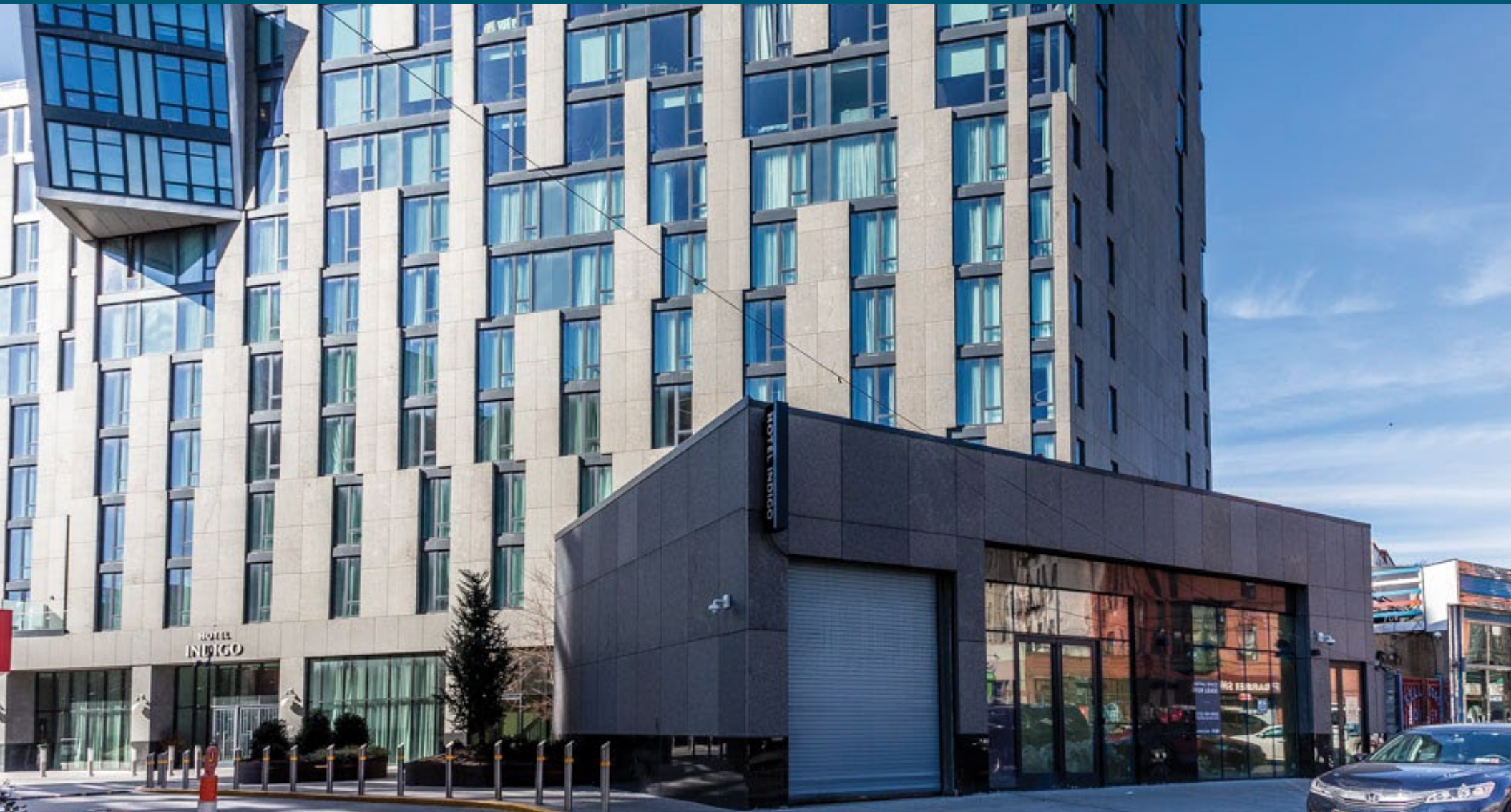


500 METROPOLITAN AVENUE

WILLIAMSBURG, BROOKLYN



**RETAIL SPACE
FOR LEASE**

WILLIAMSBURG BROOKLYN

500 METROPOLITAN AVE

SPACE HIGHLIGHTS

LOCATION

Metropolitan Avenue
& Lorimer Street

SPACE

Ground Floor 498 SF
Lower Level 13,072 SF

CEILING HEIGHT

11 FT

FRONTAGE

25 FT

DIMENSIONS

Variable

ZONING

M1-2 / R6A

OCCUPANCY

Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

New Bldg in Williamsburg - MASSIVE FOOD & BEVERAGE/NIGHTLIFE OPPORTUNITY! Part of LUXURY Hotel & Apartment Offering, next to L & G Trains (6 MINUTES TO MANHATTAN + anywhere in Brooklyn!). This is a MONSTER OPPORTUNITY!

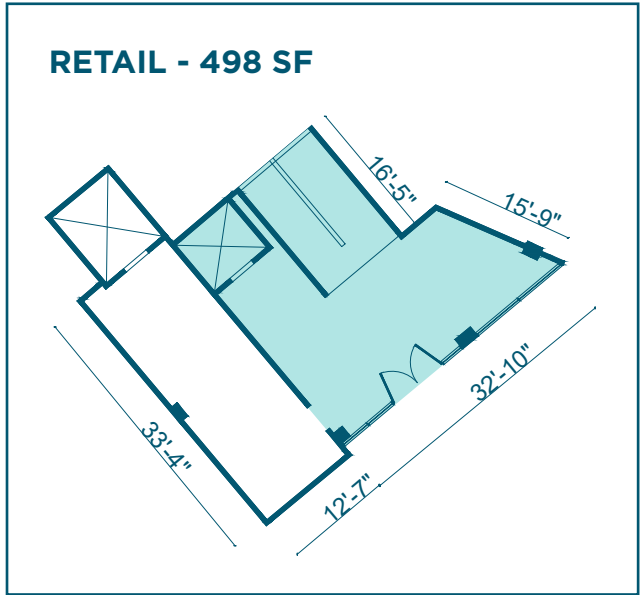
FEATURES / AMENITIES

- Well-Capitalized Landlord willing to provide TI; build-to-suit
- Retail (GROUND FLOOR) Entrance
- Dramatic Iron Staircase Descension to Massive Cellar Space (23 FOOT CEILINGS!)
- HVAC | Sprinkled
- Lobby Entrance | Check-In
- Back-Of-House = Perfect office | Prep Kitchen

FLOORPLANS & DETAILS

GROUND FLOOR

Size	498 SF
Ceiling Height	10 FT
Frontage	25 FT
Dimensions	Variable



LOWER LEVEL

Size	13,072 SF
Ceiling Height	10 FT
Frontage	N/A
Dimensions	Variable



WILLIAMSBURG BROOKLYN

BUILDING HIGHLIGHTS



WILLIAMSBURG BROOKLYN

BUILDING HIGHLIGHTS

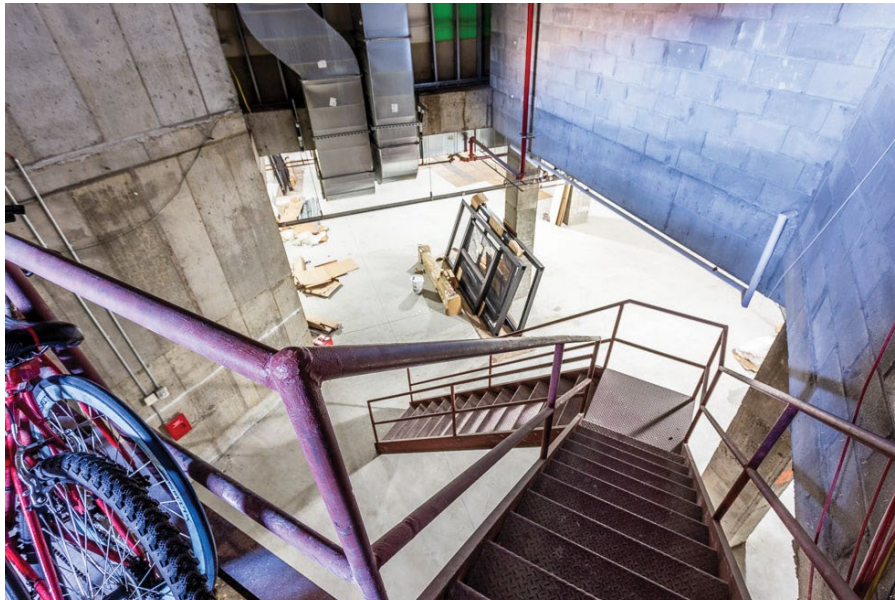


500 METROPOLITAN AVE



WILLIAMSBURG BROOKLYN

EXISTING SPACE



WILLIAMSBURG BROOKLYN

500 METROPOLITAN AVE

NEIGHBORHOOD DEMOGRAPHICS



190,820

POPULATION
WITHIN 1-MILE
RADIUS



33.4 Yrs

AVERAGE
POPULATION
AGE



29.53%

POPULATION
GROWTH
SINCE 2010



\$95,244

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,345

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.7 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

WILLIAMSBURG BROOKLYN

500 METROPOLITAN AVE

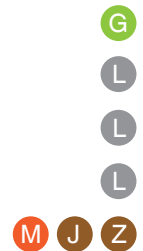
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Knitting Factory Brooklyn
Barcade
Black Flamingo
Brooklyn Cupcake
Rocka Rolla
Pinkerton Wine Bar
Union Pool
The Commodore
Extra Fancy
Nitehawk Cinema
EXR Williamsburg
Shalom Japan
Peter Luger Steak House
Kellogg's Diner
Metropolitan
Modern Love
Baby's All Right
Williamsburg Cinemas
Blink Fitness
Lighthouse
Starbucks
Suzume
Gusto Latino
Full Circle Bar
Little Choc Apothecary
Jus by Julie
Kabob Shack
L Train Vintage
Hotel Indigo Williamsburg

TRANSPORTATION

- 3 Min Walk at Metropolitan Avenue (0.1 mi)
- 4 Min Walk at Lorimer Street (0.2 mi)
- 9 Min Walk at Bedford Avenue (0.4 mi)
- 9 Min Walk at Graham Avenue (0.4 mi)
- 11 Min Walk at Marcy Avenue (0.5 mi)



WILLIAMSBURG BROOKLYN

500 METROPOLITAN AVE

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