



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Flagship Retail Opportunity For Lease

10,000 - 69,000 SF

21 Wythe Avenue • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Richard Babeck
☎ 718.437.6100 x119
Richard.B@TriStateCR.com



Location Overview

Located on the border of the Williamsburg & Greenpoint neighborhoods of Brooklyn between N 14th St & N 15th St near the Nassau Ave subway station.

Nearest Transit: G train at Nassau Ave and the B32, B62, B48, & B43 bus lines.

Nearby tenants include Hermes, Chanel, X-Golf, Brooklyn Bowl, Vital Climbing Gym, Kith, Laser Wolf, K'Far, Everlane, Cos, BK Backyard Bar and much more! Coming soon Padel House and Dog PPL will be opening around the corner!

Main Highlights

- ▶ New construction flagship retail space
- ▶ Built to suit
- ▶ Logical division options are available upon request
- ▶ Heavy foot traffic
- ▶ Access to waterfront
- ▶ Access to high-street retail
- ▶ Built to suit
- ▶ Located in a growing social hub of Brooklyn
- ▶ Ground Floor: 22,000 SF
- ▶ 2nd Floor: 22,000 SF +3,500 SF Mezzanine (if needed)
- ▶ 3rd Floor: 15,000 SF + 5,000 SF L shaped wrap around terrace
- ▶ Roof: 10,000 SF (can be enclosed)
- ▶ Total Space: 69,000 SF



69,000 SF

Total Building Size



61,855 SF

Lot Size





M1-2

Zoning

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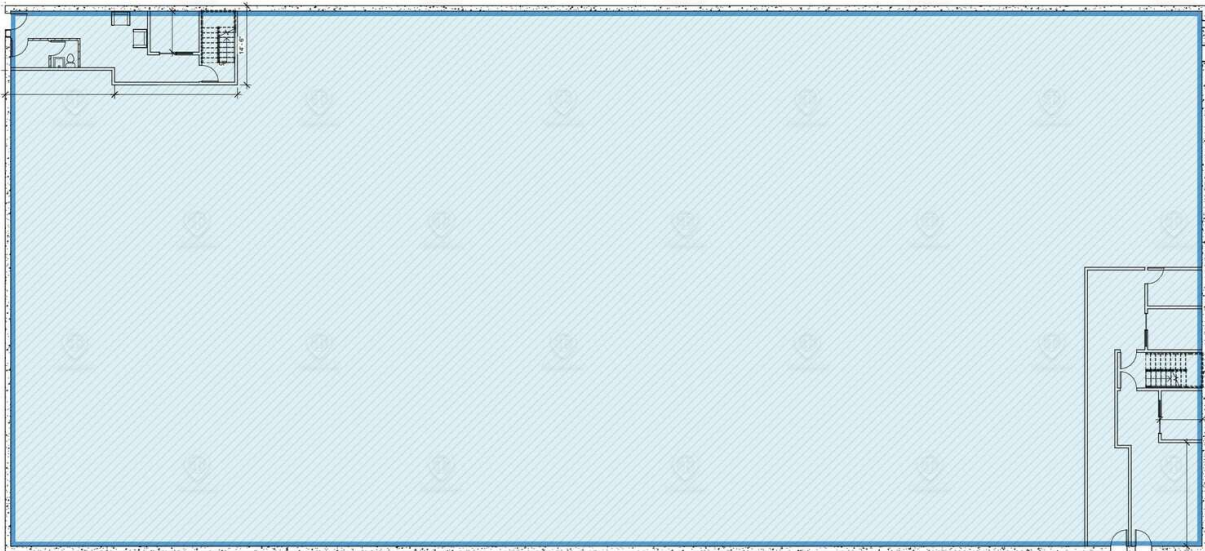
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21 WYTHER AVENUE

GROUND FLOOR
TOTAL AVAILABLE SPACE: 22,000 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

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2nd Floor Plans

21 Wythe Avenue, Brooklyn, NY 11249



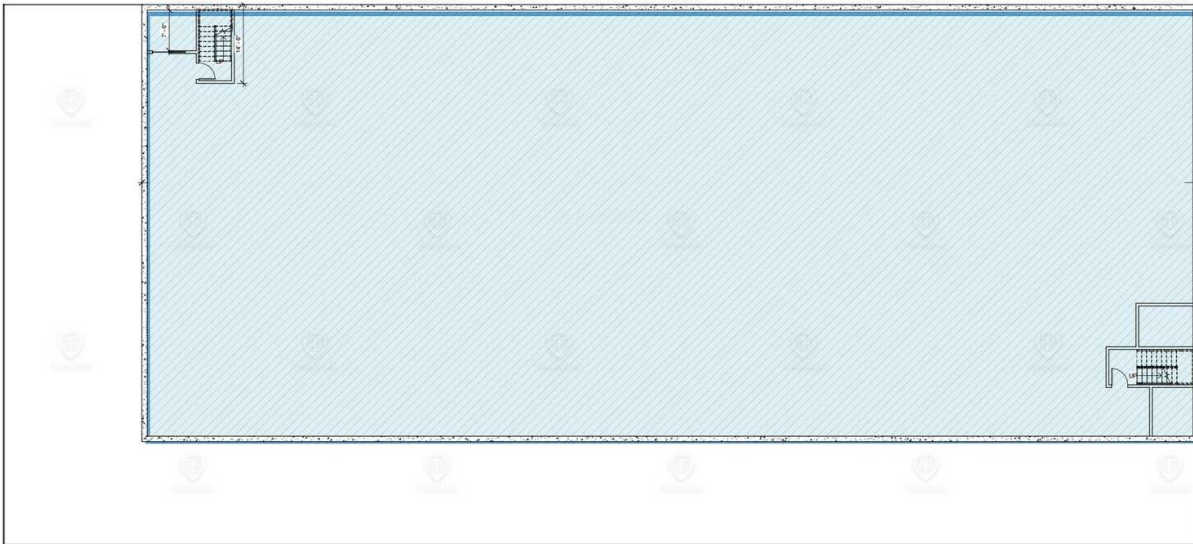
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3RD FLOOR
TOTAL AVAILABLE SPACE: 15,000 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

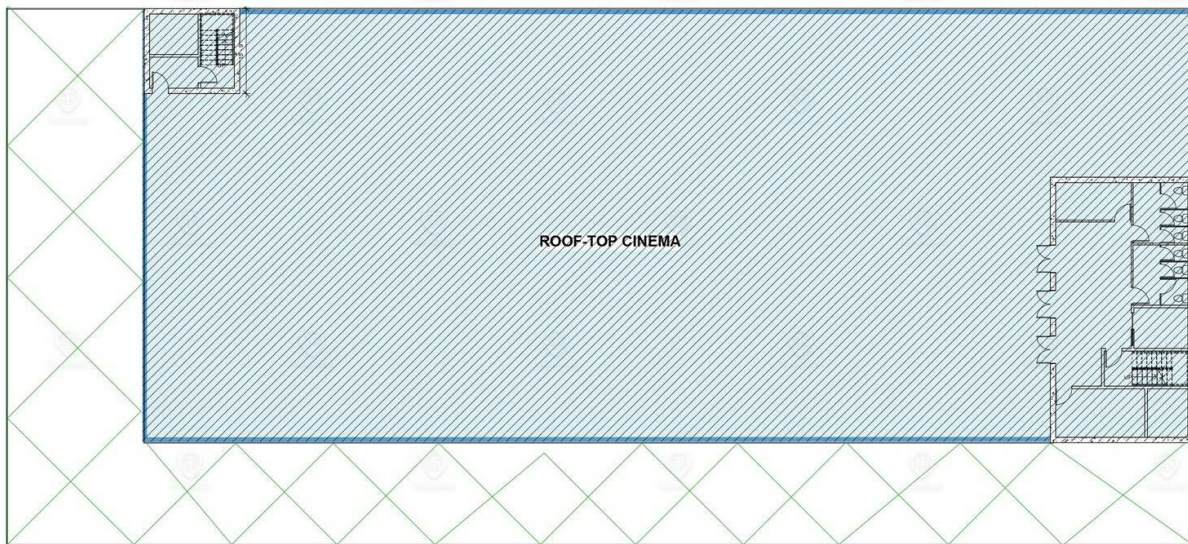
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21 WYTHE AVENUE

ROOFTOP
TOTAL AVAILABLE SPACE: 10,000 SF

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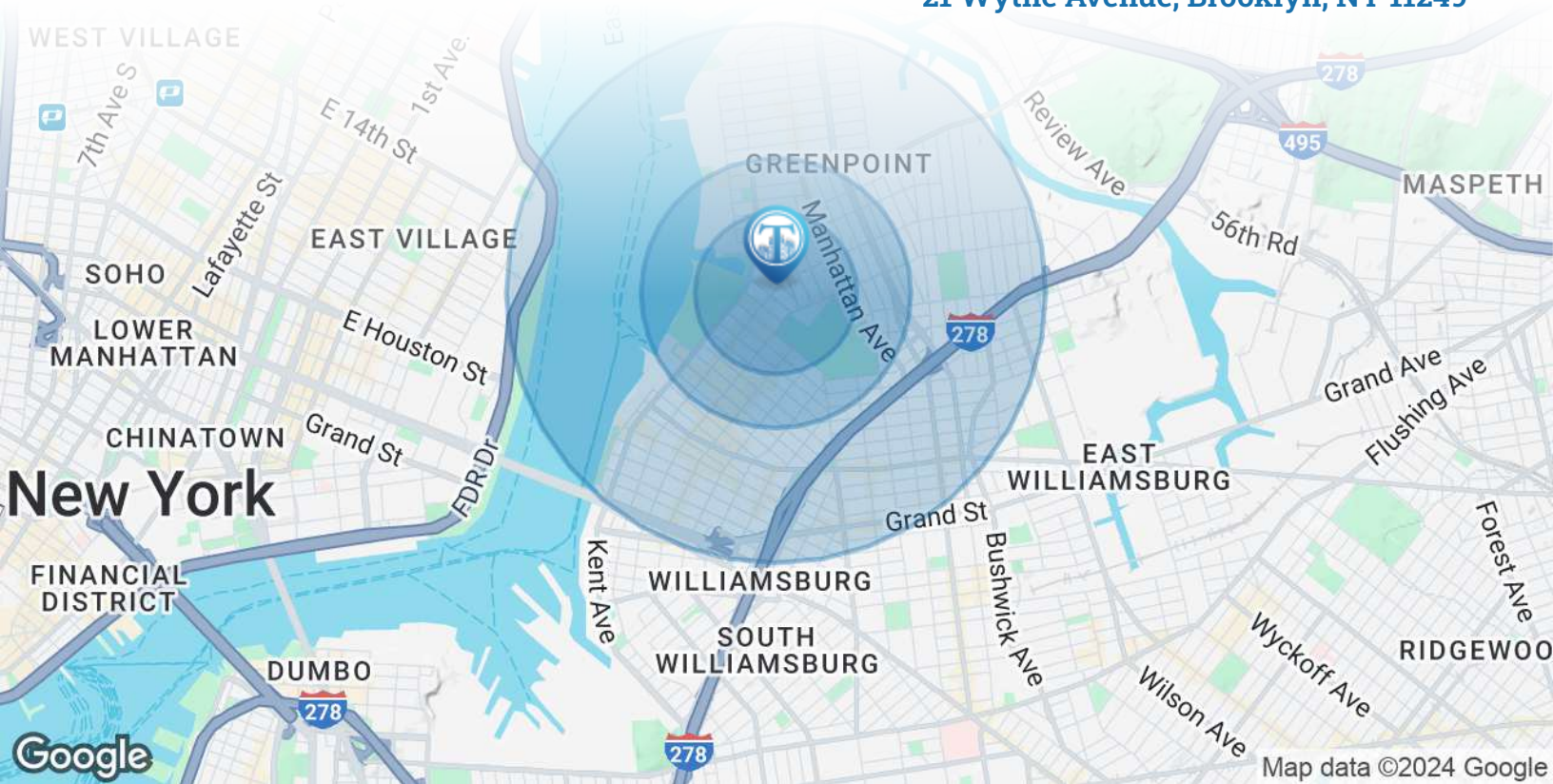
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,015	20,423	102,630
Average Age	37	37	37
Average Age (Male)	37	37	37
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,054	10,317	49,626
# of Persons per HH	2	2	2.1
Average HH Income	\$191,691	\$184,002	\$173,028
Average House Value	\$1,695,457	\$1,607,191	\$1,399,583



102,630

People within 1 Mile





\$173,028

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK