

21 WYTHE AVENUE, BROOKLYN, NY 11249

FOR LEASE

# 5,000 – 22,000 SF NEW FLAGSHIP RETAIL OPPORTUNITY

Between North 14th Street & North 15th Street



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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located on the border of the Williamsburg & Greenpoint neighborhoods of Brooklyn.

### HIGHLIGHTS

- Heavy Foot Traffic
- Access to the Waterfront
- Access to High-Street Retail
- Minimal Column Spacing
- Located in a Growing Social Hub of Brooklyn
- New Construction Flagship Retail Space
- Division Options

### TRANSPORTATION

**G** Train at Nassau Avenue

**L** Train Bedford Avenue

**ER** Ferry at North Williamsburg Landing

**B32** **B62** **B48** **B43** Bus Lines

### NEIGHBORS

Indian Larry Motorcycles NYC, ROOT Studios, Upstate Stock, DEMO Architects, The Spare Room, Ardor School, Beacon's Closet, LION DIE CUTTING, Teak New York, Salsa - Pizza Napoletana & Street Food, Olfactory NYC, Williamsburg Therapy Group, Bee's Knees & Honey Lounge, Bk Backyard Bar, Caffè Panna, and more!





## FIRST FLOOR

### SPACE DETAILS

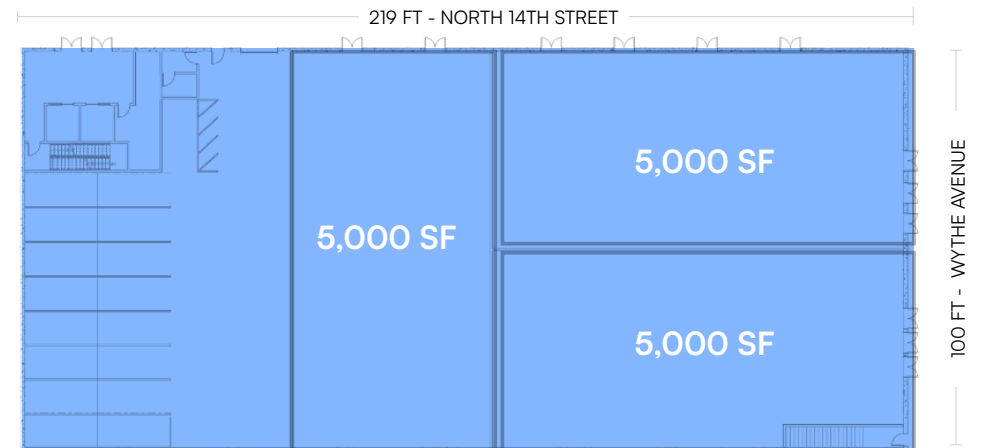
- High Ceilings
- Total with Divisions of 5,000 SF Available.
- Perfect for a Restaurant, Childrens Swim School, Home Furniture, Restoration Hardware, High End Furniture Ftoe, and more

**22,000 SF**

Total Space



FIRST FLOOR



FIRST FLOOR (DIVISION OPTIONS)

## SECOND FLOOR

### SPACE DETAILS

- High Ceilings
- Perfect for Indoor Pickleball Courts, Bowling Alley, Rock Climbing Center, Basketball Facility, and more!

**22,000 SF**

Total Space



219 FT - NORTH 14TH STREET

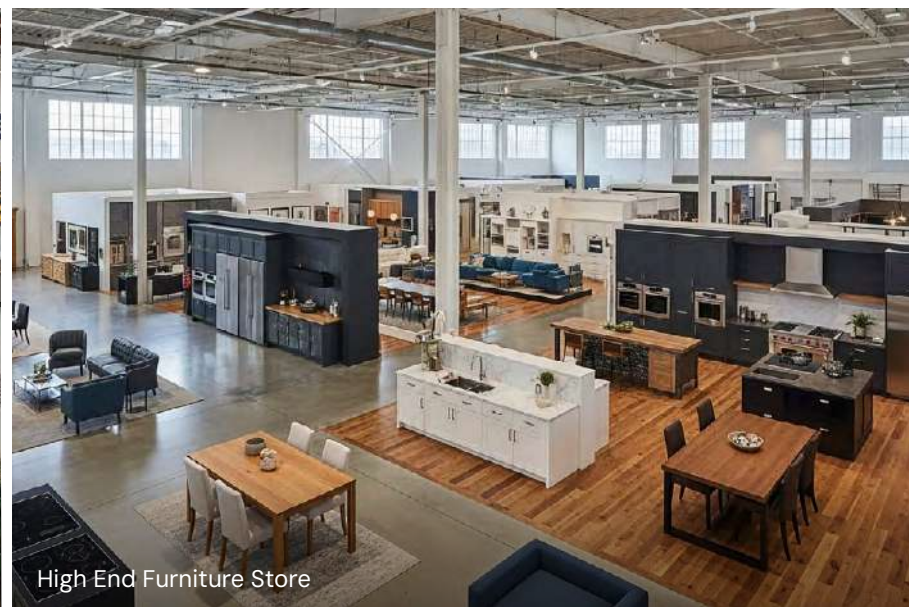
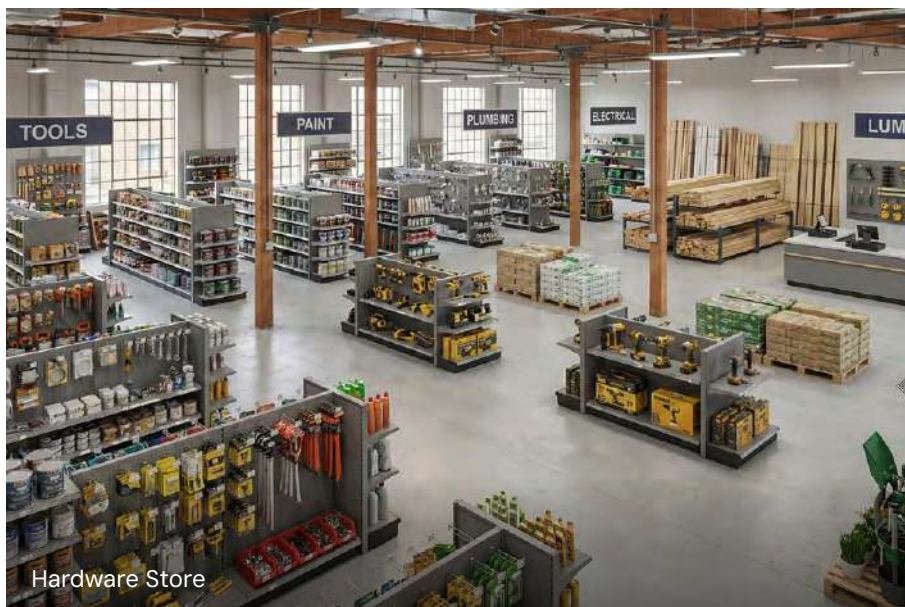


100 FT - WYTHE AVENUE

SECOND FLOOR

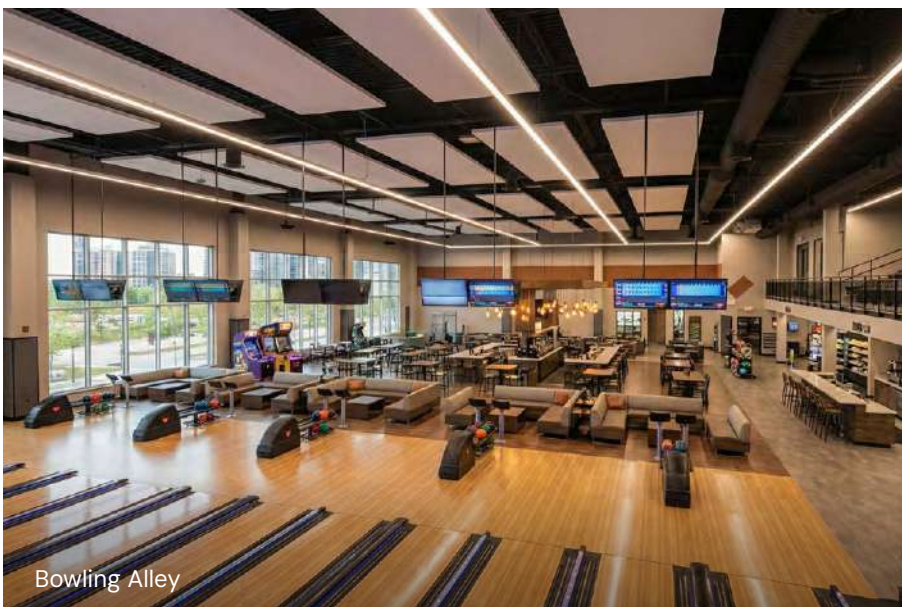
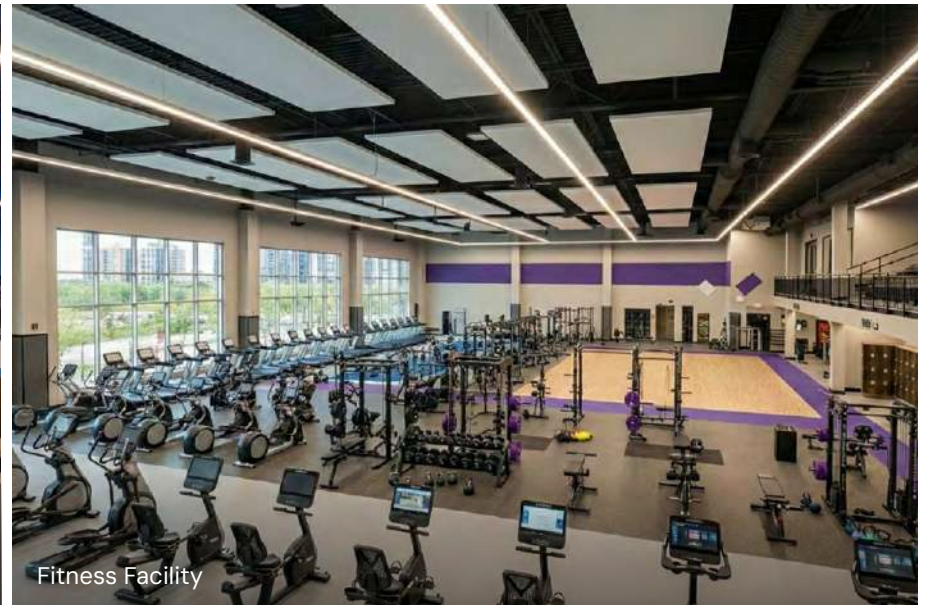


## FIRST FLOOR RENDERINGS





## SECOND FLOOR RENDERINGS









Bedford Av

**PLACE YOURSELF  
ON THE  
WILLIAMSBURG  
MAP**

## LOCATION OVERVIEW

### WILLIAMSBURG

Situated in the heart of Williamsburg's bustling Northside, 21 Wythe Avenue sits within one of Brooklyn's most energetic and creatively driven neighborhoods. Once defined by its industrial roots, the area has transformed into a cultural hub where converted warehouses, boutique hotels, and independent retailers coexist with renowned restaurants, nightlife destinations, and contemporary arts venues. Just steps from the East River, the streets surrounding Wythe Avenue are alive year-round with residents, visitors, and creatives drawn to the district's distinctive blend of trendsetting innovation and neighborhood charm. With its strong foot traffic, vibrant hospitality scene, and continuously evolving cultural landscape, the neighborhood offers an ideal environment for businesses and community-focused ventures to thrive.

### POINTS OF INTEREST

- Brooklyn Bowl
- Marsha P. Johnson State Park
- Domino Park
- Brooklyn Brewery (Williamsburg location)

### DEMOGRAPHICS

*Within a one-mile radius of the property*

49,626

Total Households

102,630

People

\$173,028

Avg Household Income



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**TSC.**