



**WILLIAM - GREEN**  
REAL ESTATE

*Specialized in all your Real Estate needs in  
Williamsburg and Greenpoint*

**Michal Kuras**

Real Estate Broker

[williamgreenre@gmail.com](mailto:williamgreenre@gmail.com)

646.284.2026

**Kanstantsin Skirukha**

Real Estate Salesperson

[kanstantsinskirukha@gmail.com](mailto:kanstantsinskirukha@gmail.com)

917.328.4767

# Prime Retail in Greenpoint!

605 Manhattan Avenue

Brooklyn NY 11222





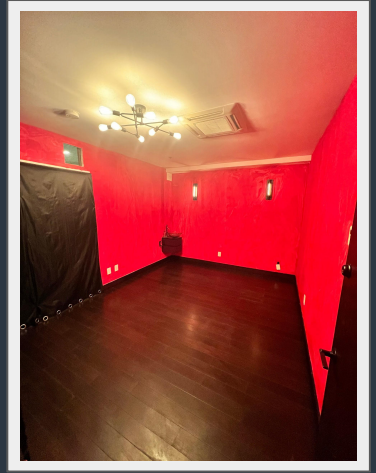
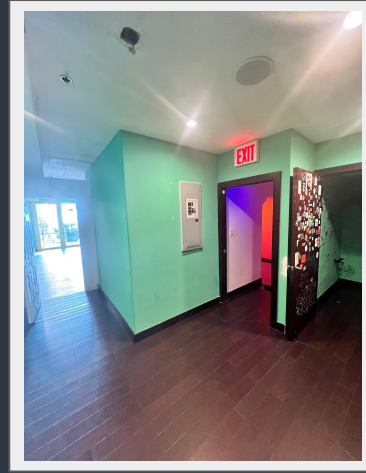
## ***Location, location, location.***

Manhattan Avenue is prime retail corridor in Greenpoint. Currently on Manhattan Ave Chase Bank, Apple Bank, Rite Aid, Associated Supermarket, Paloma Bakery, T-Mobile, Santander Bank, TD Bank, GNC, Sweetgreen, Pierozek. 605 Manhattan Avenue is located between Driggs Avenue and Nassau Avenue half a block from Nassau Avenue stop of the G train.

- The space is 1,700 sq. ft. ground floor.
- Frontage: 8.6 ft.
- Full 1,500 sq. ft. basement with separate entrance.
- Central and Zoned HVAC
- New construction
- Ceiling Height 9 feet
- Surround sound
- Fire Sprinklers
- Use group 6



Rent.        \$12,850



# Retail Condo Purchase Option 605 and 607 Manhattan Ave

## 605 Manhattan Ave

- Details page 3
- Currently vacant
- 605-607 can be connected
- Retail condos need to be sold together
- Inquire for pricing

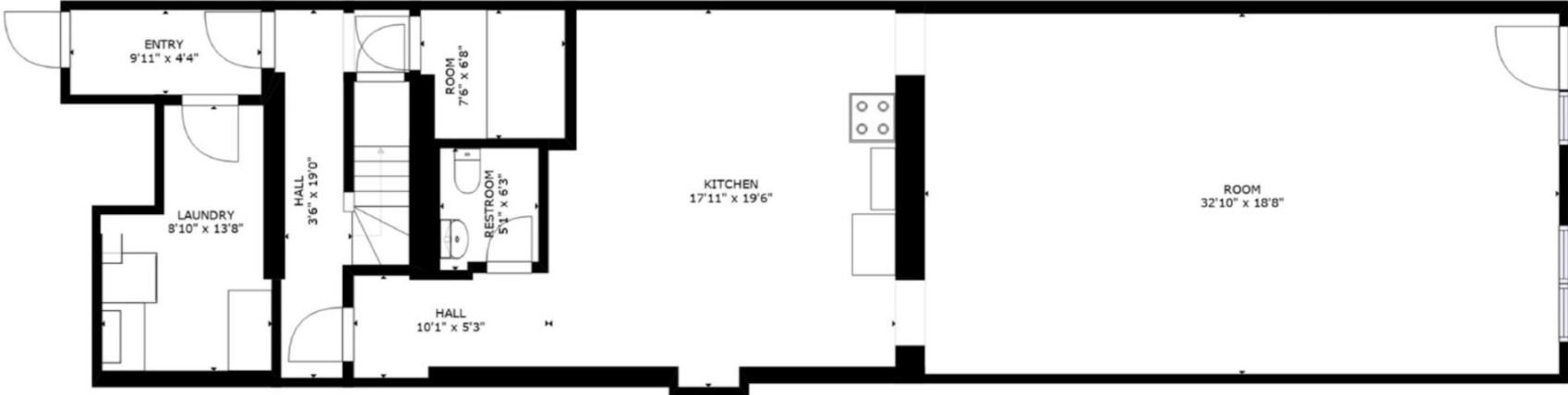


## 607 Manhattan Ave

- Tenant Yoga Studio
- Rent \$9,800
- Bumps 3%
- 5 years left
- Option to renew at market
- CC paid by landlord
- Taxes paid by tenant
- 12 years left on tax abatement
- Frontage 8.5 ft.
- 1,700 sq. ft.

# Floorplan

Lower Level



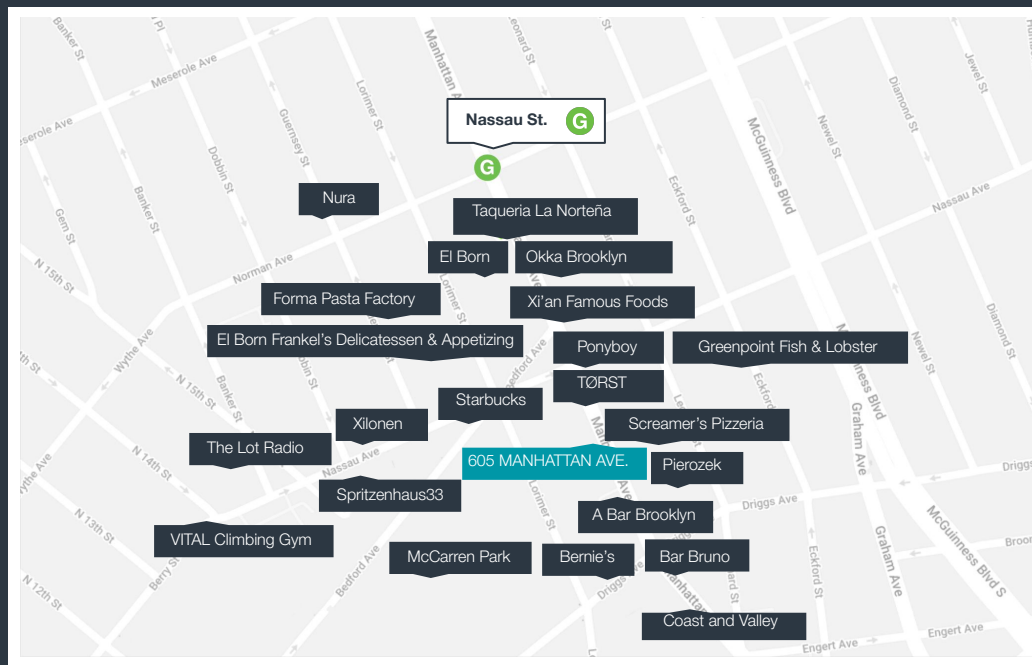
LOWER LEVEL

# BUSINESSES ON THE BLOCK

Pierozek  
Taqueria La Norteña  
Okka Brooklyn  
Xi'an Famous Foods  
Ponyboy  
Greenpoint Fish & Lobster  
Starbucks  
Tørst  
Screamer's Pizzeria  
A Bar Brooklyn  
Bar Bruno  
Coast and Valley  
Nura  
El Born Frankel's Delicatessen & Appetizing  
Xilonen  
Spritzenhaus33  
The Lot Radio  
VITAL Climbing Gym  
Bernie's  
Forma Pasta Factory  
Keg & Lantern Brewing Company  
McCarren Park

# TRANSPORTATION

- G** Nassau Ave 1 min. walk
- L** Lorimer St 12 min. walk
- G** Greenpoint Ave 12 min. walk
- L** Bedford Ave 12 min. walk



# Transportation



G train Nassau Avenue stop - Half a Block - 1 min.



L train Bedford Ave stop - 12 min.



India Street Ferry



# Greenpoint

by the numbers

114,431

POPULATION WITHIN 1-MILE RADIUS

37.20 Yrs

AVERAGE POPULATION AGE

30.08%

POPULATION GROWTH SINCE 2010

\$135,614

AVERAGE HHI WITHIN 1-MILE RADIUS

5,241

TOTAL BUSINESSES WITHIN 1-MILE RADIUS

\$1.3 bn

ANNUAL SPENDING WITHIN 1-MILE RADIUS