



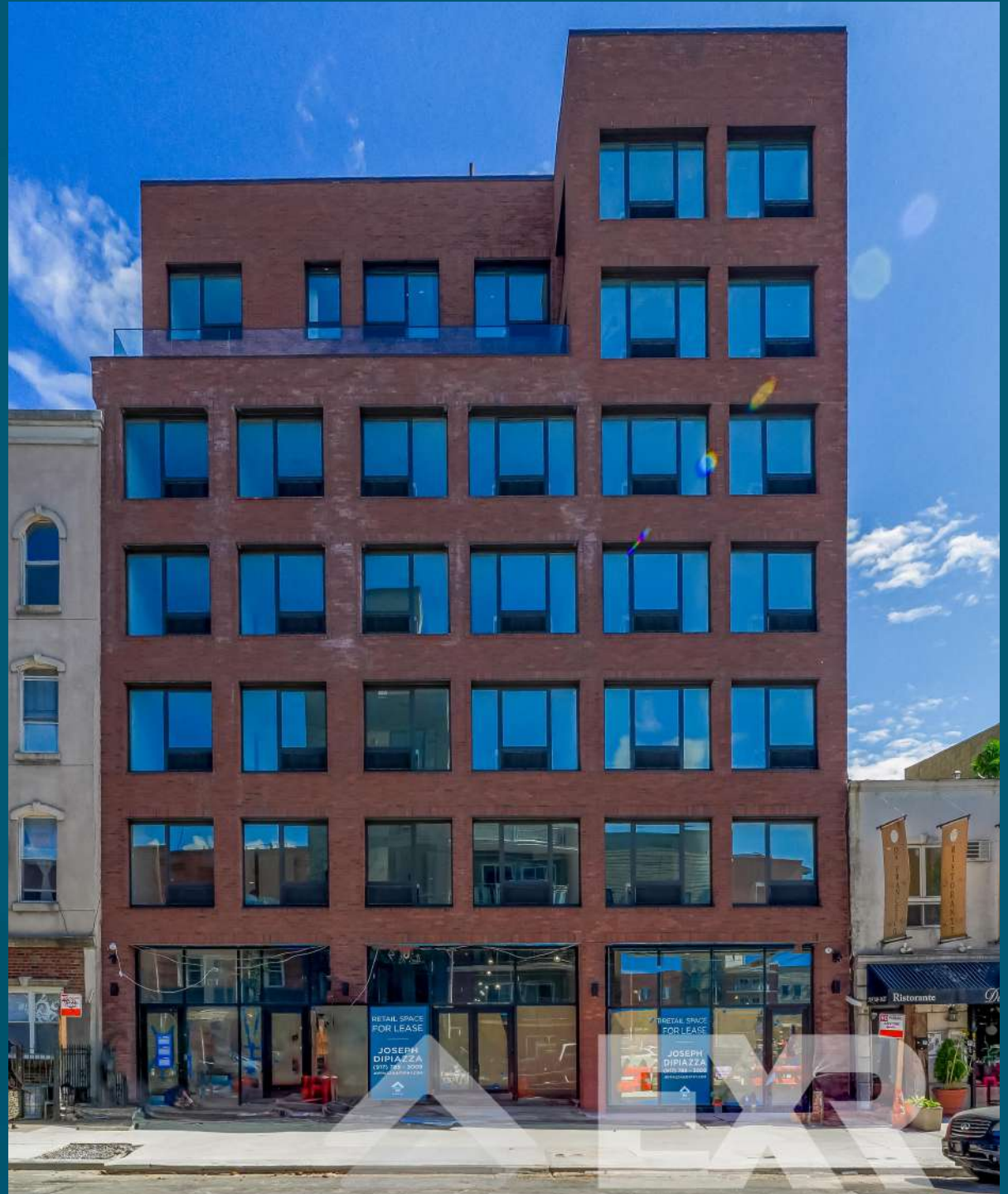
RETAIL SPACE
FOR LEASE

444 Graham Ave

Brooklyn, NY 11211



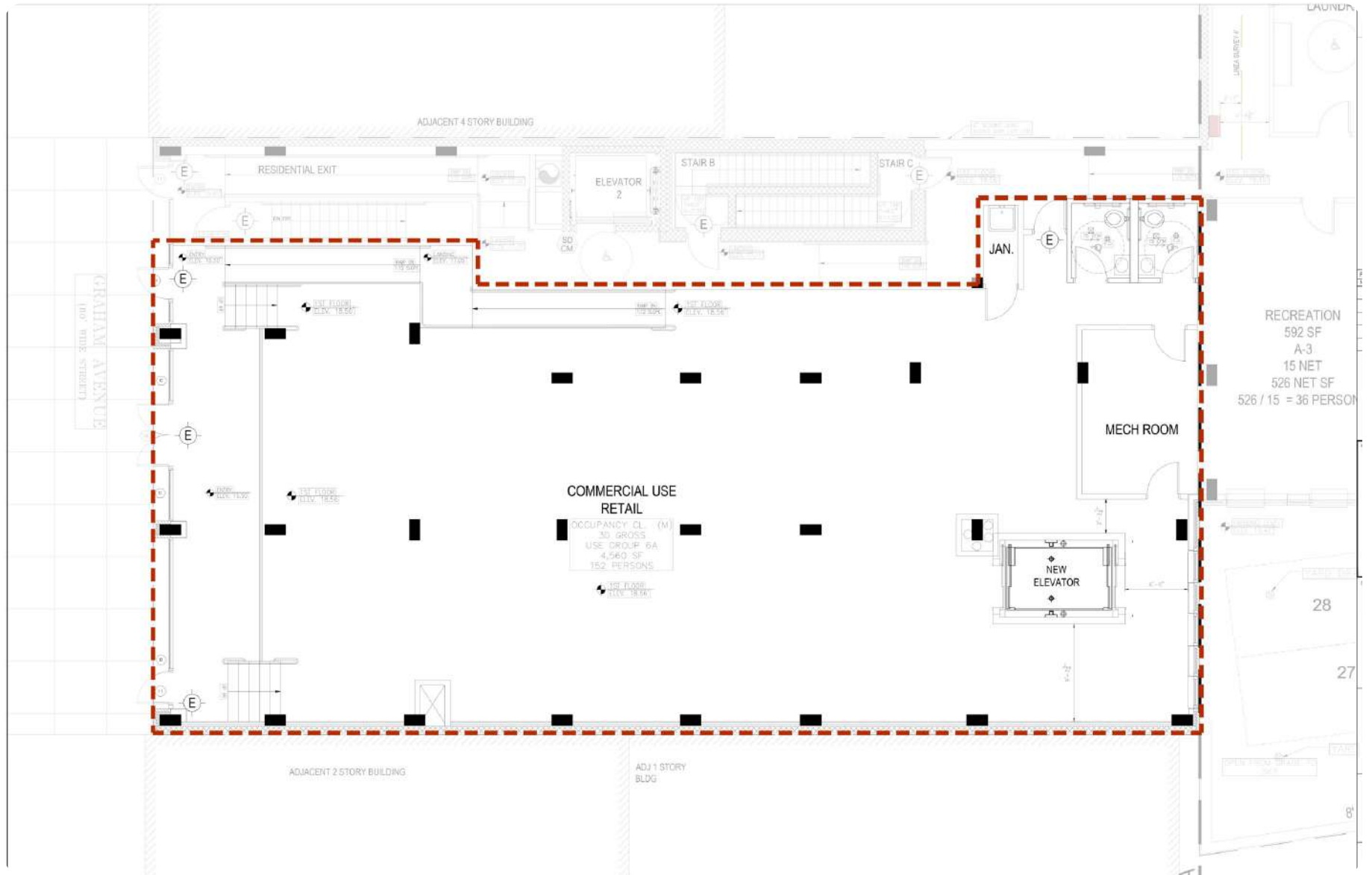
VIEW ACTIVE LISTING



SPACE HIGHLIGHTS

SPACE		GROUND FLOOR SPACE
AVAILABLE SPACE	4,560 SF	<p>DESCRIPTION</p> <p>STOP EVERYTHING YOU ARE DOING to fully immerse yourself in 444 Graham Avenue, a sparkling new gem in Williamsburg’s Little Italy! This brand new mixed-use building boasts 4,560 Square Feet of Retail + Storage with high ceilings and windows as far as the eye can see. Centrally-located just 1 block from the BQE and Greenpoint neighborhood, steps from the L Train, and surrounded by classic Graham Ave locales as well as some new hotspots, this is the epicenter of ‘All-Things-Williamsburg’!</p>
PROPERTY TYPE	Retail	
LOCATION	On Graham Ave, between Frost & Richardson Streets	
CEILING HEIGHT	9’7”-13’6”	
FRONTAGE	43 FT	
ZONING	R6A, R6B, C1-2	
LOT DIMENSIONS	43’ x 106’	
OCCUPANCY	Vacant	<p>HIGHLIGHTS</p> <ul style="list-style-type: none"> • New Building • High Ceilings • Fire Sprinkler System • Multiple Entrance & Exits • ADA Accessible • Lower-Level Storage
ASKING PRICE	\$47 PSF	

FLOORPLAN



BROOKLYN, NY 11211

444 GRAHAM AVENUE

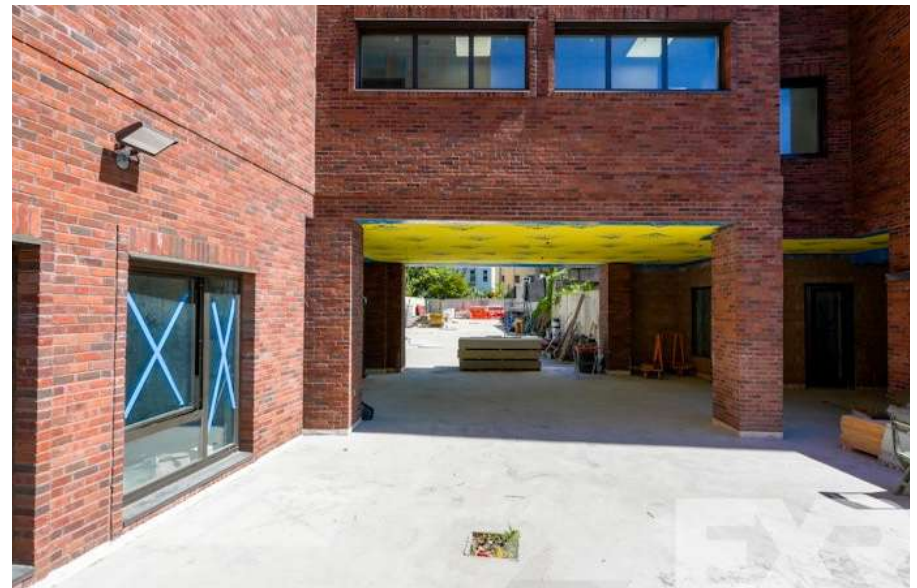
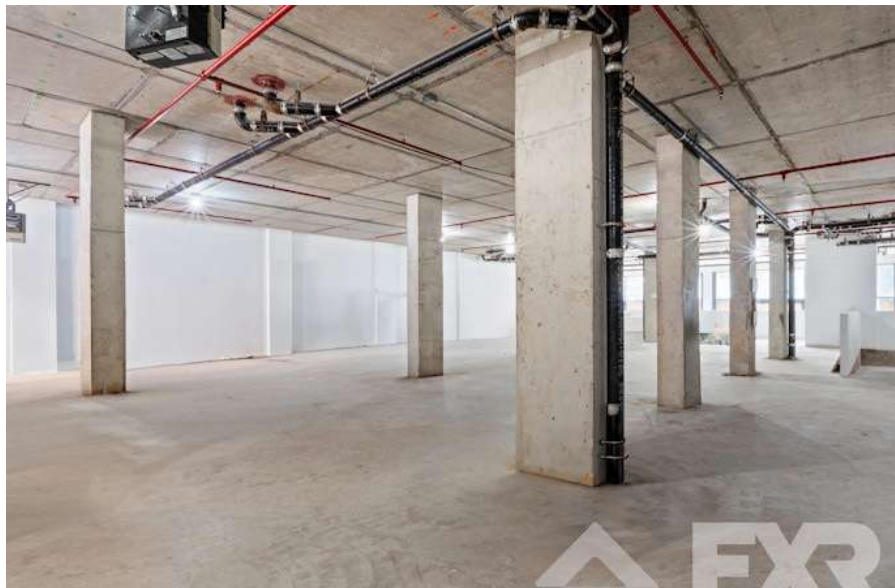
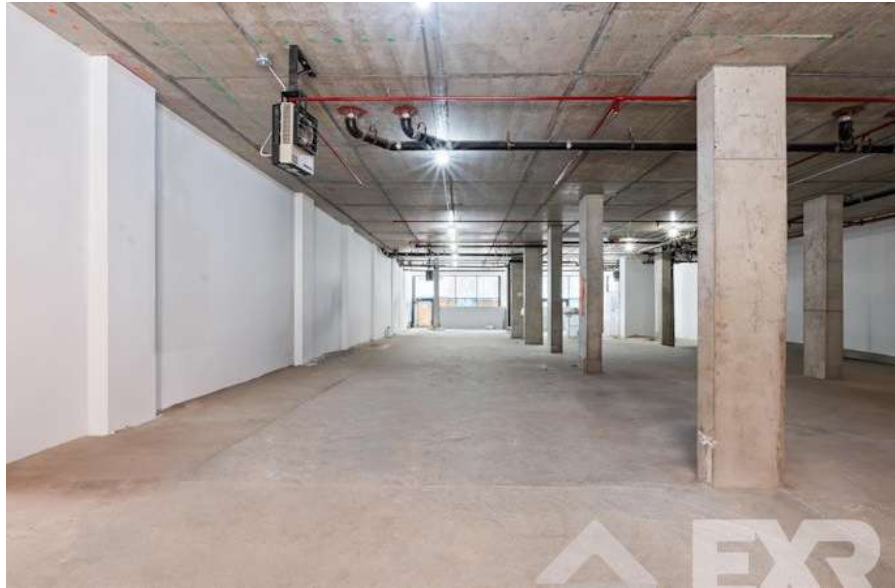
GALLERY



BROOKLYN, NY 11211

444 GRAHAM AVENUE

GALLERY



NEIGHBORHOOD DEMOGRAPHICS



125,947

POPULATION (2023)
WITHIN 1-MILE
RADIUS



132,680

POPULATION (2028)
WITHIN 1-MILE
RADIUS



37 Yrs

AVERAGE
POPULATION
AGE



5.35%

PROJECTED
POPULATION
GROWTH '23-'28



\$54,308

AVERAGE HHI
WITHIN 1-MILE
RADIUS



6,684

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Greenpoint
18th Ward Brewing
Manhattan Special Bottling
Carmine's
Da Francesco
The Meat Hook
Model T Meats Corporation
Brooklyn Steel
Variety Coffee Roasters
Cooper Park
Msgr. McGorlick Park
McCarren Park
Twinkle Playspace
Williamsburg Dental Works
Anthony & Son Panini Shoppe
Diane's
Rose's R&R Bar
Ringolevio
Tom & Joan's
Rocka Rolla

TRANSPORTATION

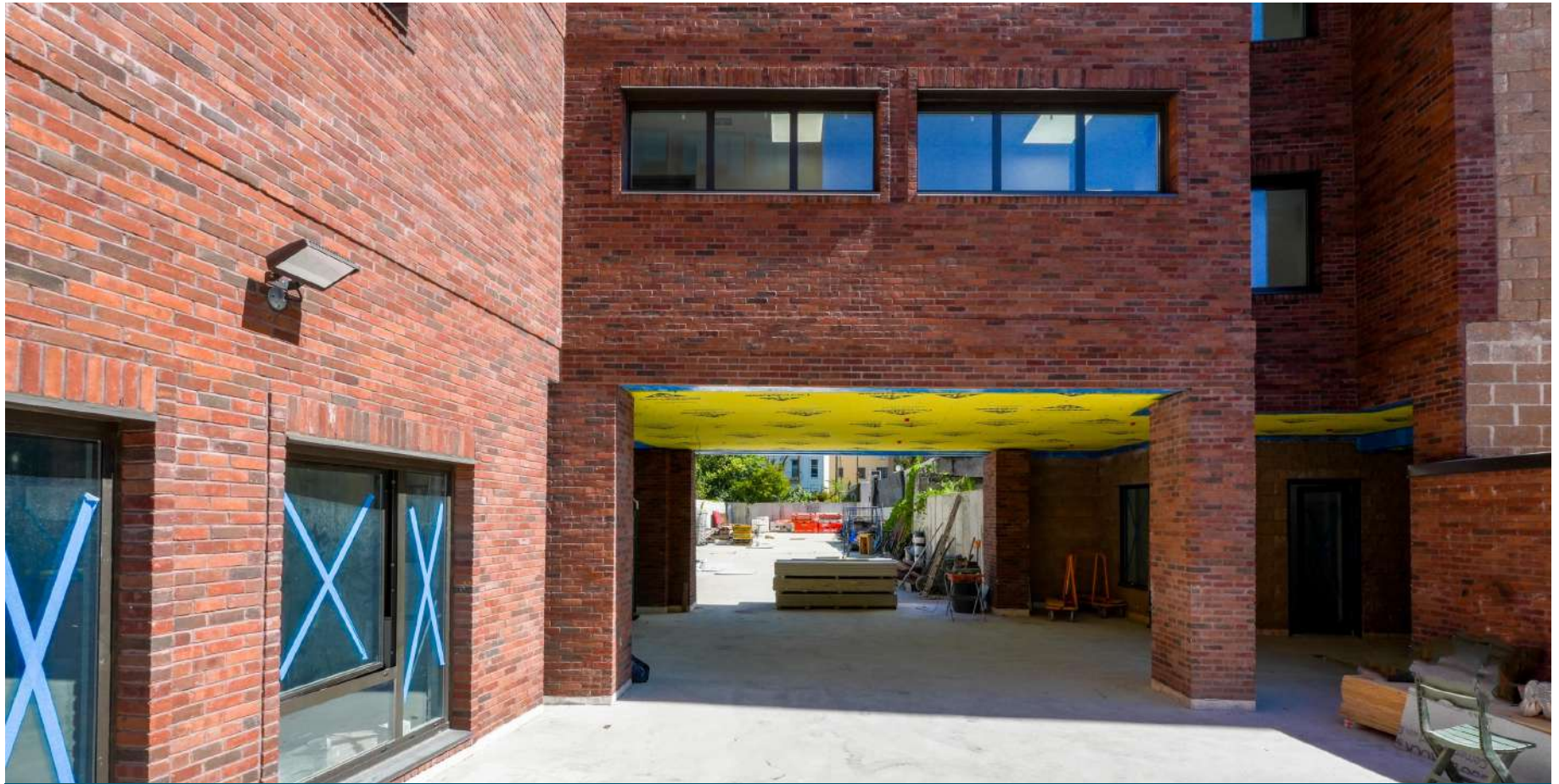
6 Min Walk at Graham Avenue (L Line) (0.3 mi)
9 Min Walk at Lorimer Street (L Line) (0.5mi)
11 Min Walk at Grand Street (L Line) (0.6 mi)
11 Min Walk at Nassau Avenue (G Line) (0.6 mi)
12 Min Walk at Metropolitan Avenue (G Line) (0.6 mi)



BROOKLYN, NY 11211

444 GRAHAM AVENUE

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