



RETAIL SPACE FOR LEASE

WILLIAMSBURG, BROOKLYN

50 Graham Ave

50 Graham Ave Brooklyn, NY 11206

48

2,500^{SF}
GROUND FLOOR

25^{FT}
STREET FRONTAGE

12^{FT}
CEILINGS

SPACE SPECIFICATIONS

50 Graham Ave Brooklyn, NY 11206

2,500 SF
GROUND FLOOR

25 FT
FRONTAGE

1,250 SF
BASEMENT

12 FT
CEILINGS

PROPERTY HIGHLIGHTS

- 12^{ft} ceilings throughout
 - Fully gutted — active renovation underway
 - Brand new HVAC system
 - Brand New Electric Front Gate
 - Basement 1,250 SF
 - Build to Suite available
 - 25 ft of Frontage
 - 2,500SF on ground floor
-

Neighborhood Retail Map

- Chase
- McDonald's
- Dunkin'
- Popeyes
- Wendy's
- Sonic
- Burlington
- GameStop
- GNC
- USPS

- AT&T
- Verizon
- T-Mobile
- FedEx
- Foot Locker
- Planet Fitness
- Citi Bank
- Bank of America
- Snipes
- Taco Bell

TRANSPORTATION

- Flushing Avenue (J,M Line) 3 min
- Lorimer Street (J,M Line) 6 min
- Broadway (G Line) 9 min
- Montrose Avenue 9 min
- Flushing Avenue (G Line) 10 min

RETAIL SPACE FOR LEASE · WILLIAMSBURG, BROOKLYN
MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE



FLOOR PLAN

RETAIL LAYOUT

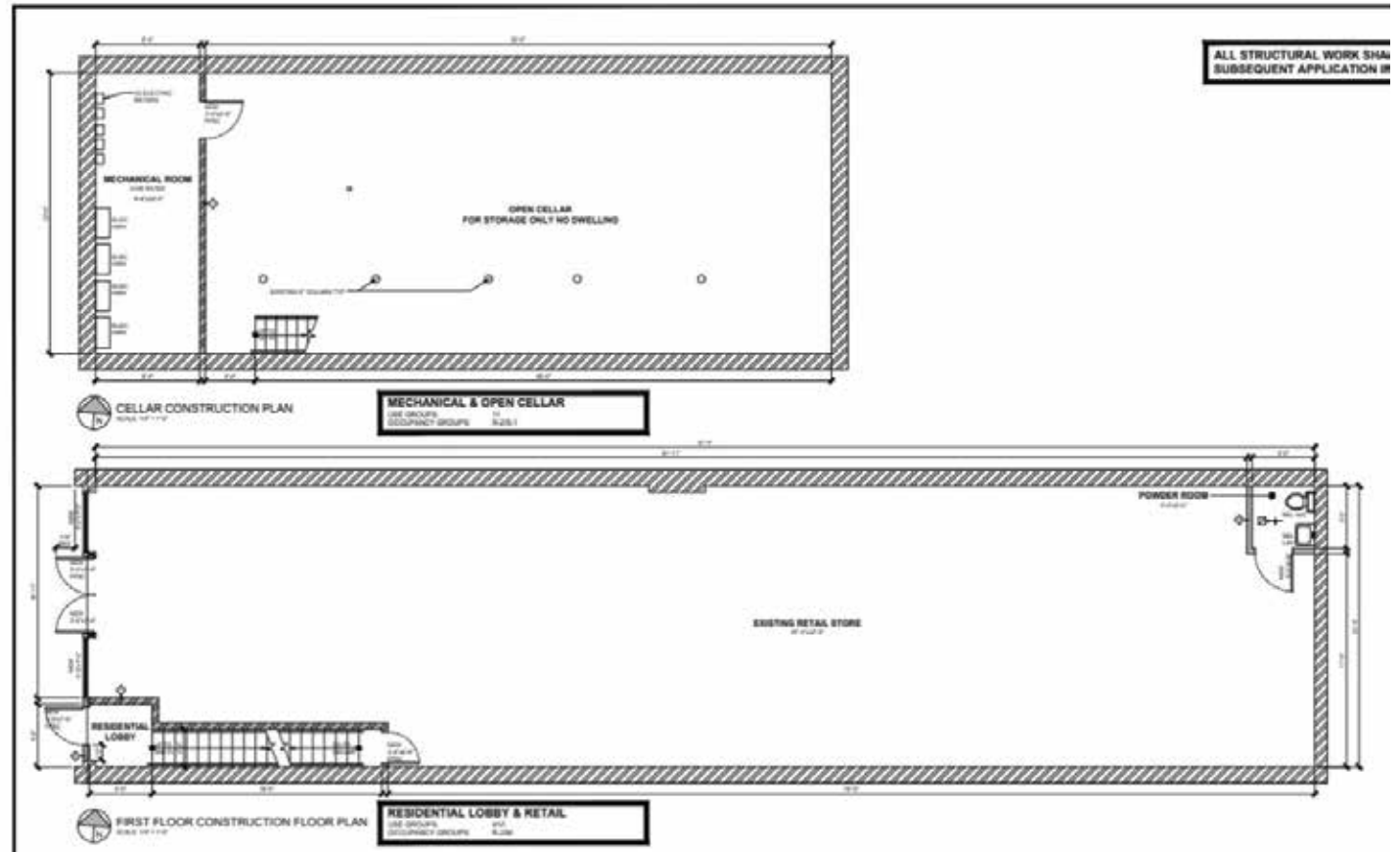
AVAILABLE

DIVISIBLE

2,500 SF
GROUND FLOOR

25 FT
FRONTAGE

1,250 SF
BASEMENT



AREA DEMOGRAPHICS

91,549

Residents

ZIP 11206 population

\$61,430

Med. HH Income

2024 ACS estimate

30.1

Median Age

Younger than NYC avg

65,000+

Pop. Density

Per sq mile

AREA DEMOGRAPHICS · ZIP CODE 11206 · WILLIAMSBURG, BROOKLYN

POPULATION & INCOME PROFILE

Total population (ZIP 11206)	91,549
Total households	33,093
Avg. persons per household	2.73
Median household income	\$61,430
Median individual income	\$35,140
Median home value	\$822,100
Median gross rent	\$1,543 / mo
Cost of living index	159.3 (U.S. avg = 100)
Unemployment rate	4.6%
Public transit to work	Among highest in U.S.

RACE & ETHNICITY (ZIP 11206)

White	36.5%
Hispanic / Latino	36.4%
Black / African American	17.5%
Asian	5.0%
Other / Two or more	4.6%

AGE PROFILE

Median age	30.1 yrs
NY State median age	39.0 yrs
National median age	38.8 yrs
Dominant age group	Late 20s – early 40s
Population trend 2018–2023	+1.0% growth
2025 projected population	89,587

CONSUMER & RETAIL PROFILE

- Dense urban area — 65,000+ residents per sq mile
- Predominantly renters — high foot traffic, daily spend
- Young professional & family demographic mix
- Strong public transit usage — walk-to-retail culture
- One of NYC's fastest-growing neighborhoods
- High concentration of bars, restaurants & boutiques

SRG

SAFDIE REALTY GROUP

2,500 SF

50 Graham Ave
50 Graham Ave Brooklyn, NY 11206

For Pricing: +1 (917) 803-7025 | +1 (917) 792-1262

EDMUND SHAMMAH

www.safdierealtygroup.com
Edmund@safdierealtygroup.com
+1 (917) 803-7025

JOSEPH KAFIF

www.safdierealtygroup.com
joeyk@safdierealtygroup.com
(917) 792-1262