



470 DRIGGS AVENUE

WILLIAMSBURG, BROOKLYN 11222
6,600 SF GROUND RETAIL + 2,500 SF 2FL FOR LEASE

CONTACT EXCLUSIVE BROKER
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Kalmon Dolgin Affiliates presents an exclusive leasing opportunity: 6,600 SF of prime retail space, plus a fully equipped 2,500 SF second floor, in the trendy neighborhood of Williamsburg, Brooklyn. Previously utilized as a restaurant, this space comes complete with fully built-out kitchens on each floor, setting the stage for culinary innovation or seamless transition for a variety of retail ventures.

Location: Nestled on the bustling Driggs Avenue, this retail gem is strategically positioned to capture the attention of the vibrant Williamsburg community. With 125' of frontage, benefit from heavy foot traffic, a diverse crowd, and a neighborhood known for its dynamic culture.

Versatile Layout: Spanning 6,600 SF on the ground floor, with 14' ceilings, and 2,500 SF on the second floor the space offers a versatile layout to accommodate a range of retail concepts. The fully built-out kitchen on each floor adds value and potential for businesses in the food and beverage industry.

Aesthetic Appeal: Large windows flood the storefront with natural sunlight, creating an inviting atmosphere for customers. High ceilings and polished floors contribute to the overall aesthetic, offering a modern and trendy backdrop for your brand.

Ready-Made Kitchen & Bar: The presence of a fully equipped kitchen and bar facilitates a quick start for restaurant or bar entrepreneurs. This turnkey feature is a rare find, streamlining the setup process for your culinary vision.

This is your chance to secure a prominent spot in one of Brooklyn's most sought-after neighborhoods. Don't miss the opportunity to make a statement with this meticulously designed retail space.

Contact us today to schedule a viewing and bring your business to life in the heart of Williamsburg!

HIGHLIGHTS



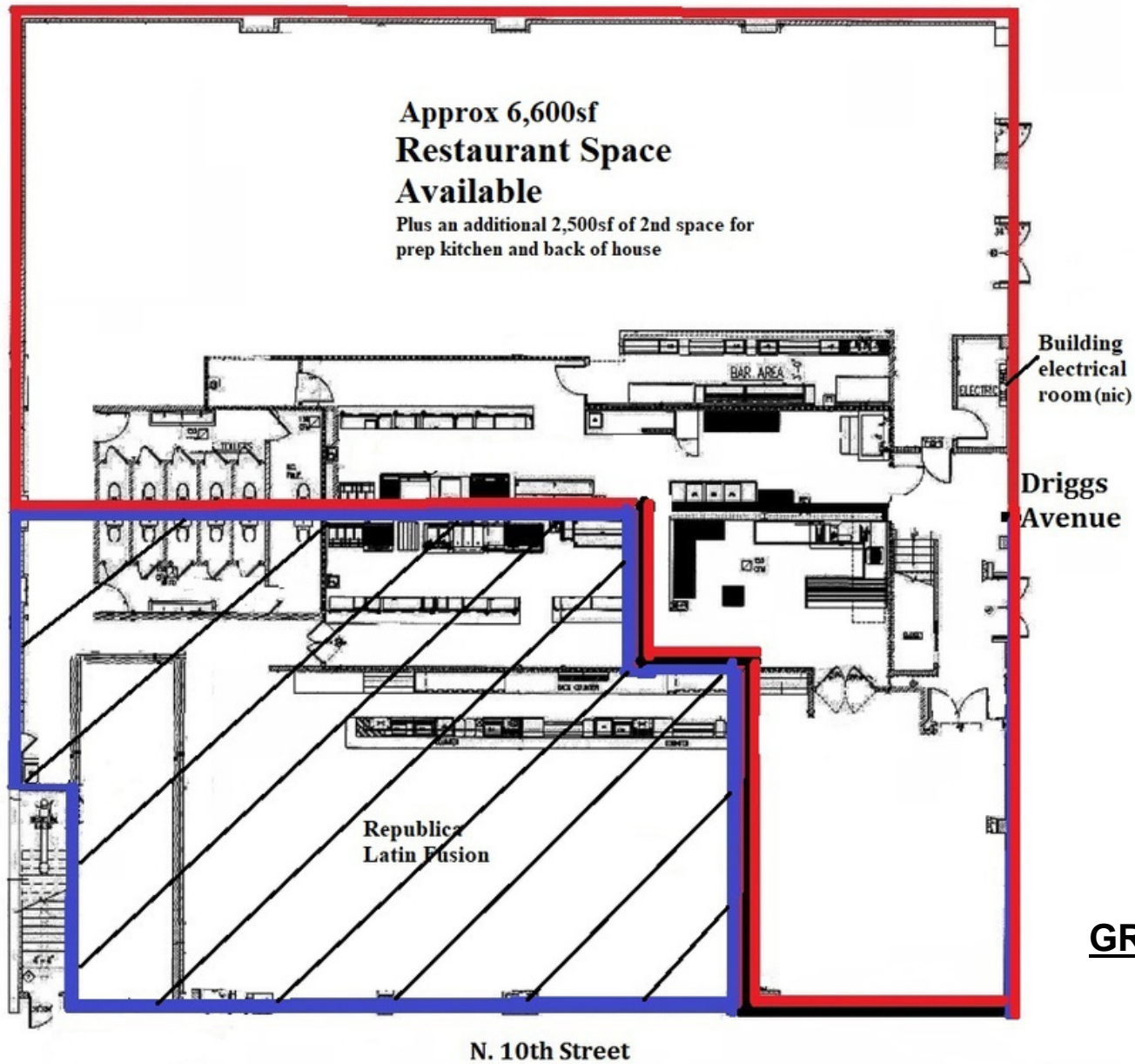
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PHOTOS

470 DRIGGS AVENUE



GROUND FLOOR

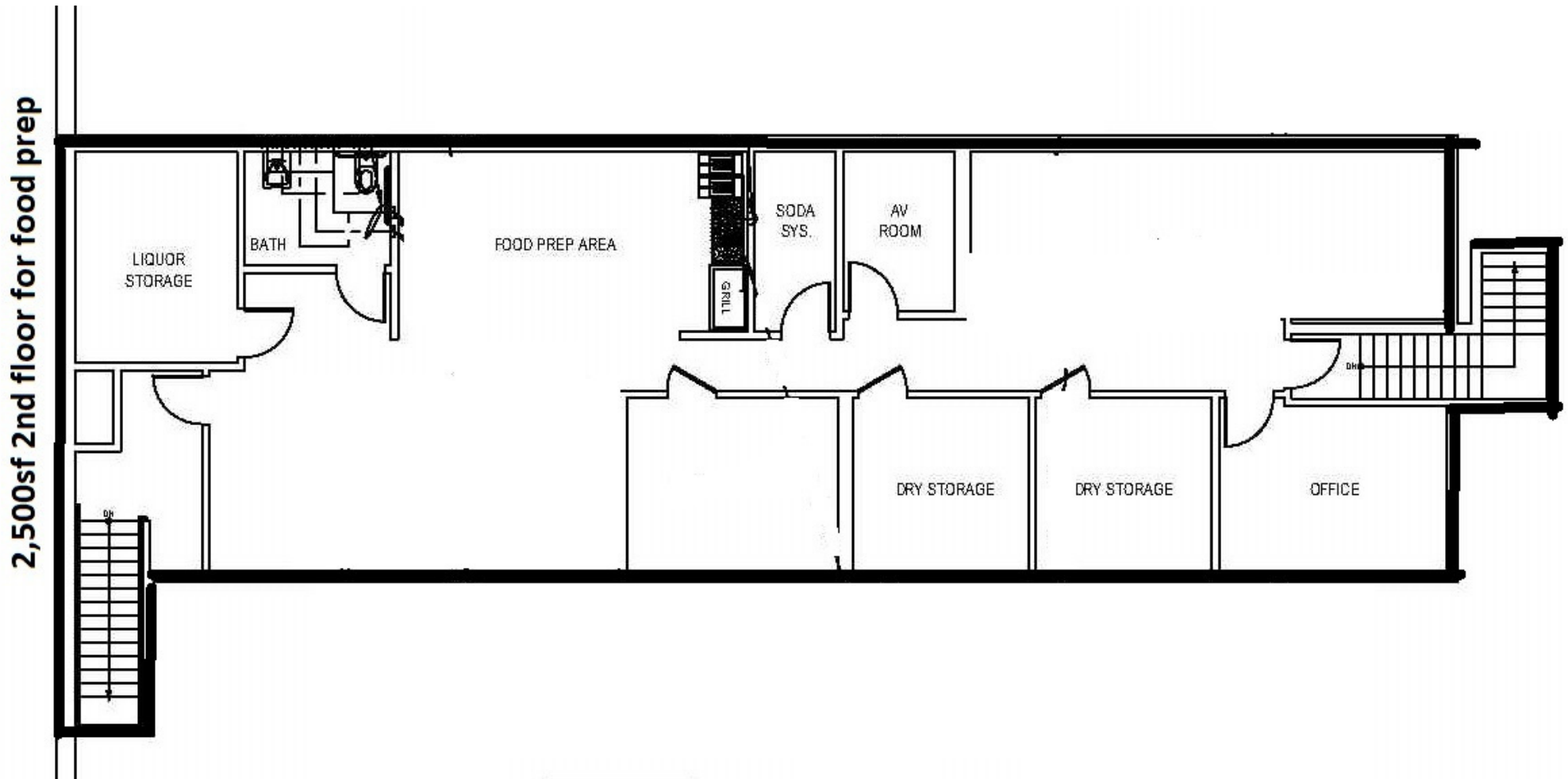
6,600 SF

FLOORPLAN



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SECOND FLOOR

2,500 SF

FLOORPLAN



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NEIGHBORHOOD TENANTS

Allswell
Apple Store
Bianco Latte NYC- Williamsburg
Brooklyn Brewery
Brooklyn Bowl
Fedoroff's Roast Pork
Fushimi
Mugs Ale House
MyMoon
Lilia
McCarren Park
Nami Nori Williamsburg
pinkFROG cafe
Republic Latin Fusion
Smorgasburg
Turkey's Nest
Terasa North Ninth
The Bedford
The Gibson
The William Vale Hotel
The Wythe Hotel

TRANSPORTATION

5 Min Walk L Train at Bedford Ave
10 Min Walk G Train at Nassau Ave



*Williamsburg is not just a location; it's a community.
Join a neighborhood that appreciates creativity and diversity,
making your business an integral part of the local scene.*