



RETAIL SPACE FOR LEASE

687 Manhattan Ave

Brooklyn, NY 11222



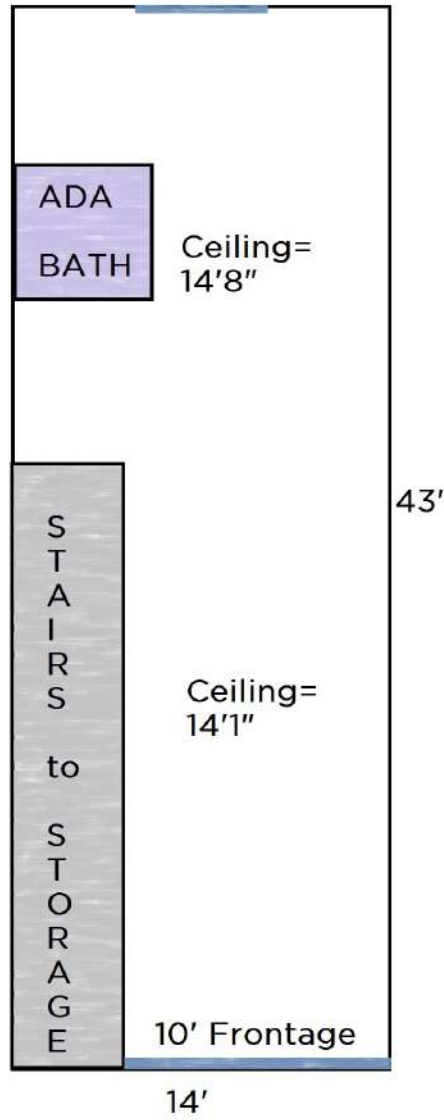
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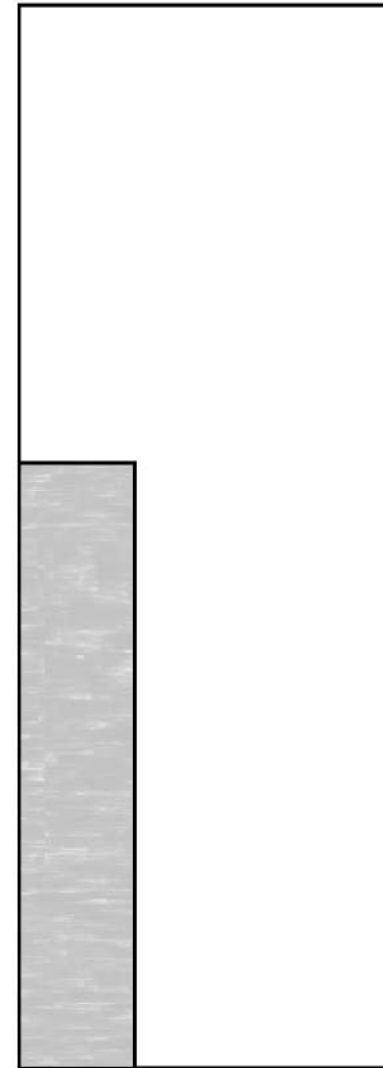
SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
AVAILABLE SPACE	600 SF + Storage	<p>DESCRIPTION</p> <p>Welcome to 687 Manhattan Ave in Greenpoint, Brooklyn! This is an adorable, brightly-lit, fully-renovated space with HVAC and Storage--former home of Baya Bar, which makes it turn-key for a juice or smoothie bar, but can accommodate any Retail use. Less than 1 block North of the Nassau Ave G Train on the West side of the street (translation = high foot traffic). If you are interested, reach out immediately, as this will lease fast.</p>
PROPERTY TYPE	Retail	
LOCATION	Manhattan Ave & Norman Ave	
CEILING HEIGHT	14.5 FT	
FRONTAGE	10 FT	
ZONING	R6	
OCCUPANCY	Vacant	<p>HIGHLIGHTS</p> <ul style="list-style-type: none"> • Lower Level Storage • Floor-to-Ceiling Windows (Natural Light) • HVAC (2 Mini-Split) • Curbside Storage Access • ADA Restroom • High Foot Traffic
DIMENSION	14' x 43'	
LEASE TYPE	Triple Net (NNN)	
ASKING PRICE	\$6,000/Mo	

FLOORPLAN



Ground Floor

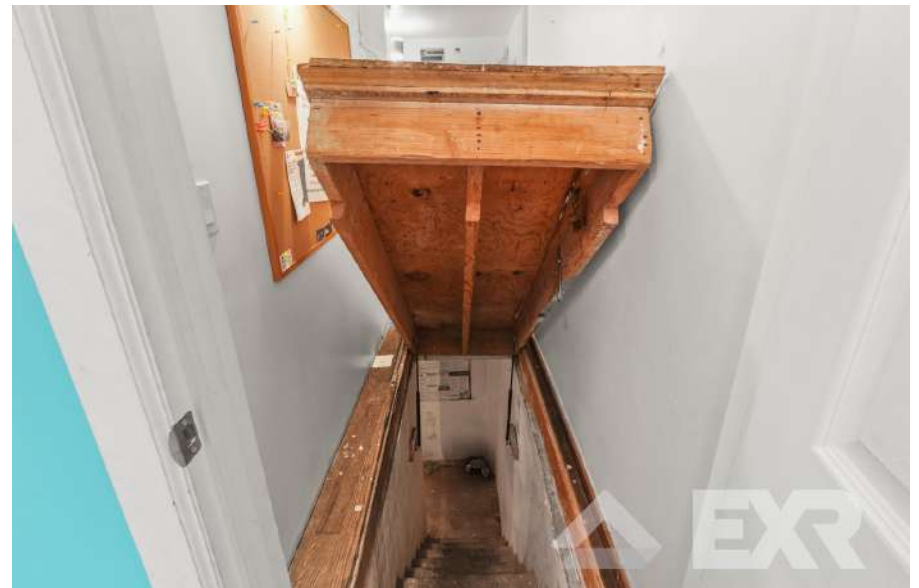


Lower Level

BROOKLYN, NY 11222

687 MANHATTAN AVE

GALLERY



BROOKLYN, NY 11222

687 MANHATTAN AVE

NEIGHBORHOOD DEMOGRAPHICS



95,365

POPULATION (2023)
WITHIN 1-MILE
RADIUS



91,678

POPULATION (2028)
WITHIN 1-MILE
RADIUS



36 Yrs

AVERAGE
POPULATION
AGE



(3,87%)

PROJECTED
POPULATION
GROWTH '23-'28



\$120,663

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,589

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,4 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Brooklyn Safehouse
- The Mallard Drake
- Connie O's
- Good Bar
- Good Room
- Amber Steak House
- Jucy Lucy
- Walgreens
- Dunne's Polemost
- Msgr McGorlick Park
- Karczma
- Three Decker Diner
- Peter Pan Donut & Pastry Shop
- Taqueria Ramirez
- The William Vale
- Turkey's Nest
- Warsaw Concerts
- Five Leaves
- Brooklyn Public Library
- Ask for Jane

TRANSPORTATION

- 1 Min Walk at Nassau Ave NY MTA Subway G (0.0 mi)
- 9 Min Walk at Greenpoint Ave NY MTA Subway G (0.5 mi)
- 13 Min Walk at Bedford Ave NY MTA Subway L (0.9 mi)
- 15 Min Walk at Lorimer Street NY MTA Subway L (0.9 mi)
- 17 Min Walk at Graham Ave NY MTA Subway L (0.9 mi)



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687 MANHATTAN AVE

CONTACT



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