



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Crème De La Crème Williamsburg: Corner Retail For Lease

6,000 SF

291 Metropolitan Avenue • Brooklyn • NY

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

**Shlomi Bagdadi**  
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## Location Overview

Located in the Williamsburg neighborhood of Brooklyn between Driggs Ave & Roebling St near the Bedford Ave subway station,

Nearest Transit: L train at Bedford Ave and the B24, B59, & B62 bus lines.

Nearby tenants include St. Anselm, Ace's Pizza, Just Salad, Juliette Restaurant, Ako, NYC Tattoo Parlor, Nippon Cha, Mr. Bao, Juice Generation, Sammy's Halal Food, Moon Goddess Candles, MIDNIGHTS, Verizon, Dr. Martens, Bagelsmith, Pressed Juicery, Dunkin', Taco Morelos, Spectrum Store, Driggs Pizza Parlor, Nike, Shake Shack, Catbird Jewelry, SEPHORA, Awoke Vintage Brooklyn, Equinox, T-Mobile, Bondi Sushi, CYCLEBAR, Walgreens, Grind House, Bank of America, and much more!

## Main Highlights

- ▶ Prime Williamsburg
- ▶ Corner location
- ▶ Former gym with a built-in boxing ring
- ▶ Double height ceilings
- ▶ Perfect for fitness or theater users
- ▶ 6,000 SF Lower Level with a 500 SF Lobby on the Ground Floor



**35,318 SF**

Total Building Size



**6,825 SF**

Lot Size



**M1-2/R6A**

Zoning

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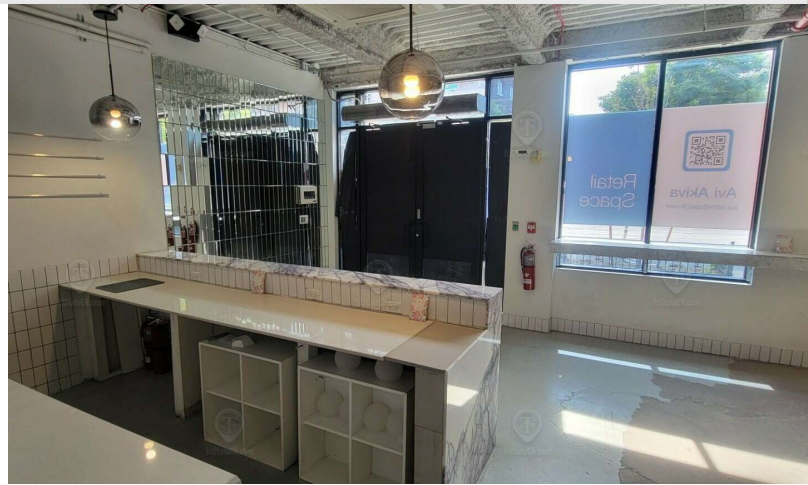
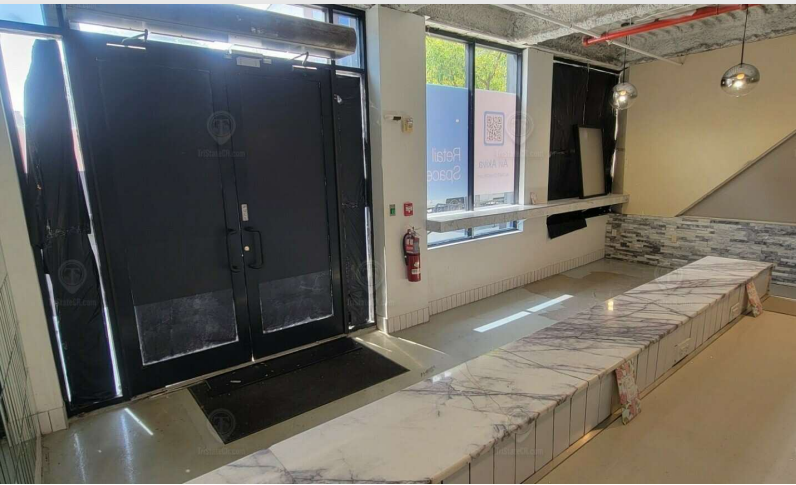
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# Photos - Ground Floor Lobby

291 Metropolitan Avenue, Brooklyn , NY 11211



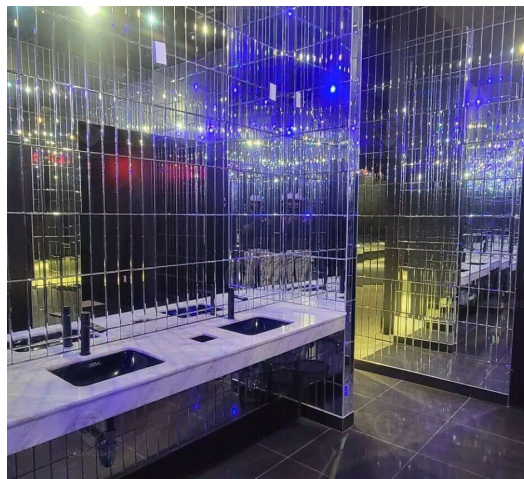
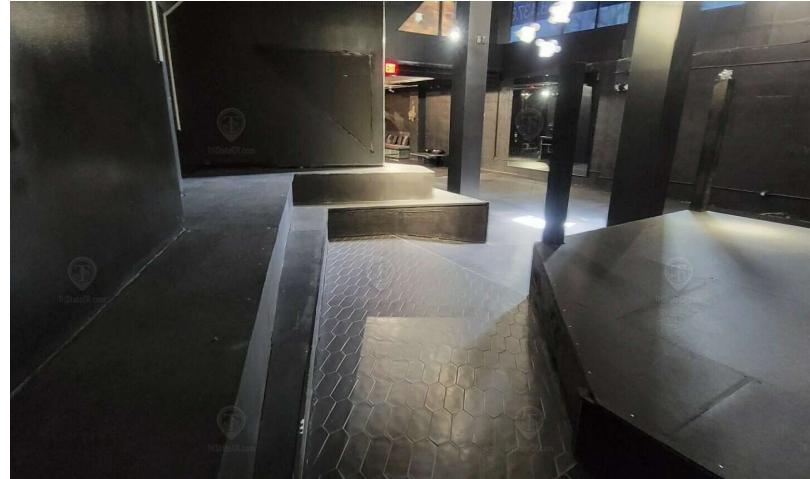
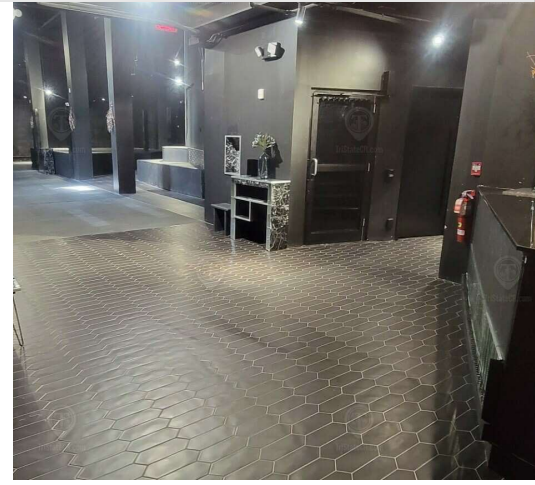
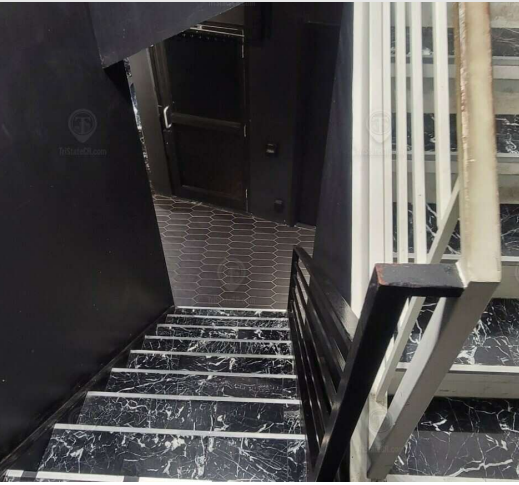
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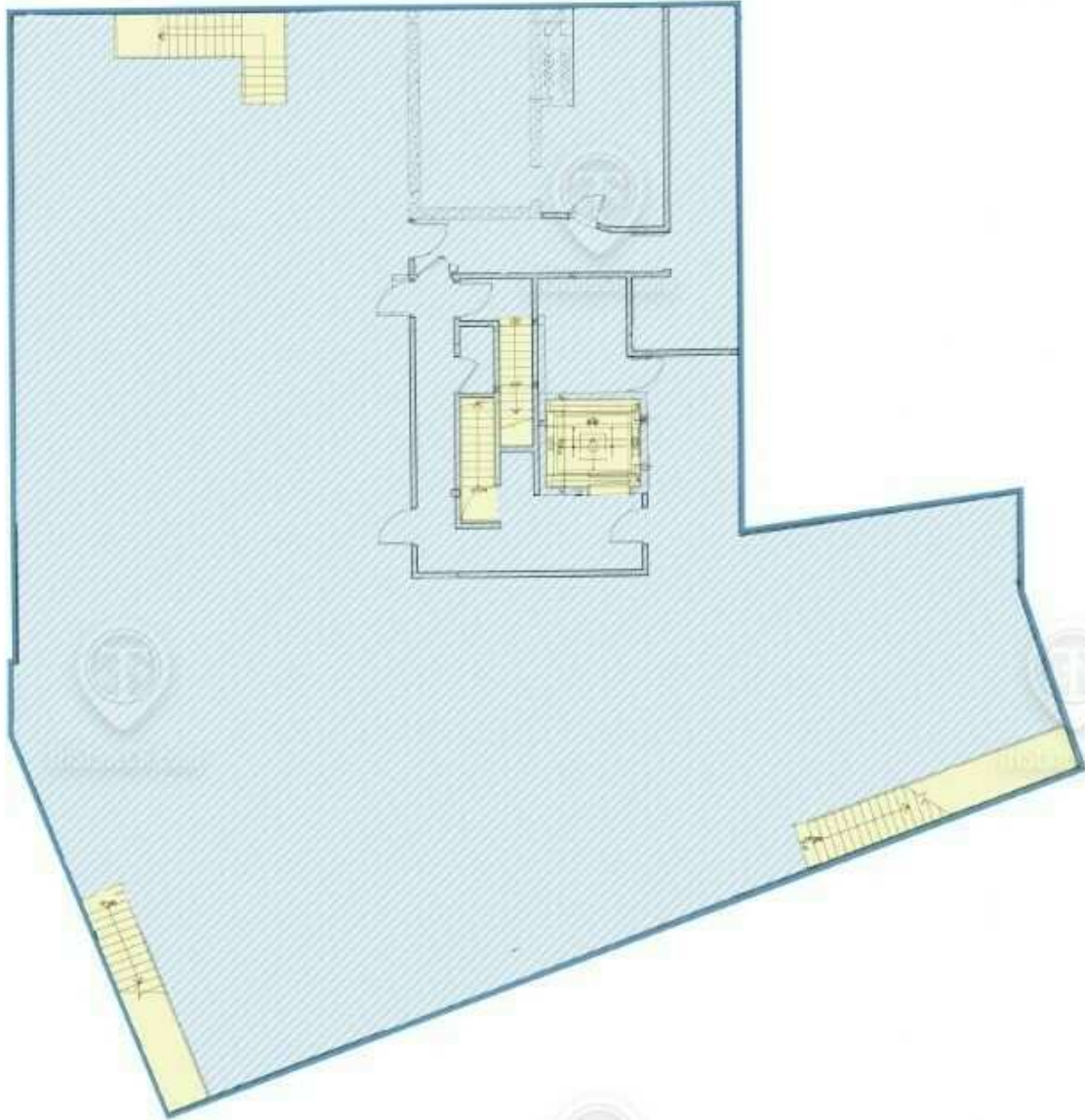
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**291 METROPOLITAN AVENUE**  
TOTAL AVAILABLE SPACE: 6,000 SF

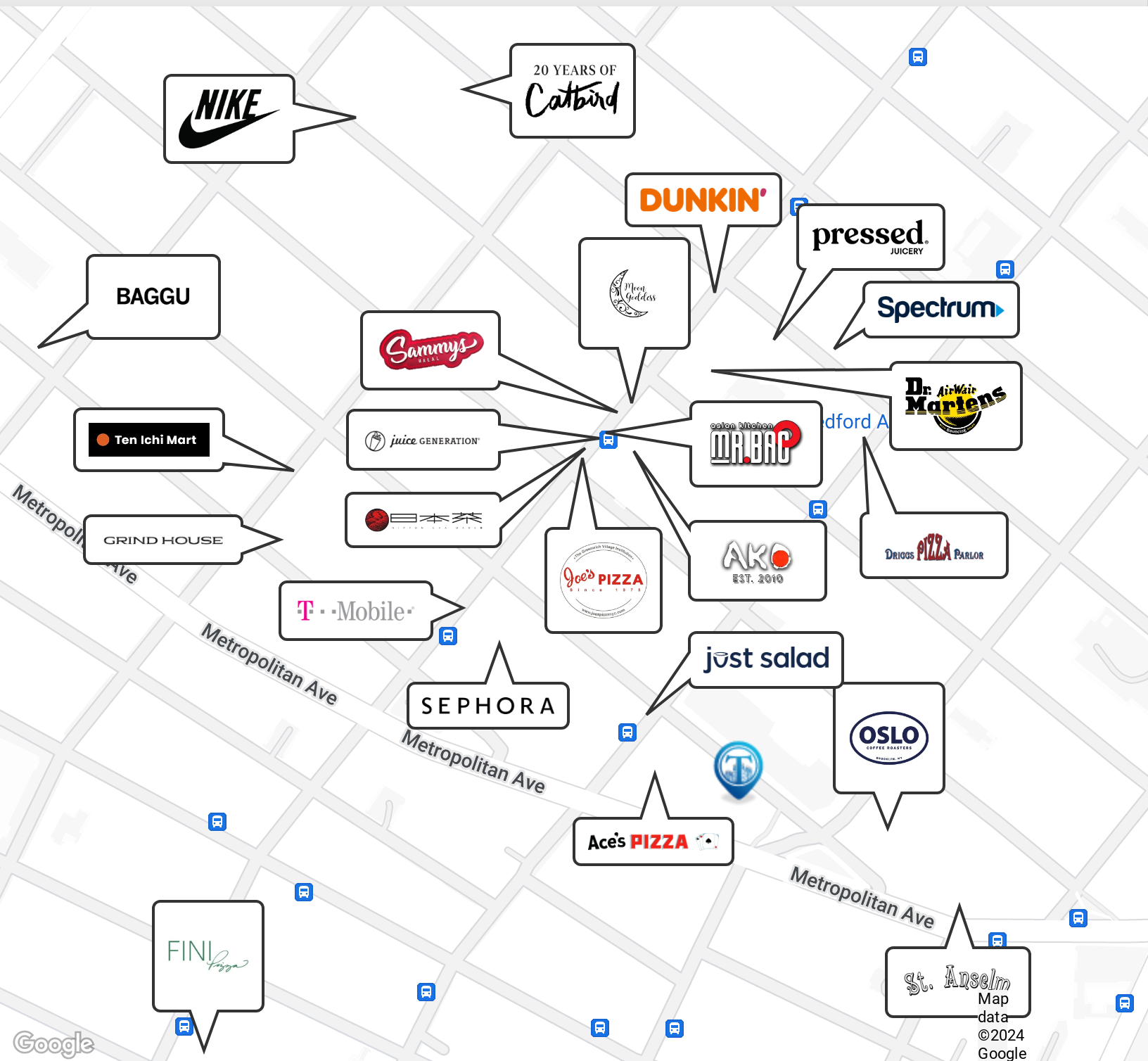
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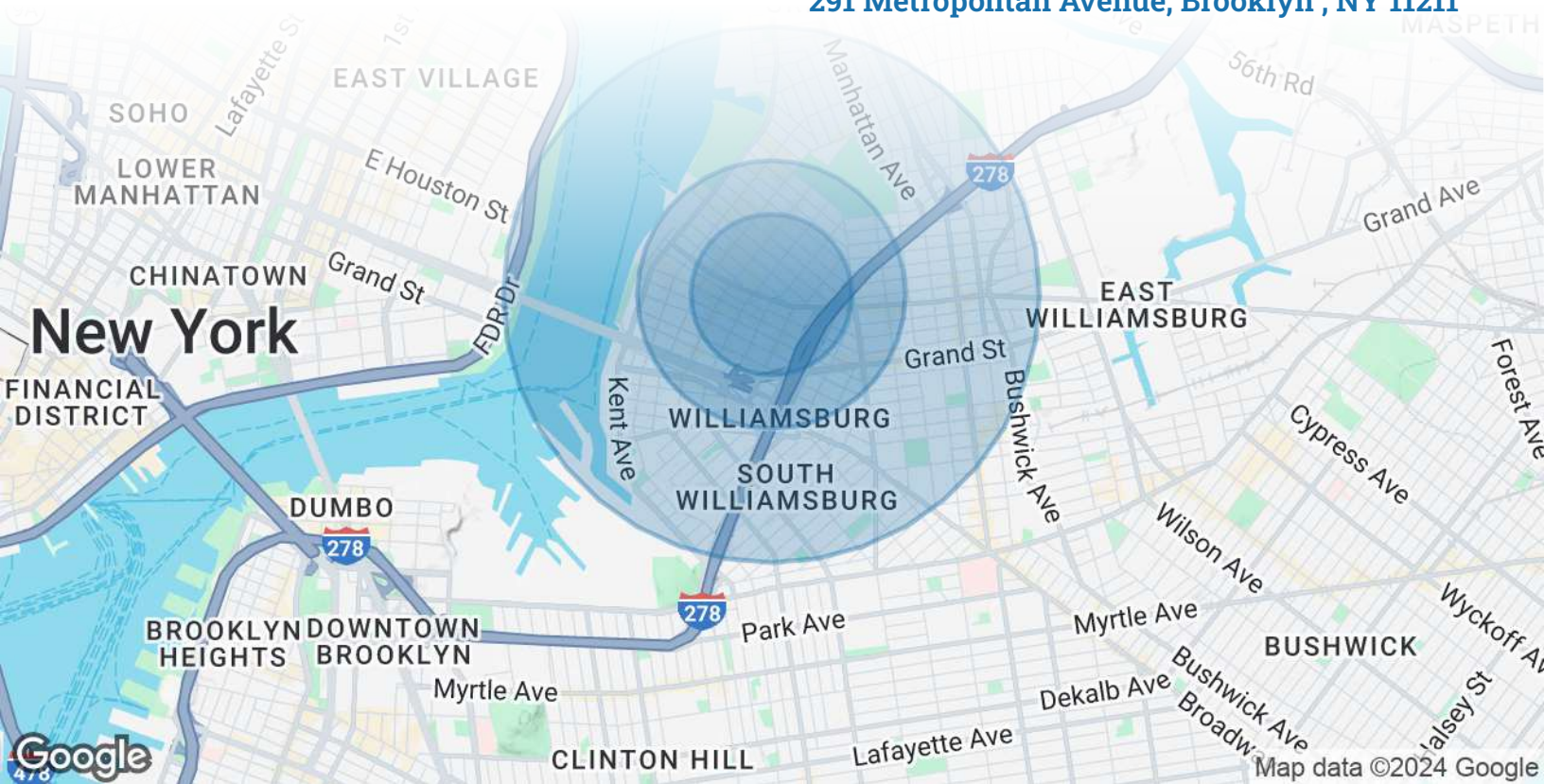
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# Area Demographics

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,648	48,688	149,843
Average Age	37	36	35
Average Age (Male)	37	36	34
Average Age (Female)	37	36	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,640	23,142	62,066
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$177,269	\$184,277	\$137,467
Average House Value	\$1,265,284	\$1,416,467	\$1,271,383



**149,843**

People within 1 Mile



**\$137,467**

Avg Household Income

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RETAIL BROKER NETWORK