

# 650 METROPOLITAN AVENUE

WILLIAMSBURG, BROOKLYN



RETAIL SPACE  
FOR LEASE

# WILLIAMSBURG BROOKLYN

# 650 METROPOLITAN AVE

## SPACE HIGHLIGHTS

### LOCATION

Corner of Leonard St  
and Metropolitan Ave

### SPACE

**Ground Floor** 1,417 SF  
**Lower Level** 858 SF  
**Outdoor Space** 1,500 SF

### CEILING HEIGHT

12.5 FT

### FRONTAGE

31 FT

### DIMENSIONS

31 FT X 48 FT

### ZONING

R7A / C2-4

### OCCUPANCY

Immediate

### ASKING RENT

Upon Request

## HIGHLIGHTS

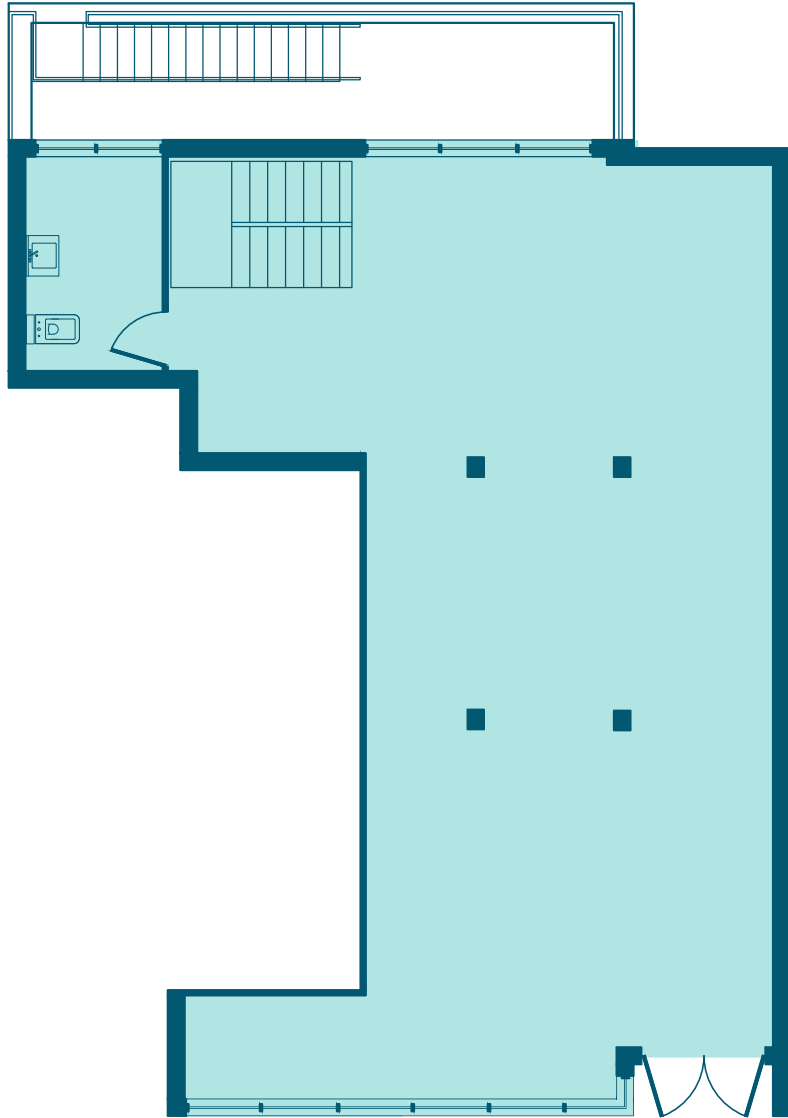
- Brand new retail space with floor to ceiling glass frontage, high ceilings, ADA compliant bathroom.
- Beautiful outdoor space and internal staircase to usable basement.
- Space is in close proximity to the Lorimer and Graham Ave L Train.
- Near many popular bars, restaurants, bakeries, grocery stores.
- Perfect for an F&B user, space can be easily vented.



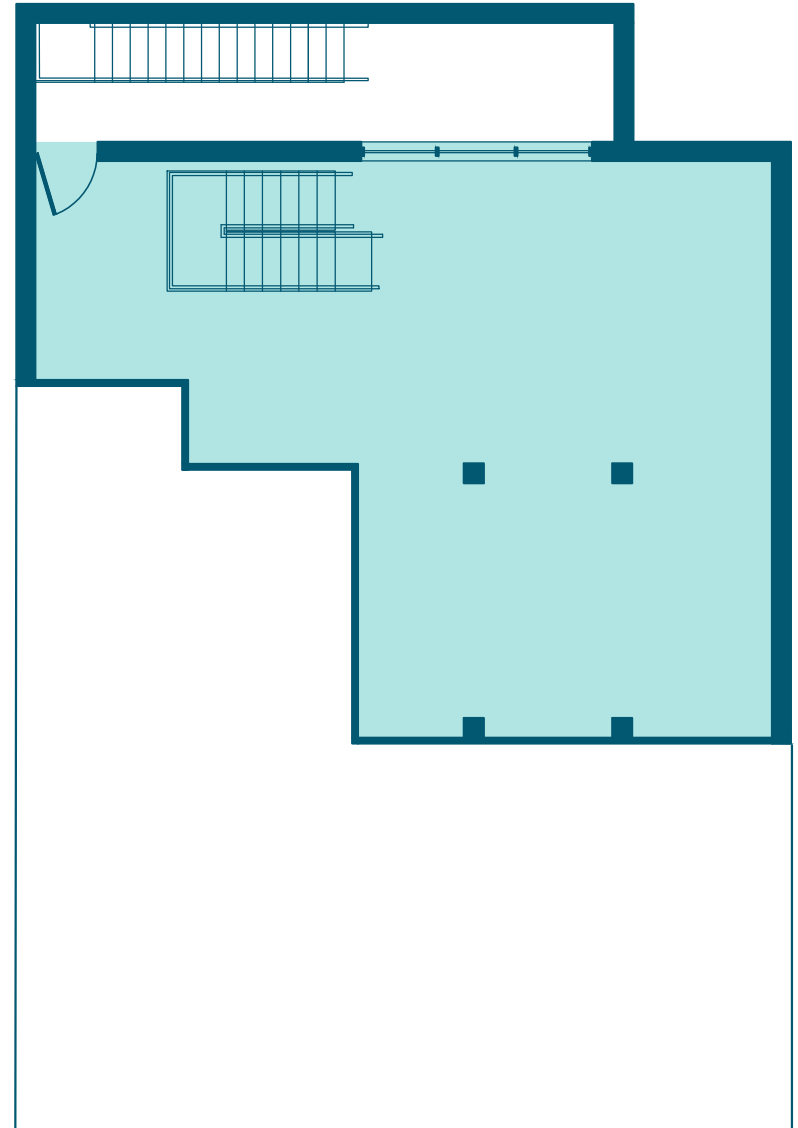
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## FLOORPLANS & DETAILS



**GROUND FLOOR - 1,417 SF**



**LOWER LEVEL - 858 SF**

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## SPACE DEVELOPMENT



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## NEIGHBORHOOD DEMOGRAPHICS



172,495

POPULATION  
WITHIN 1-MILE  
RADIUS

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34 Years

AVERAGE  
POPULATION  
AGE

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27.87%

POPULATION  
GROWTH  
SINCE 2010

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\$95,401

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

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5,490

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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\$1.6 bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Jerrys Italian Market  
DeStefano's Steakhouse  
Variety Coffee Roasters  
Nicky's Vietnamese Sandwiches  
Mario's Butcher Store  
Carmine's Pizzeria  
Lella Alimentari  
Top Hat Tailors  
Vine Wine  
Union Pool  
Sugarburg  
L & P Wines  
Uncle Louie G  
Grass Roots  
Fukuyama  
The Brick  
Zona Rosa  
Sal's Pizzeria  
Suzume  
Mother's  
Dunkin'  
Sage  
Basik  
Charter Coffeehouse  
Brooklyn Public Library  
OKONOMI // YUJI Ramen

### TRANSPORTATION

3 Min Walk at Lorimer Street (0.1 mi)  
4 Min Walk at Graham Avenue (0.2 mi)  
6 Min Walk at Metropolitan Avenue (0.3 mi)  
10 Min Walk at Grand Street (0.5 mi)  
14 Min Walk at Bedford Avenue (0.7 mi)



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**CONTACT**

