



THE RETAIL AT
45 BROADWAY

Williamsburg, Brooklyn



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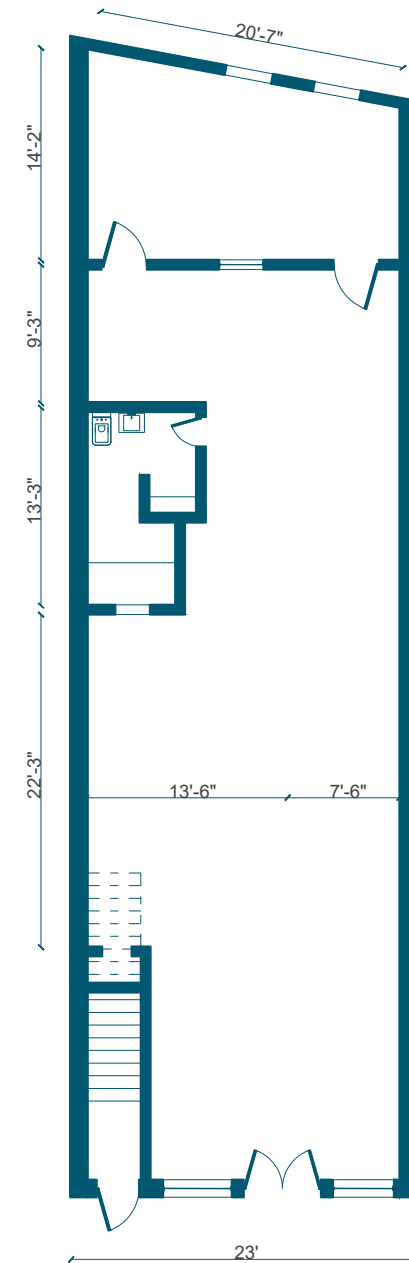
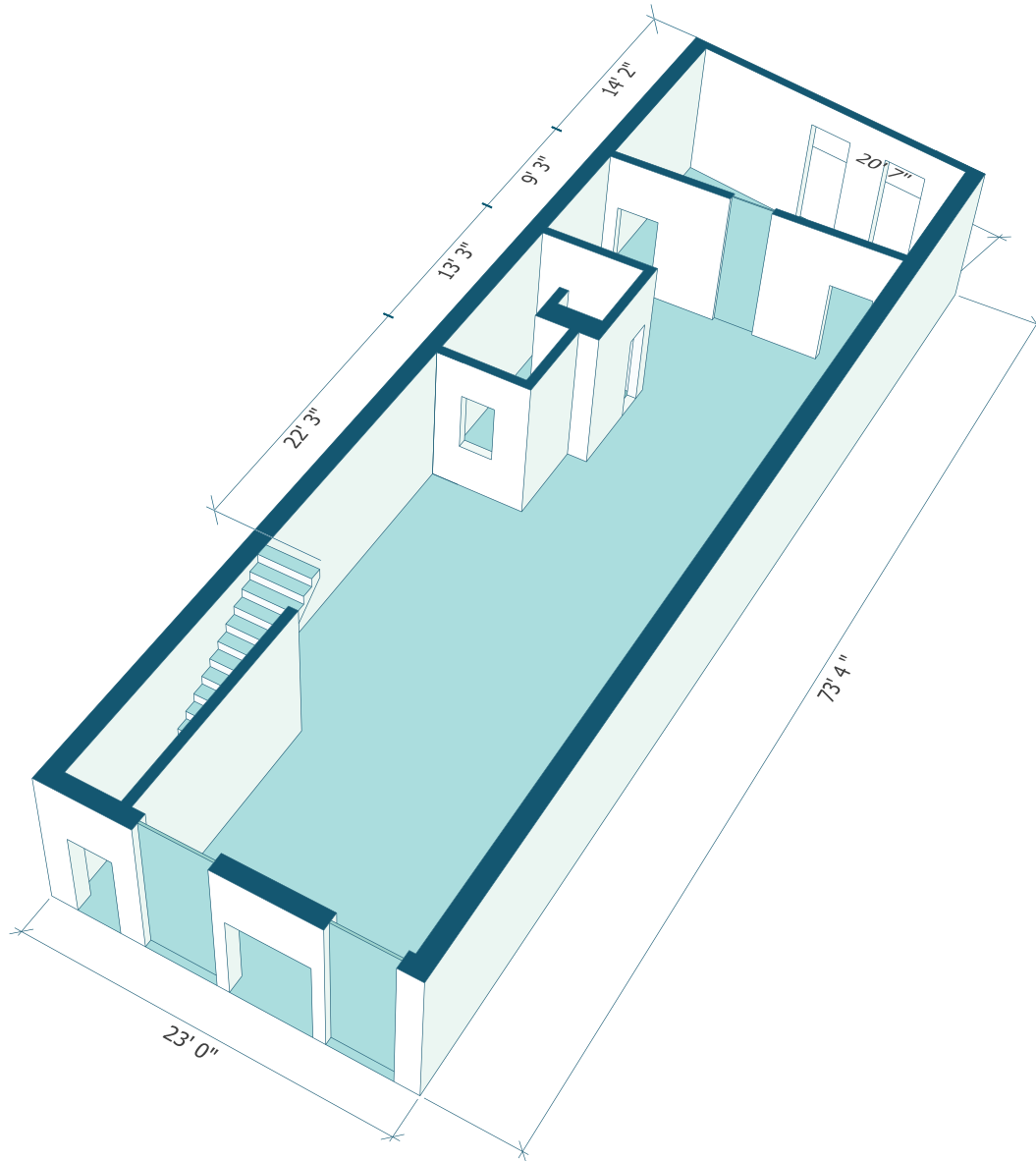
SPACE HIGHLIGHTS

AVAILABLE SPACE	LOCATION
Ground Level: 1,688	Corner of Broadway and Wythe Avenue
CEILING HEIGHT	FRONTAGE
11 FT	19 FT
DIMENSIONS	ZONING
23' x 74'	C4-3
OCCUPANCY	ASKING RENT
Immediate	\$12,500 per month
DESCRIPTION	HIGHLIGHTS
Welcome to 45 Broadway, located in a prime South Williamsburg retail corridor. This space has never before hit the market and is full of classic Williamsburg charm. Perfect for F&B, restaurant, cafe, coffee shop, or specialty retail.	<ul style="list-style-type: none">• Electric• HVAC• Plumbing• Can Be Vented• Close to Waterfront

WILLIAMSBURG BROOKLYN

FLOORPLANS & DETAILS

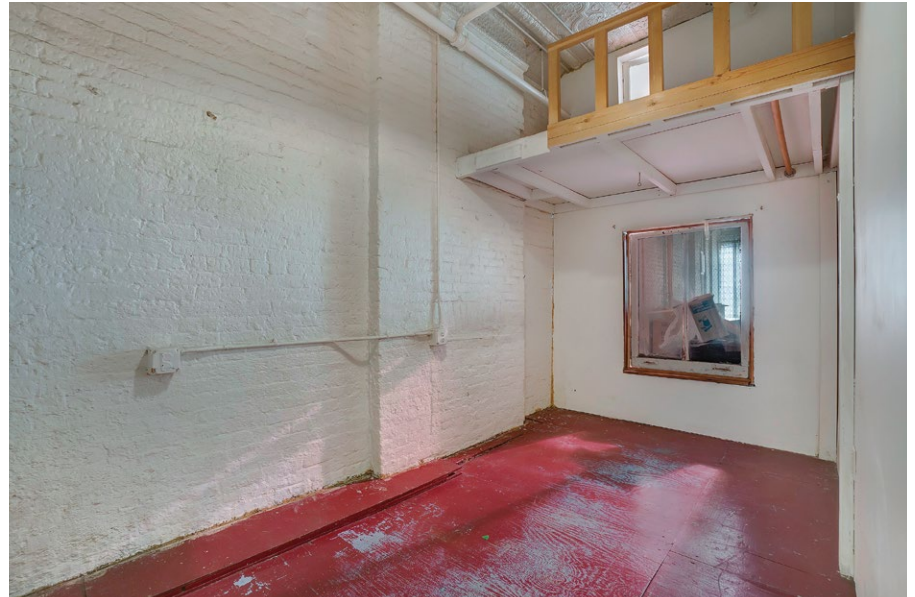
45 BROADWAY



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EXISTING CONDITION



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45 BROADWAY

NEIGHBORHOOD DEMOGRAPHICS



112,238

POPULATION
WITHIN 1-MILE
RADIUS



36.20 Yrs

AVERAGE
POPULATION
AGE



-2.01%

POPULATION
GROWTH
SINCE 2010



\$65,809

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5584

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.72 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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45 BROADWAY

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Patrizia's of Williamsburg
Deux Chats
Marlow & Daughters
Social House cafe
Peter Luger Steak House
Barano
Bridge Food Mart Corp.
Xolo Restaurant
Bembe
Aldama
Bia
Sea Wolf
Giando on the Water
Aska
Miss Favela
Butler
East River Bar
Meadowsweet
Coffee Break
Misi
The Woods
Pies 'n' Thighs
Domino ParkDog Run
ROKA Modern Mediterranean

TRANSPORTATION

11 Min Walk at Marcy Avenue (0.5 mi)
16 Min Walk at Hewes Street (0.8 mi)
17 Min Walk at Bedford Avenue (0.8 mi)
20 Min Walk at Metropolitan Avenue (1.0 mi)
20 Min Walk at Lorimer Street (1.0 mi)



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CONTACT



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