



Community Facility

65 Maspeth Ave

65 Maspeth Ave, #GROUND FLOOR, Brooklyn, NY 11211-2569

\$40 – \$45/PSF

View 3D Virtual Tour

HIGHLIGHTS

Steps from the Graham Ave L Train Stop

PROPERTY DESCRIPTION

65 Maspeth Avenue offers a rare ground-floor retail opportunity in one of New York City's most affluent and high-quality neighborhoods. Williamsburg has matured into a destination submarket where median household incomes are on par with Manhattan's most established residential corridors. Moreover, the immediate trade area continues to attract some of the city's most sought-after restaurants, boutiques, and lifestyle brands.

The location sits steps from the Graham Avenue L-train, placing your business within a single stop of Bedford Avenue and a short ride from Union Square. Vehicle access is equally strong, with direct connectivity to the BQE and major thoroughfares serving Williamsburg, Greenpoint, and Long Island City. Surrounding retail reflects the caliber of the trade area, anchored by newly opened Whole Foods and complemented by a deep bench of independent operators driving consistent foot traffic.

The ground-floor space, which comes with a parking spot, offers excellent visibility, generous frontage, and flexibility to suit a wide range of premium concepts seeking a presence in a supply-constrained corridor. Contact us for current availability, size, and touring details.

AVAILABLE SPACES

Ground Floor (Full) **\$40.64/PSF · \$9,250.00/mo**

Medical

- 2,731 SF
- 13' frontage
- 11' ceiling
- White Box
- Immediate

Ground floor Medical Office or Community Use Space Previously a Dentist Office with treatment rooms and plumbing in place

1A **\$40.00/PSF · \$5,250.00/mo**

Community Facility

- 1,569 SF
- 11' ceiling
- White Box
- Immediate

Division Option: Open Space with restroom and two small prebuilt office spaces

1B


\$45.00/PSF · \$4,000.00/mo

Medical

 1,162 SF

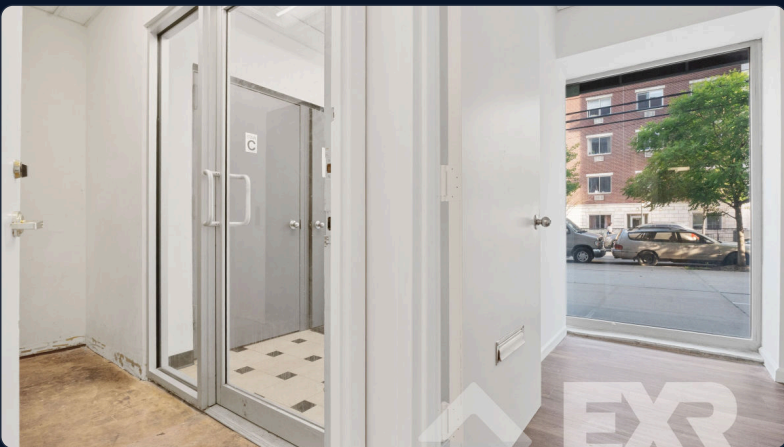
 11' ceiling

 White Box

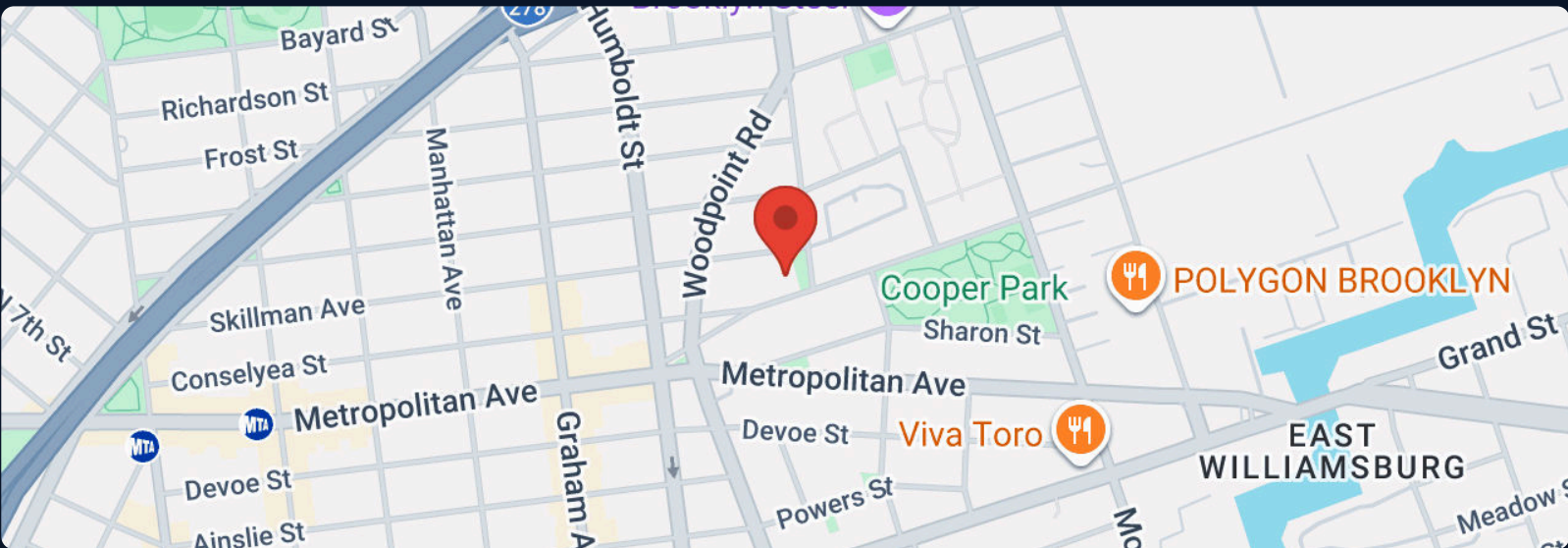
 Immediate

Division Option: Dentist office with five prebuilt treatment rooms and waiting area

GALLERY



LOCATION



BUILDING INFO

Year Built 2004	Stories 7	Building SF 28,430
Lot SF 4,725	Zoning R6A	Office SF 4,061
Residential SF 24,369	BBL 3028930042	

MARKET CONTEXT

U.S. Census · tract-level (~1mi)

<p>Population & Income</p> <p>Population: 3,918</p> <p>Median Age: 33.7</p> <p>Median HH Income: \$179,175</p> <p>Per Capita Income: \$97,240</p> <p>Median Home Value: \$902,800</p> <p>Median Gross Rent: \$3,501</p>	<p>Housing Tenure</p> <p>Owner-occupied: 21.2%</p> <p>Renter-occupied: 78.8%</p> <p>1,887 occupied units</p>
<p>Commute Mode Share</p> <p>Subway: 48.1%</p> <p>Bus: 0.0%</p> <p>Walked: 5.8%</p> <p>Drove alone: 5.4%</p> <p>Worked from home: 37.4%</p> <p>Bicycle: 3.0%</p>	<p>Borough Workforce Q2 2024</p> <p>Total employment: 990,751</p> <p>Net job change: +17,561</p> <p>Avg monthly earnings: \$4,722</p> <p>All sectors · Brooklyn</p>

Top Employer Sectors of 305,688 total establishments in Brooklyn

Retail Trade	10,184 (3.3%)
Health Care & Social Assistance	7,173 (2.3%)
Professional Services	6,476 (2.1%)
NAICS 541	6,476 (2.1%)
Accommodation & Food Services	6,391 (2.1%)

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI). Race and ethnicity data is intentionally not retrieved.

TRANSPORTATION

L **Graham Av** 4 min walk · 0.21 mi

L **Grand St** 6 min walk · 0.28 mi

CONTACT

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By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

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