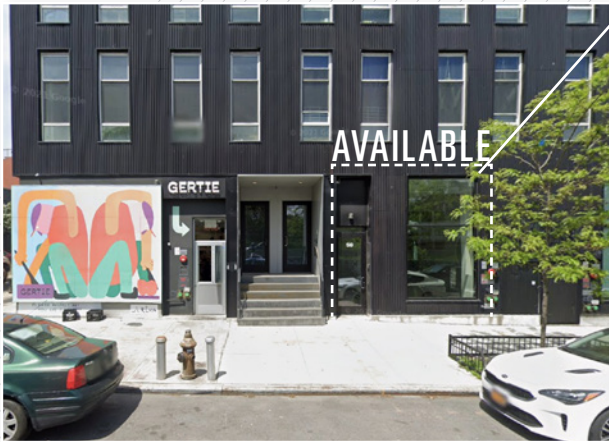




OFFICE OR RETAIL SPACE
1,450 SF + BSMT

HIGH CEILINGS
UP TO 15'-10"



56
MARCY AVENUE
WILLIAMSBURG, BROOKLYN

56 Marcy Avenue (aka 357 Grand Street)

Northwest Corner of Grand Street

Available Space - Unit B

Ground:	1,450 sf	Frontage: Approx. 25 ft. on Marcy Ave	Possession: Immediate
Basement:	400 sf	Ceiling Height: Up to 15'-10"	Rent: Upon request

Comments

- New bathrooms, HVAC and flooring recently installed
- Landlord to provide work
- Burgeoning neighborhood with rapidly growing population
- Vicinity retailers and destination tenants include Apple, Whole Foods, Urban Outfitters, Williamsburg Cinemas, Bank of America, Starbucks, Nitehawk Cinema
- Walk to Lorimer St  stop - 4.1MM annual ridership; and Marcy Ave  stop - 2.8MM annual ridership

By the Numbers

Retail Businesses
1,150
1 Mile Radius

Households
70,096
2024 - 1 Mile Radius

Avg. Household Income
\$112,294
2020 Average

Interior Views



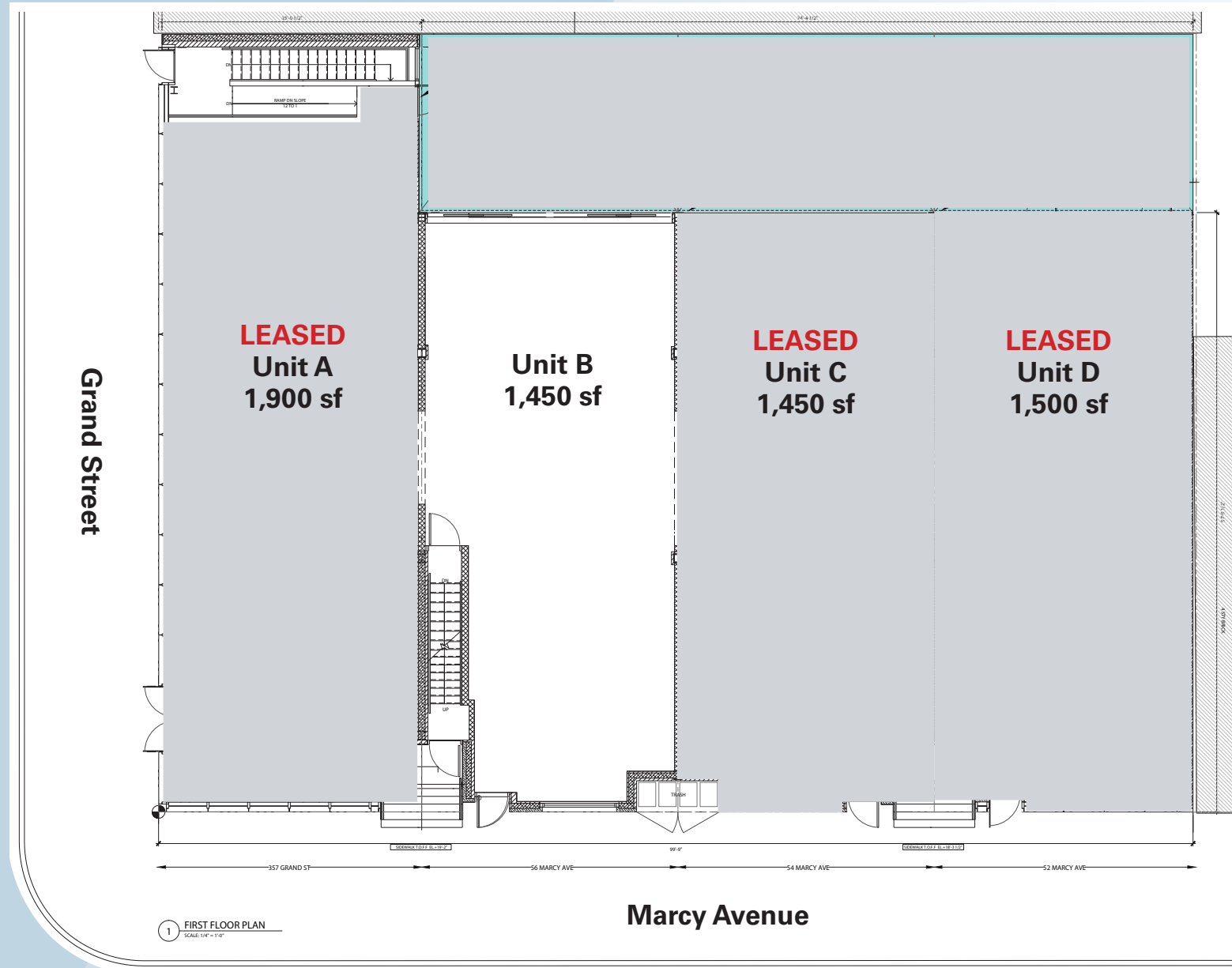
Current Conditions



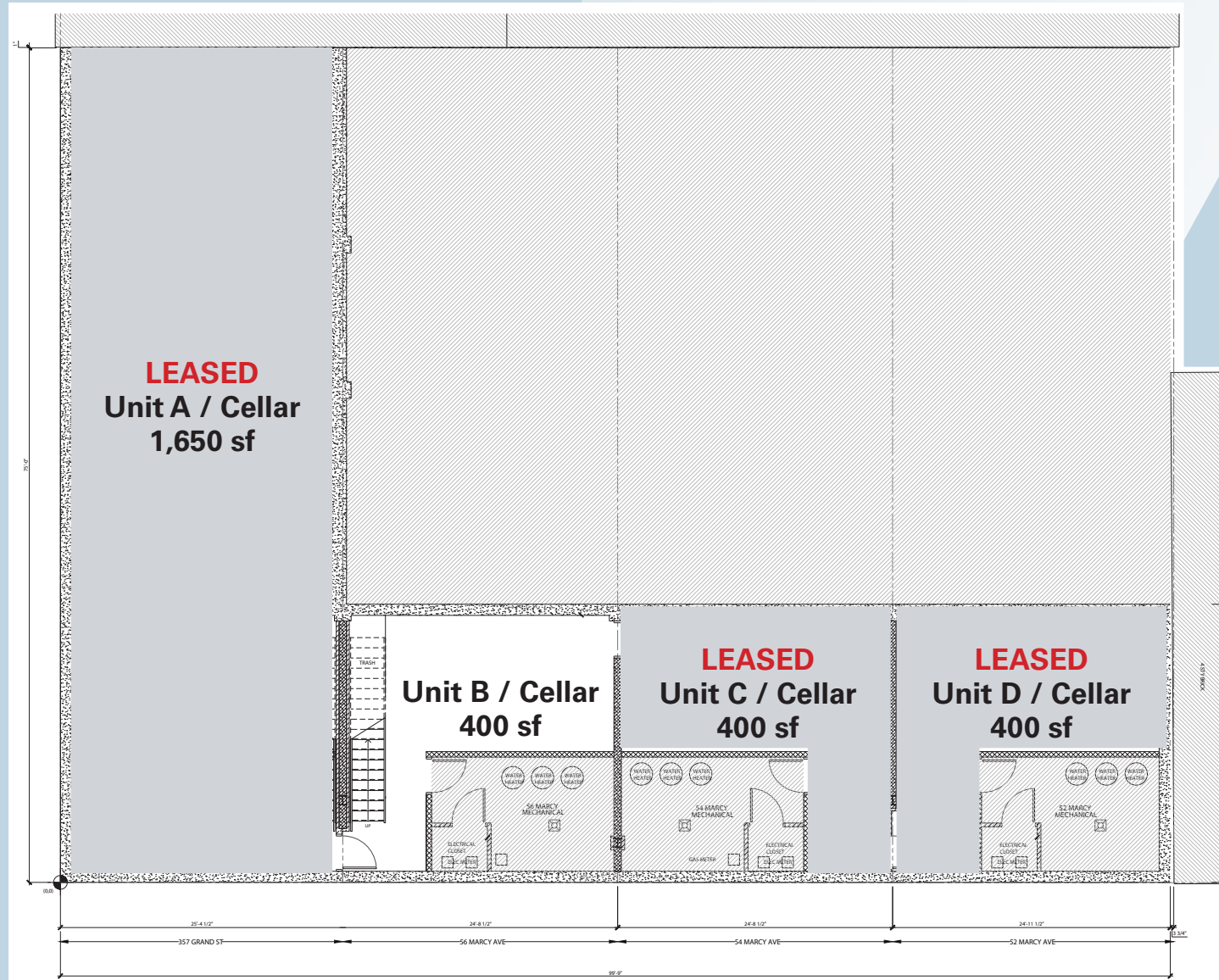
Vacant view

Ground Level

High Ceilings from 13'2" to 15'10"



Cellar Level



FOOD & DRINK

1. Brooklyn Art Haus
2. The MOUTH Kitchen + Bar
3. Medrite
4. Golden Dragon Kitchen
5. Milk Bar
6. Court Street Grocers
7. The Commodore
8. Chelsea Garden Center
9. Fette Sau
10. Recette
11. Eddie Jr's Sports Lounge
12. Recess Grove
13. Gertie
14. St. Mazie Bar & Supper Club
15. Rockin' Locks Salon for Kids
16. Emmy Squared Pizza
17. IWAK Sushi + Kitchen
18. Savoi Latin Bistro
19. Full circle Bar
20. Peter Luger Steak House
21. Hollanders Cakes
22. The Yard
23. Weylin
24. Moxi Brooklyn
25. Pies 'n' Thighs
26. Ceremonia Bakeshop
27. Aska
28. Taqueria Casa Imelda
29. Keg & Lantern Southside
30. Butler
31. Industria Williamsburg
32. The Woods
33. JANE Motorcycles
34. Misi
35. Shoto Omakase
36. Layla
37. Form50 Fitness
38. Noods n' Chill
39. Pokito
40. Sun and Air
41. With Others
42. Suced
43. Sushi On Me
44. La Superior
45. Breckenridge Café
46. Blend Williamsburg
47. 12 Chairs Café
48. Vanessa's Dumpling House
49. Fini Pizza
50. BonBon
51. Tabaré
52. Zab Zaab
53. Maison Premiere
54. Horses & Divorces
55. Williamsburg Cinemas
56. Supreme
57. Café Valencia
58. PLANTA
59. Aurora Brooklyn



1,582 Residential Units, New School
500,000 SF Commercial Space
6-Acre Waterfront Explanade

Hotel Indigo - 188-keys
500 Metropolitan Avenue

- | | | | | |
|---------------------------|-----------------------------|--------------------------------|------------------------------|---------------------------------|
| 60. LEIF | 72. Nitehawk Cinema | 84. Woodhull Wine Bar | 96. Citizens | 108. Streb |
| 61. Haricot Vert | 73. Martha's Country Bakery | 85. Foodtown | 97. Black Seed Bagels | 109. Radegast Hall & Biergarten |
| 62. Gelateria Gentile | 74. La Bicyclette Bakery | 86. Bond Vet | 98. The Levee | 110. Blue Bottle Coffee |
| 63. Pilgrim Surf + Supply | 75. de Mole | 87. Just Salad | 99. Elite Williamsburg | 111. Jackbar |
| 64. Ume | 76. Tabú | 88. CAVA | 100. Velma Vintage | 112. L'Industrie Pizzeria |
| 65. Roberta's | 77. The Four Horsemen | 89. Levain Bakery | 101. Daily Feed | 113. Serendipity bk |
| 66. Other Half Brewing | 78. Bar Madonna | 90. Apple | 102. Williamsburg Veterinary | 114. Traif |
| 67. Sunday in Brooklyn | 79. St. Anselm | 91. Sweetgreen | 103. Jack's Wife Frieda | 115. J.Crew |
| 68. FREEHOLD | 80. Golden Years | 92. Birrieria Alexa's Red Taco | 104. KCDC Skateshop | 116. BAGGU |
| 69. Mekelburg's | 81. We Got Company | 93. Equinox | 105. RAINS | 117. Trader Joe's |
| 70. Devoción | 82. Oslo Coffee Roasters | 94. Whole Foods Market | 106. Book Thug Nation | |
| 71. Skinny Dennis | 83. The Butcher's Daughter | 95. Duane Reade | 107. Casper | |