

163 Imlay St aka 148-156 Pioneer St, Brooklyn, NY

163 Imlay St, Brooklyn NY 11231

Unique Red Hook Office Space



Prepared By:

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THE SPACE

Location	163 Imlay St, Brooklyn, NY, 11231
COUNTY	Kings
APN	00529-0001
Cross Street	NE Corner of Imlay and Pioneer Streets
Square Feet	5000
Annual Rent PSF	\$24.00
Lease Type	Gross

HIGHLIGHTS

- Conveniently located near the Brooklyn Queens Expressway
- Just one block away from the B61 Bus Stop
- Offices feature windows providing city views in most spaces
- Fully equipped with HVAC, security cameras, and complete wiring
- Access to conference rooms
- Executive rooms equipped with private restrooms
- Space can be subdivided
- Short and long term leases are available



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
36,763	683,318	2,580,977



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$188,198	\$167,648	\$139,515



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,867	288,557	1,069,883

About the Location

- Situated in the dynamic neighborhood of Red Hook, Brooklyn, the office space at 163 Imlay Street aka 148-156 Pioneer St, NY, offers more than just a strategic address—it provides a gateway to a community known for its unique character and vibrant atmosphere. With close proximity to the Brooklyn Queens Expressway and just one block from the B61 Bus Stop, this location ensures seamless connectivity, making it an ideal choice for businesses seeking a central and accessible base.

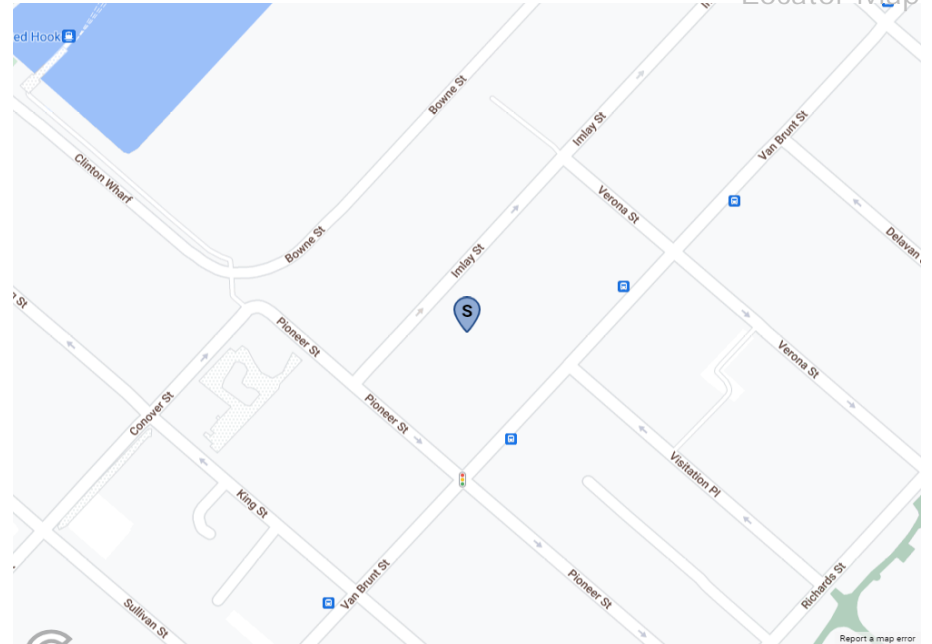
The allure of this office space extends beyond its practicality. Windows in most offices frame sweeping city views, infusing the workspace with natural light and creating an inspiring environment for productivity. The setting becomes not just a workplace but a dynamic backdrop that reflects the energy of Red Hook.

Modern conveniences are seamlessly integrated, from HVAC systems to security cameras and complete wiring, ensuring a secure and technologically advanced workspace. The availability of conference rooms facilitates collaborative endeavors and client interactions, while executive rooms with private restrooms add an extra layer of exclusivity and comfort for key personnel.

Adding to the appeal is the neighborhood itself. Red Hook's unique charm, with its historic cobblestone streets and waterfront views, contributes to the overall allure of the location. The flexibility of office divisions caters to businesses of various sizes, allowing for customization that aligns with specific needs.

Choosing 163 Imlay Street means not just selecting an office space but immersing your business in the distinctive ambiance of Red Hook. This location is more than an address; it's a strategic investment in a community that fosters creativity, collaboration, and success. Elevate your professional presence by making Red Hook the backdrop for your business endeavors.

Locator Map

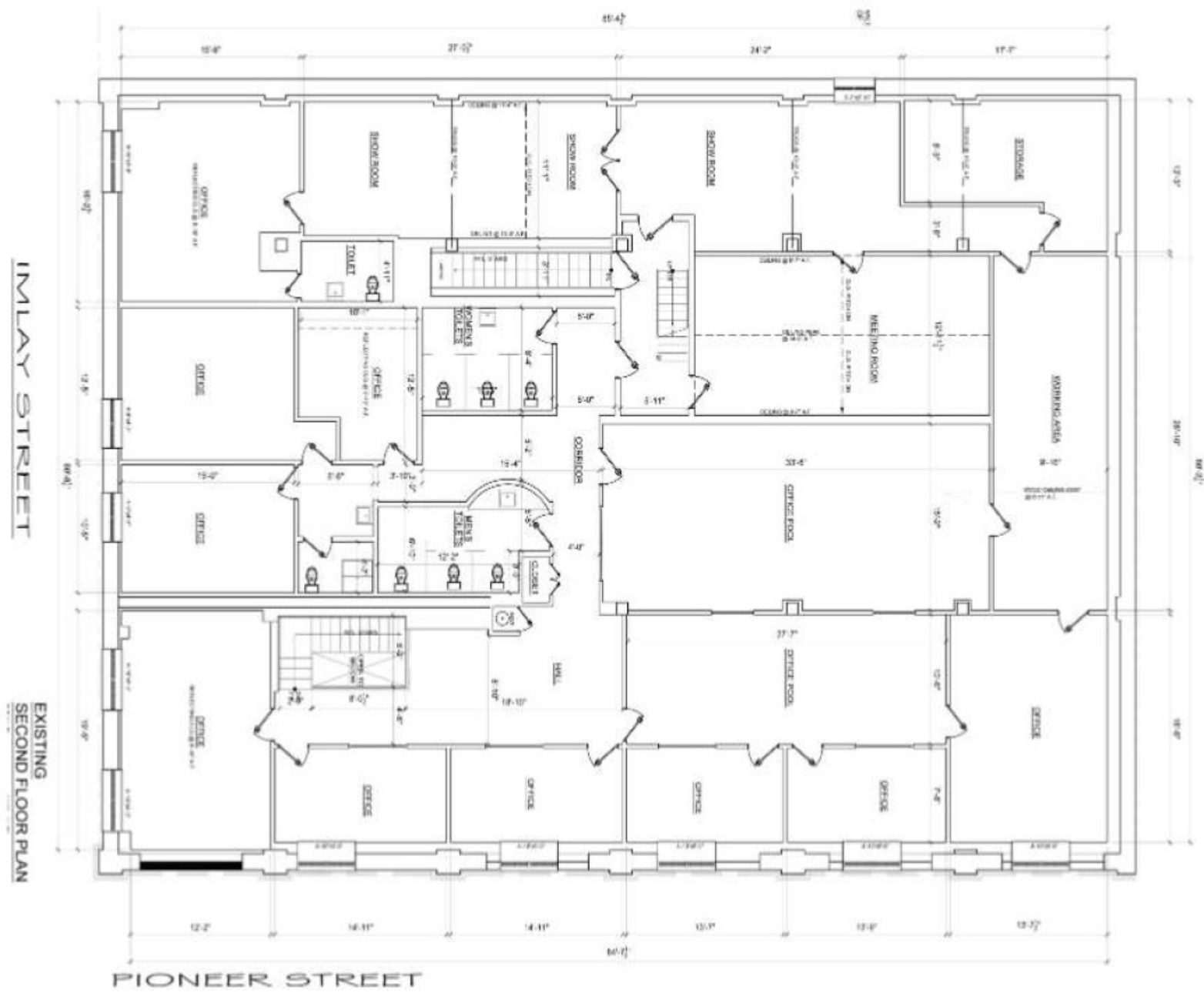


Regional Map





163 Imlay St, a/k/a 148 Pioneer St., Red Hook, Brooklyn, NY





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,740	565,392	2,233,229
2010 Population	33,843	602,633	2,316,782
2023 Population	36,763	683,318	2,580,977
2028 Population	36,289	696,065	2,598,053
2023 African American	4,565	82,523	527,246
2023 American Indian	200	5,291	17,121
2023 Asian	2,415	152,188	438,450
2023 Hispanic	7,091	132,328	480,275
2023 Other Race	2,946	68,923	259,642
2023 White	22,434	307,145	1,099,805
2023 Multiracial	4,181	66,834	236,850
2023-2028: Population: Growth Rate	-1.30 %	1.85 %	0.65 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,056	31,710	132,401
\$15,000-\$24,999	660	16,362	72,503
\$25,000-\$34,999	540	14,331	63,139
\$35,000-\$49,999	950	19,757	86,234
\$50,000-\$74,999	1,437	30,141	130,865
\$75,000-\$99,999	1,188	27,012	111,028
\$100,000-\$149,999	2,060	42,643	162,653
\$150,000-\$199,999	1,995	29,649	99,561
\$200,000 or greater	4,978	76,915	211,416
Median HH Income	\$122,582	\$104,145	\$84,689
Average HH Income	\$188,198	\$167,648	\$139,515

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,721	233,625	930,669
2010 Total Households	15,200	243,767	935,650
2023 Total Households	15,867	288,557	1,069,883
2028 Total Households	15,849	300,531	1,096,837
2023 Average Household Size	2.28	2.30	2.35
2000 Owner Occupied Housing	3,281	52,266	201,247
2000 Renter Occupied Housing	11,695	168,401	677,674
2023 Owner Occupied Housing	5,274	81,689	284,441
2023 Renter Occupied Housing	10,593	206,868	785,442
2023 Vacant Housing	1,382	30,209	104,913
2023 Total Housing	17,249	318,766	1,174,796
2028 Owner Occupied Housing	5,392	84,435	294,364
2028 Renter Occupied Housing	10,456	216,096	802,473
2028 Vacant Housing	1,522	28,578	106,519
2028 Total Housing	17,371	329,109	1,203,356
2023-2028: Households: Growth Rate	-0.10 %	4.10 %	2.50 %

Source: esri

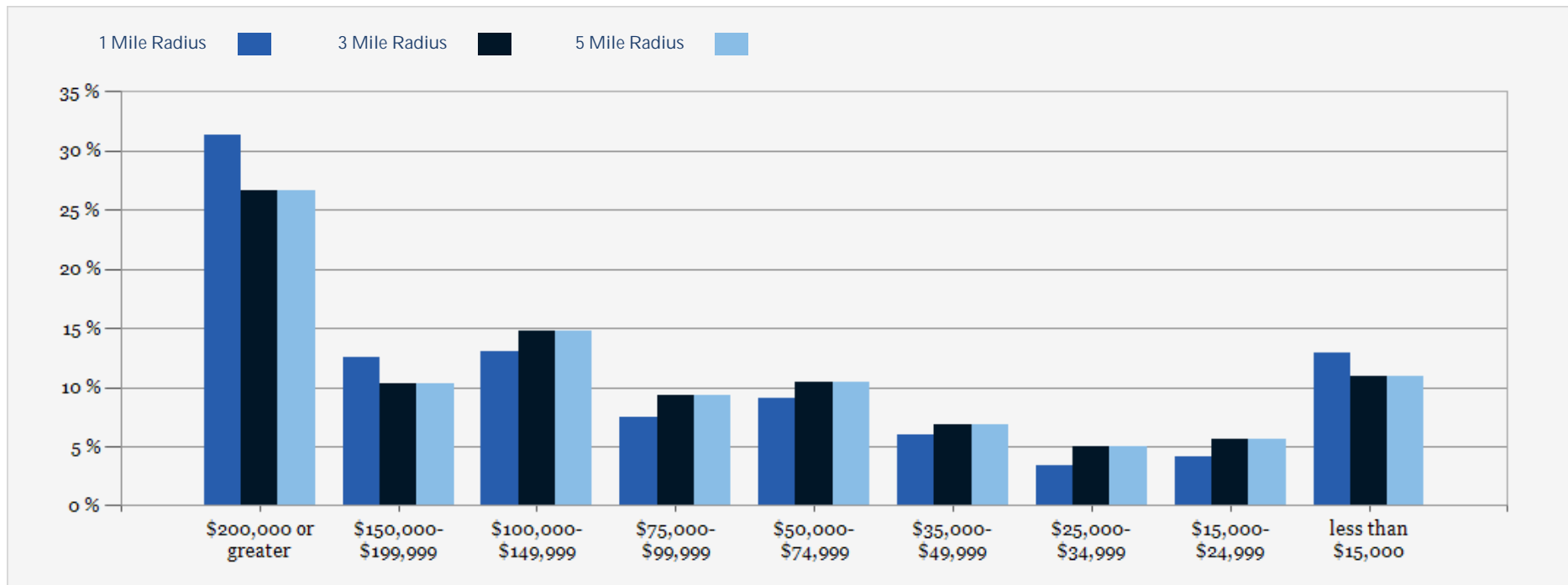
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,482	72,676	261,044
2023 Population Age 35-39	3,357	66,126	226,994
2023 Population Age 40-44	3,220	53,490	182,802
2023 Population Age 45-49	2,589	42,087	145,408
2023 Population Age 50-54	2,347	38,356	140,515
2023 Population Age 55-59	1,891	34,381	133,374
2023 Population Age 60-64	1,712	33,946	135,946
2023 Population Age 65-69	1,522	30,149	119,543
2023 Population Age 70-74	1,285	24,671	97,902
2023 Population Age 75-79	913	16,966	66,630
2023 Population Age 80-84	543	10,741	41,892
2023 Population Age 85+	504	10,356	39,674
2023 Population Age 18+	29,737	559,630	2,078,587
2023 Median Age	37	37	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$127,846	\$115,712	\$101,972
Average Household Income 25-34	\$191,611	\$173,311	\$150,893
Median Household Income 35-44	\$159,447	\$138,554	\$111,375
Average Household Income 35-44	\$221,120	\$203,787	\$173,060
Median Household Income 45-54	\$169,980	\$135,680	\$106,154
Average Household Income 45-54	\$232,860	\$204,565	\$165,419
Median Household Income 55-64	\$121,947	\$100,655	\$79,778
Average Household Income 55-64	\$187,331	\$168,729	\$136,440
Median Household Income 65-74	\$61,553	\$60,723	\$53,561
Average Household Income 65-74	\$129,948	\$123,552	\$102,948
Average Household Income 75+	\$103,765	\$87,040	\$76,778

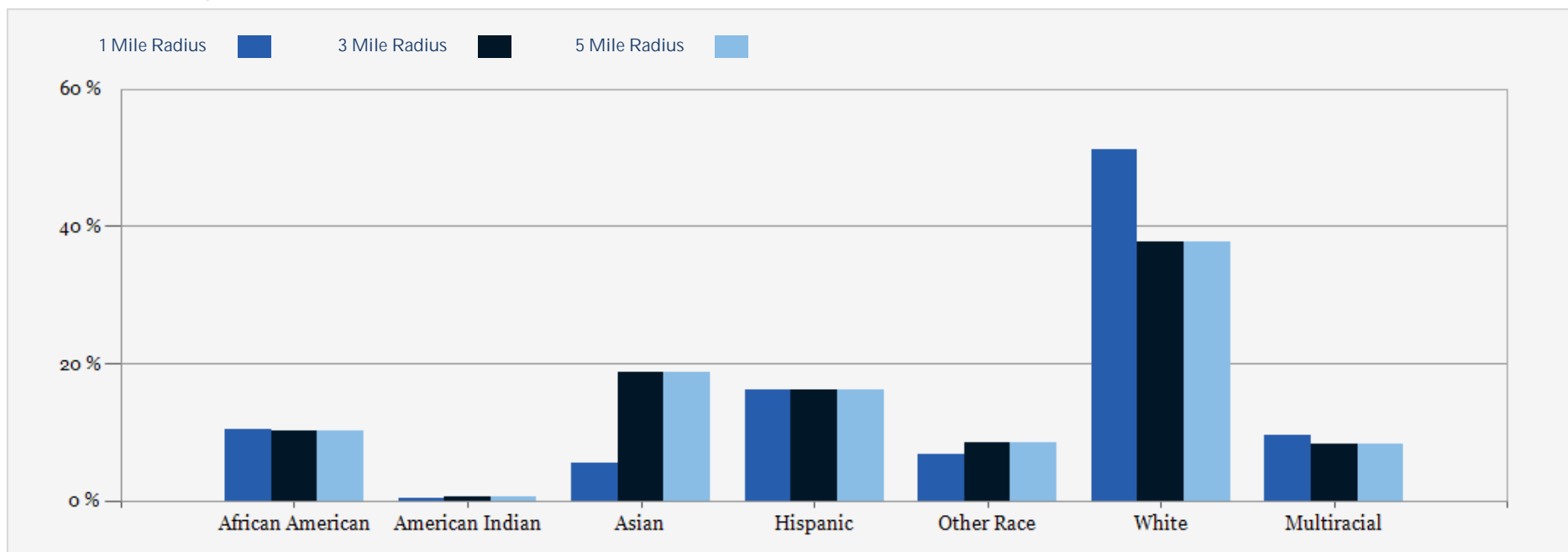
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	3,216	63,588	228,983
2028 Population Age 35-39	3,198	63,647	223,996
2028 Population Age 40-44	3,041	56,590	197,067
2028 Population Age 45-49	2,719	47,971	168,209
2028 Population Age 50-54	2,177	38,590	138,658
2028 Population Age 55-59	1,896	35,033	133,040
2028 Population Age 60-64	1,584	31,700	123,576
2028 Population Age 65-69	1,477	30,297	118,984
2028 Population Age 70-74	1,364	27,285	104,702
2028 Population Age 75-79	1,044	21,071	80,602
2028 Population Age 80-84	717	14,070	53,860
2028 Population Age 85+	586	12,656	47,739
2028 Population Age 18+	29,652	577,086	2,117,315
2028 Median Age	38	37	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$148,048	\$127,586	\$110,499
Average Household Income 25-34	\$216,545	\$195,415	\$170,121
Median Household Income 35-44	\$173,863	\$156,544	\$125,811
Average Household Income 35-44	\$246,879	\$226,191	\$193,729
Median Household Income 45-54	\$186,178	\$155,127	\$119,986
Average Household Income 45-54	\$258,222	\$227,676	\$187,462
Median Household Income 55-64	\$152,400	\$117,559	\$95,804
Average Household Income 55-64	\$215,014	\$191,496	\$157,552
Median Household Income 65-74	\$73,254	\$74,105	\$63,952
Average Household Income 65-74	\$155,574	\$146,541	\$122,867
Average Household Income 75+	\$125,268	\$105,929	\$93,245

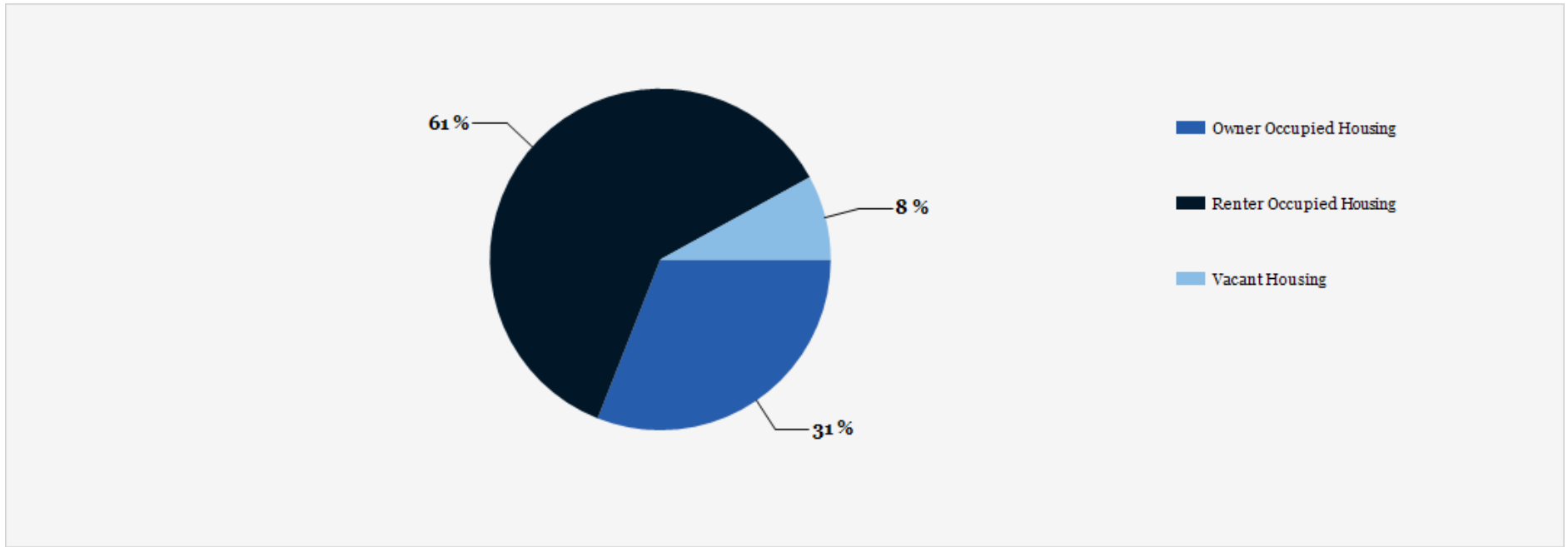
2023 Household Income



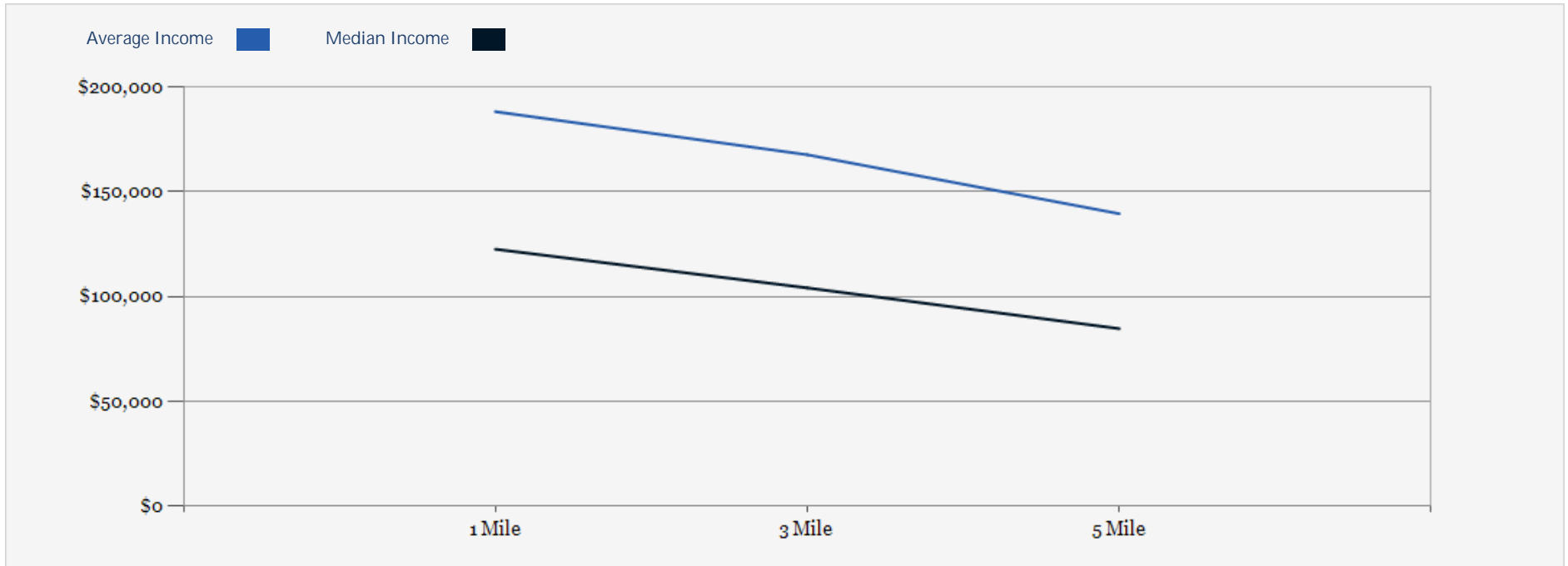
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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NY

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Exclusively Marketed By: The Verus Group



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