

# 319 GRAHAM AVENUE

WILLIAMSBURG, BROOKLYN



RETAIL SPACE  
FOR LEASE

# WILLIAMSBURG BROOKLYN

# 1319 GRAHAM AVENUE

## SPACE HIGHLIGHTS

### LOCATION

Corner of Graham & Devoe Streets

### SPACE

3,400 SF

### CEILING HEIGHT

13 FT

### FRONTAGE

105 FT

### DIMENSIONS

16 FT x 89 FT

### ZONING

R6A

### OCCUPANCY

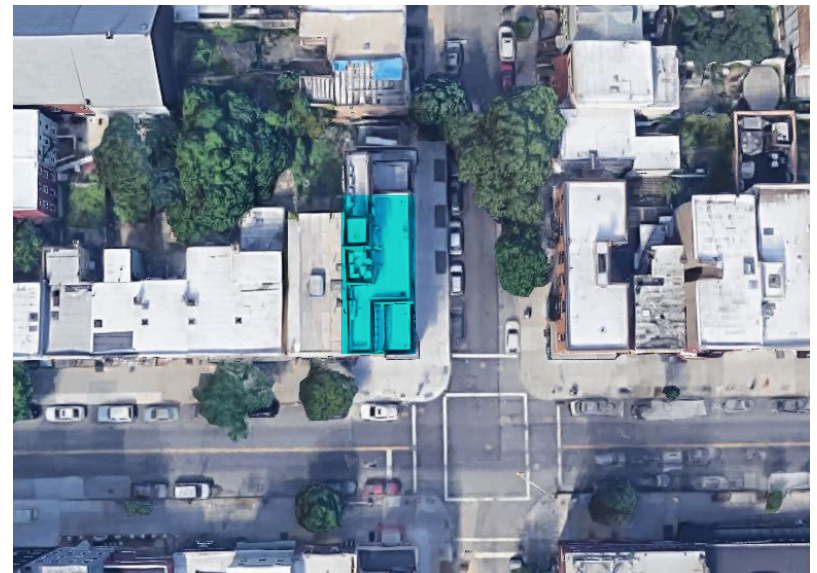
Immediate

### ASKING RENT

Upon Request

## HIGHLIGHTS

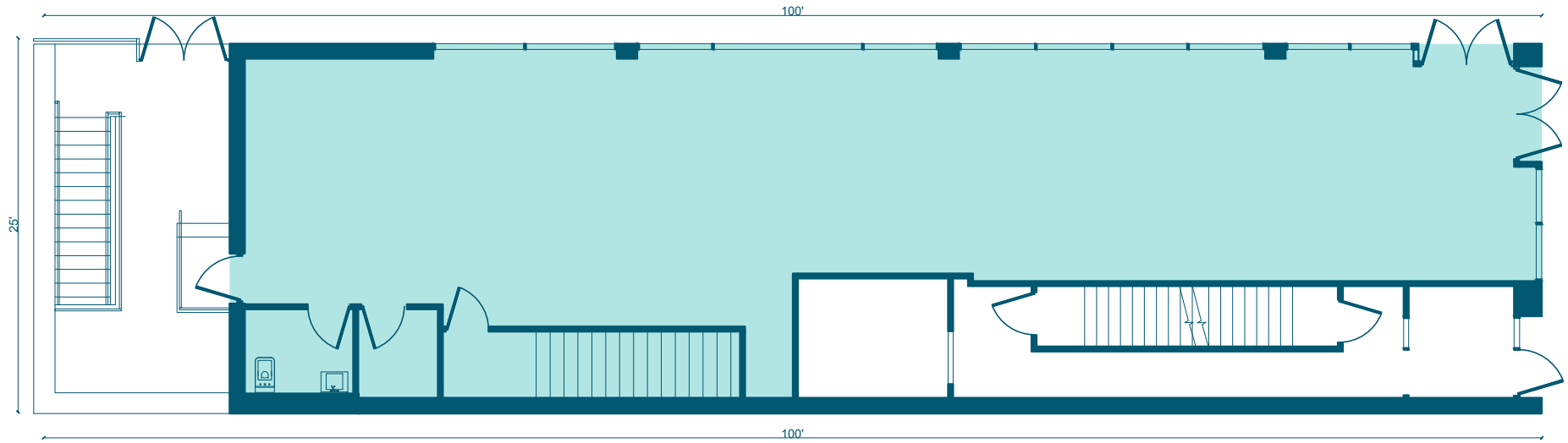
- On ground floor of luxury 'boutique' rental building
- In the heart of 'up-and-coming' South Side of Williamsburg
- Next to "Grand Street Corridor" of local businesses and markets
- Adjacent to 'L' and a short distance from 'G' & 'J/M' subway trains



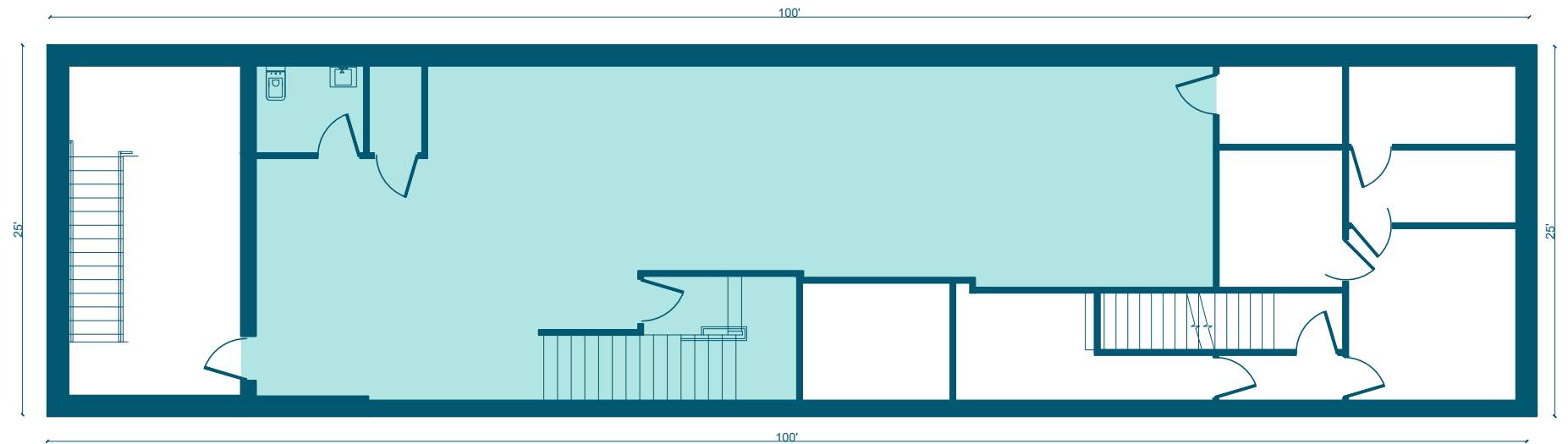
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## FLOORPLANS & DETAILS



**GROUND FLOOR**



**LOWER LEVEL**

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## SPACE DEVELOPMENT

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## SPACE DEVELOPMENT



**NEIGHBORHOOD DEMOGRAPHICS**



**156,368**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**34 Years**

AVERAGE  
POPULATION  
AGE

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**22.42%**

POPULATION  
GROWTH  
SINCE 2010

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**\$57,709**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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**5,362**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$1.4 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Fortunato Brothers
- Tony's Pizza
- Charter Coffeehouse
- Basik
- DeStefano's Steakhouse
- Sage
- 4th Down Sports Bar
- Interboro Spirits & Ales
- L Train Vintage
- Mesa Coyoacan
- NYC Pet
- Grass Roots Juicery
- Lavanderia Express IV
- Small World Day Care Center
- Barber Room 306
- Worlds Fair USA
- Easy Lover
- bcakeny
- Thip Osha
- Grass Roots Juicery
- Reclamation Bar
- Rose Wolf Coffee
- Latenight Deli Inc
- Littleneck Outpost

### TRANSPORTATION

- 2 Min Walk at Graham Avenue (0.1 mi)
- 6 Min Walk at Lorimer Street (0.3 mi)
- 6 Min Walk at Grand Street (0.3 mi)
- 8 Min Walk at Metropolitan Avenue (0.4 mi)
- 12 Min Walk at Montrose Avenue (0.6 mi)

- L
- L
- L
- G
- L



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## CONTACT

