

318 GRAHAM AVENUE

WILLIAMSBURG, BROOKLYN

GARDEN GRILL



RETAIL SPACE
FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Devoe Street
and Ainslie Street

SPACE

1,625 SF

CEILING HEIGHT

12 FT

FRONTAGE

25 FT

DIMENSIONS

25 FT x 65 FT

ZONING

R7A / C2-4

OCCUPANCY

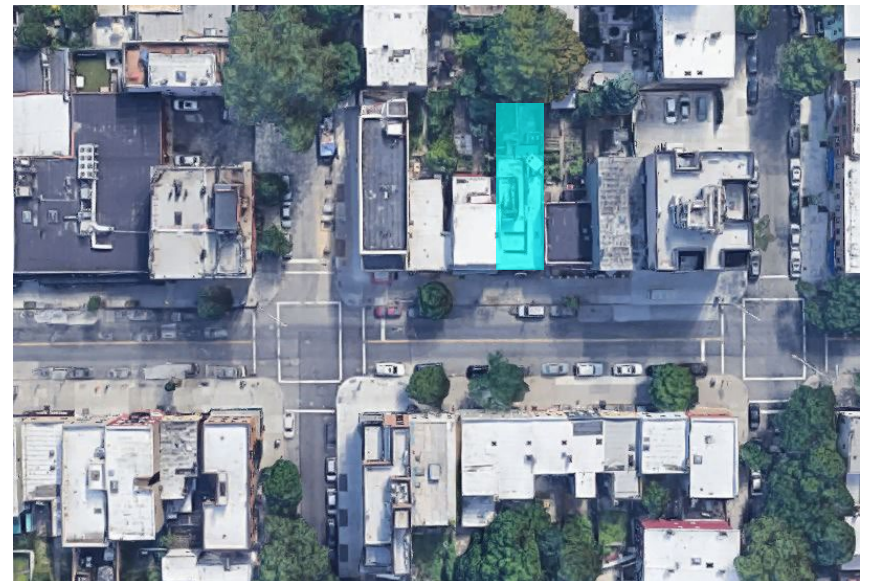
Immediate

ASKING RENT

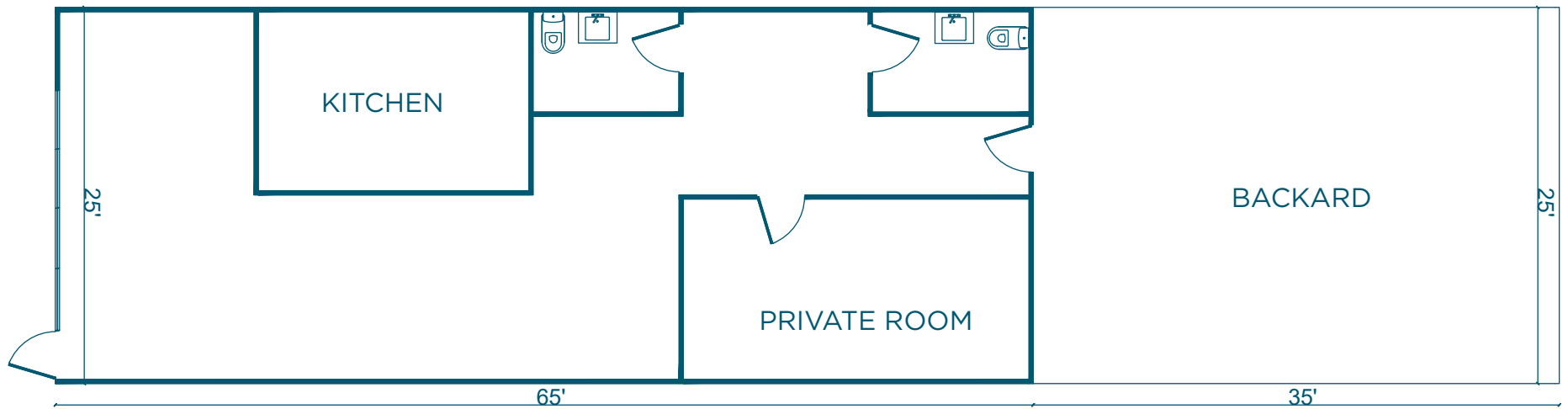
Upon Request

HIGHLIGHTS

- Fully Built Out as a Restaurant or Café Space
- Central Air and Heating
- Courtyard
- Ventilated / HOOD!
- Finished Basement / Storage
- Breakfast Bar / Booth Seating
- Floor-to-ceiling Windows
- HVAC & Gas (Metered)
- Near the L and G Subway Stations,
and BQE Expressway.



FLOORPLANS & DETAILS



SPACE

Size	1,625 SF
Ceiling Height	12 FT
Frontage	25 FT
Dimensions	25 FT x 65 FT

WILLIAMSBURG BROOKLYN

318 GRAHAM AVENUE

SPACE DEVELOPMENT



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SPACE DEVELOPMENT



NEIGHBORHOOD DEMOGRAPHICS



156,368

POPULATION
WITHIN 1-MILE
RADIUS



34 Years

AVERAGE
POPULATION
AGE



22.42%

POPULATION
GROWTH
SINCE 2010



\$57,709

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5,362

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.4 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

WILLIAMSBURG BROOKLYN

318 GRAHAM AVENUE

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

