

# 535 GRAND STREET

WILLIAMSBURG, BROOKLYN



**RETAIL SPACE  
FOR LEASE**

## SPACE HIGHLIGHTS

### LOCATION

Between Union St  
and Lorimer St

### SPACE

**Ground Floor** 600 SF  
**Lower Level** 2,000 SF

### CEILING HEIGHT

21.3 FT

### FRONTAGE

25 FT

### DIMENSIONS

Variable

### ZONING

R7A

### OCCUPANCY

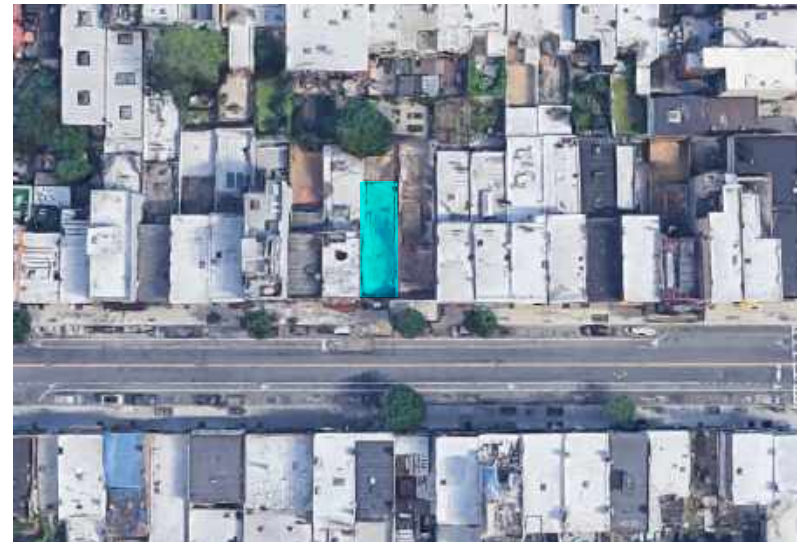
Under Renovation

### ASKING RENT

\$11,700/Month

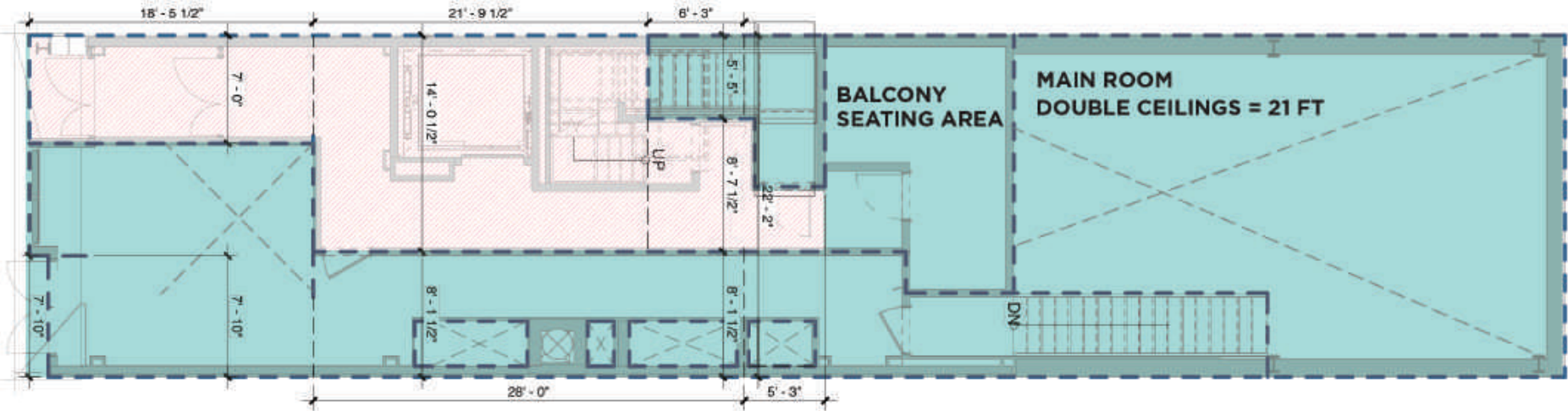
## HIGHLIGHTS

- Vented
- High Ceilings (21'4")
- ADA Compliant
- Elevator / Storage
- Windowed / Natural Light
- Central Air / Heating
- Walkway
- Balcony space that wraps around main room

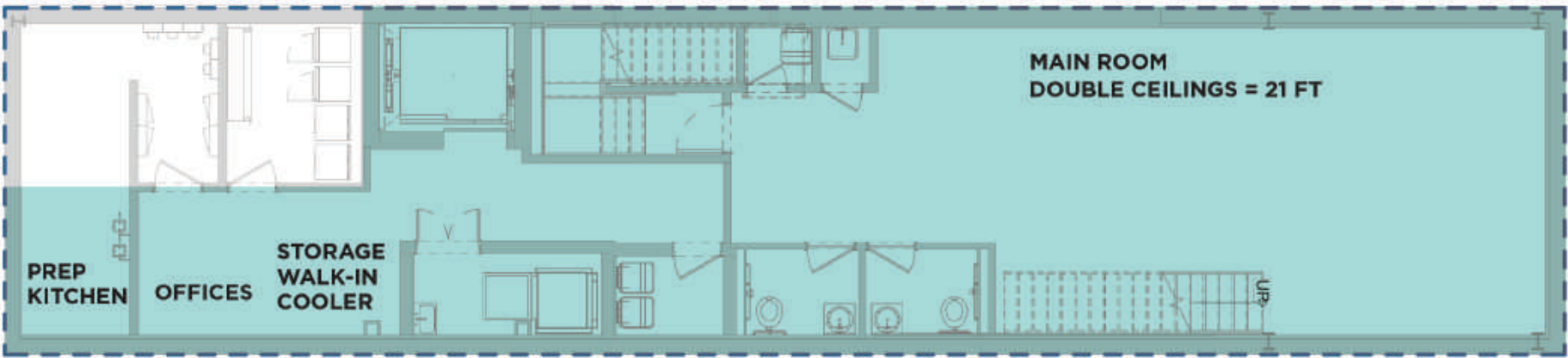


**FLOORPLANS & DETAILS**

**GROUND FLOOR - 600 SF**



**LOWER LEVEL - 2,000 SF**



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## CONCEPTUAL RENDERINGS



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## CONCEPTUAL RENDERINGS



**WILLIAMSBURG BROOKLYN**

**535 GRAND STREET**

**WORK IN PROGRESS**



# WILLIAMSBURG BROOKLYN

# 535 GRAND STREET

## NEIGHBORHOOD DEMOGRAPHICS



**196,880**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**33.30 Yrs**

AVERAGE  
POPULATION  
AGE

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**27.42%**

POPULATION  
GROWTH  
SINCE 2010

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**\$102,593**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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**6,126**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$1.7 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Rocka Rolla  
The Saint Austere  
4th Down Sports Bar  
Fortunato Brothers  
Black Flamingo  
Sal's Pizzeria  
Brooklyn Cupcake  
Key Food Supermarkets  
Bushwick Country Club  
Don Pancho Villa  
Cafe Argentino  
Barcade  
L Train Vintage  
Chase Bank  
New Apolo  
Sabor Latino  
Gimme Coffee  
The West Brooklyn  
Don Pancho Villa  
Asaba Kitchen  
De Wine Spot  
D's Brasserie  
Sage  
BK JANI  
OKONOMI // YUJI Ramen

### TRANSPORTATION

4 Min Walk at Metropolitan Avenue (0.2 mi)  
5 Min Walk at Lorimer Street (0.3 mi)  
9 Min Walk at Hewes Street (0.4 mi)  
9 Min Walk at Broadway (0.4 mi)  
10 Min Walk at Graham Avenue (0.5 mi)





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**CONTACT**



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