glasserie
- Ashbox
- Acapulco
- Champion Coffee
- Rivera Grocery Store
- Sika Threading Salon
- The Box House Hotel
- Animal Planet Pet Supplies
- Lobster Joint
- Stellar Hardware & Bath
- Sweetleaf Coffee Roasters
- Brooklyn Lantern
- The Greenpoint Gallery
- Brooklyn Ice Cream Factory
- North Brooklyn Boat Club
- DiJiFi
- Dunkin'
- East River Tattoo
- Tommy's Tavern
- Eastern District

TRANSPORTATION

- 7 Min Walk at Greenpoint Avenue
- 16 Min Walk at Nassau Avenue
- 19 Min Walk at Vernon Boulevard-Jackson Avenue



GREENPOINT BROOKLYN

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CONTACT



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