



343 HIMROD STREET

Brooklyn, NY 11237

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Welcome to the prime opportunity at 343 Himrod Street, Brooklyn, NY, 11237. This versatile property offers an expansive and versatile space ideal for a retail or street retail tenant. With its sleek modern design, high ceilings, and ample natural light, this well-appointed property provides the perfect canvas for creating an inviting and engaging customer experience. The strategic location offers excellent visibility and foot traffic, ensuring maximum exposure for your business. Embrace the potential to curate a one-of-a-kind retail destination in this exceptional space, designed to elevate your brand and captivate discerning patrons. Elevate your retail presence at 343 Himrod Street and unlock the possibilities of this remarkable property.

PROPERTY HIGHLIGHTS

- – Close to Wyckoff Hospital
- – Ample natural light for an inviting ambiance
- – Excellent visibility and foot traffic
- – Ideal for creating an engaging customer experience
- – Perfect canvas for retail branding and layout

OFFERING SUMMARY

Lease Rate:	\$54.00 SF/yr (MG)
Number of Units:	72
Available SF:	600 - 2,800 SF
Building Size:	75,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,821	19,796	60,094
Total Population	13,809	50,757	154,912
Average HH Income	\$100,817	\$102,355	\$104,983

SAUL KATZ

347.988.8244

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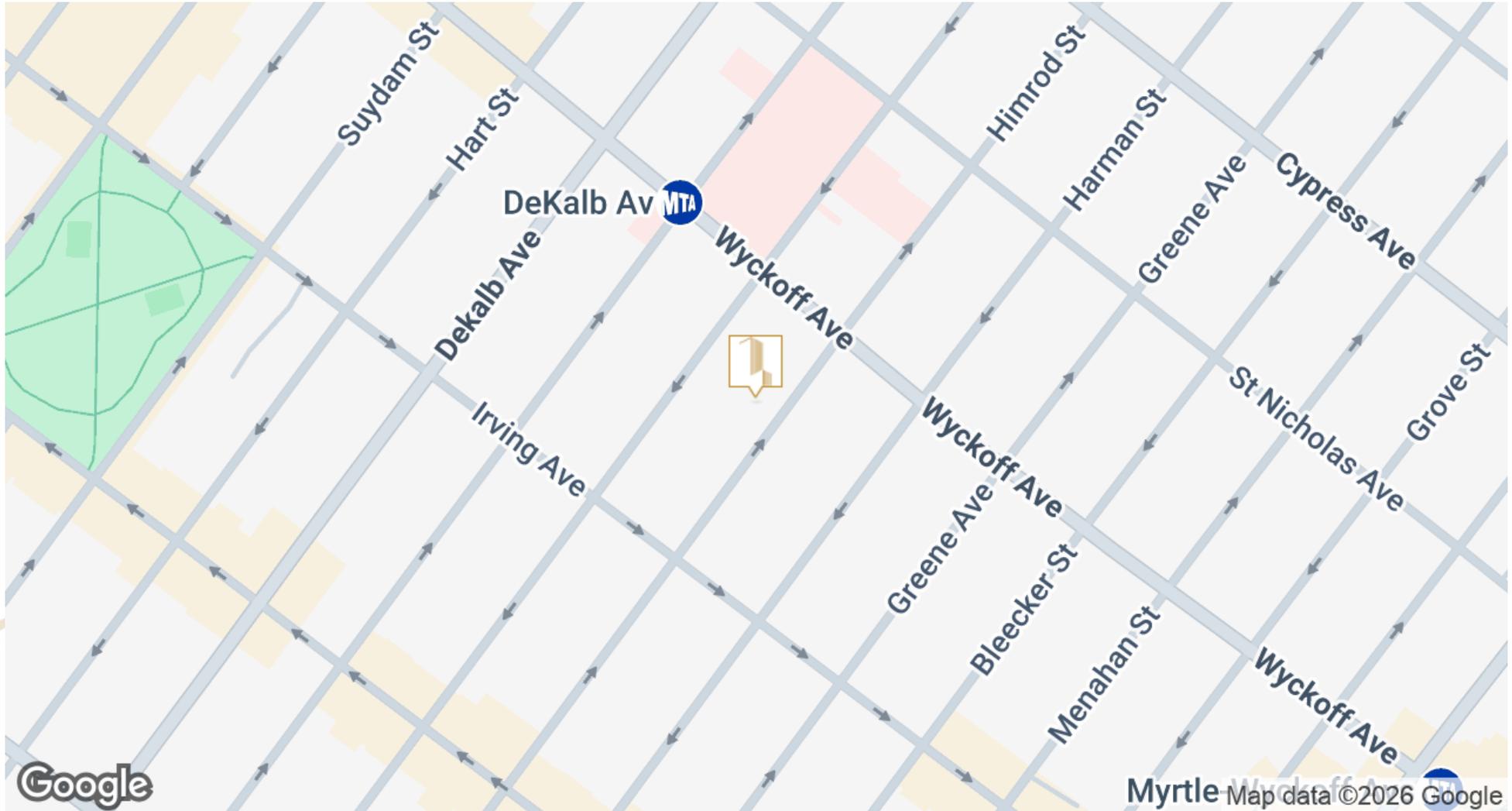
This proposal and all discussions related thereto shall be held in confidence by Landlord, Tenant and Broker and may not be discussed with third parties except for counsel and the financial advisers to each of Landlord and Tenant. This proposal is not intended to be contractual in nature, but only an expression of the basis upon which the Landlord might consider a lease at the subject property. Neither the Landlord nor the Tenant shall have any obligation to lease the subject space unless and until a written lease in form and substance satisfactory to the Landlord and Tenant has been prepared and executed by both parties.



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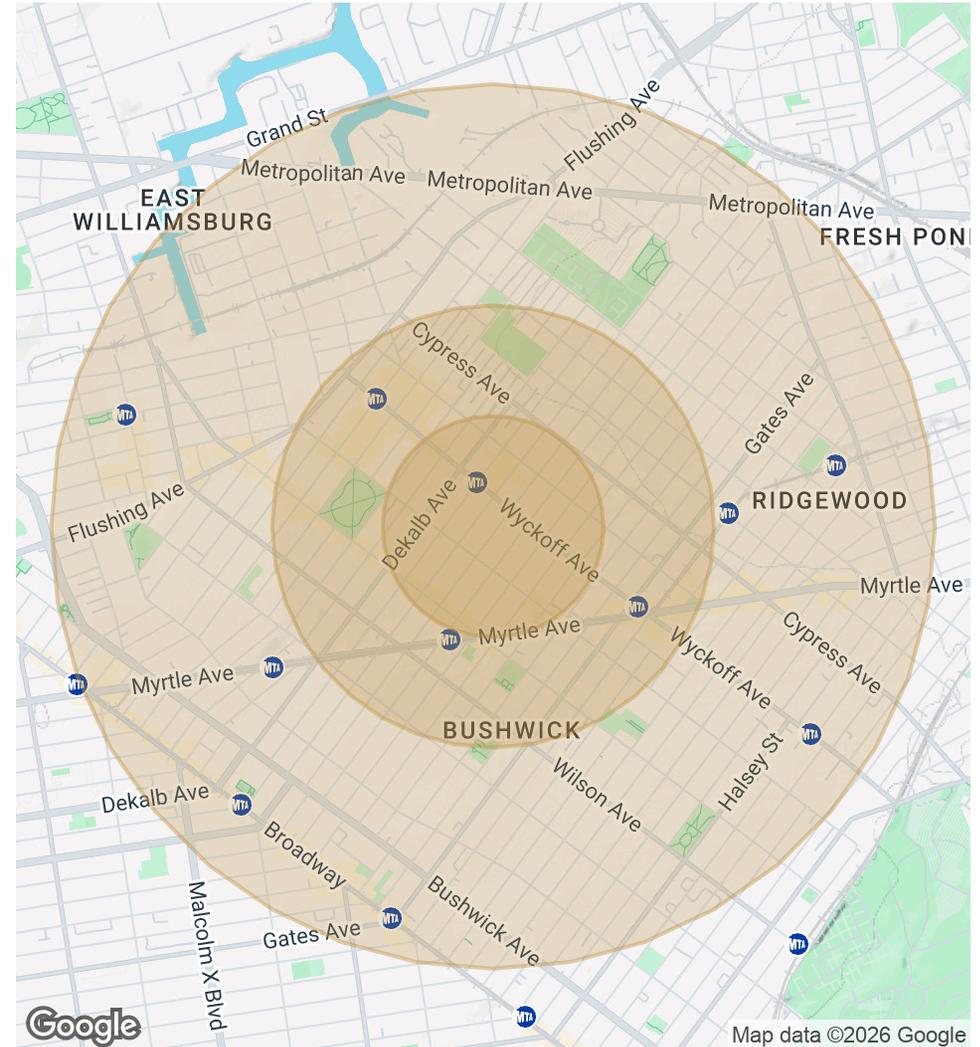
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,809	50,757	154,912
Average Age	33.6	33.6	33.6
Average Age (Male)	33.3	34.2	34.0
Average Age (Female)	34.6	33.3	33.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,821	19,796	60,094
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$100,817	\$102,355	\$104,983
Average House Value	\$678,255	\$851,085	\$775,162

2023 American Community Survey (ACS)



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LEGEND

Available Soon

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	600 - 2,800 SF	Lease Rate:	\$54.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
343 Himrod St	Available Soon	600 - 2,800 SF	Modified Gross	\$54.00 SF/yr	-

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