



55 McGUINNESS BLVD SOUTH

Greenpoint, Brooklyn



VENTED GRAB N' GO RESTAURANT SPACE - 750 SF - BORDERING WILLIAMSBURG
70-FEET OF FRONTAGE PROVIDING MASSIVE EXPOSURE - CLOSE TO BOE I-278 HIGHWAY

Available

Ground:	750 sf	Frontage:	70 ft. along	Possession:	Immediate
Full Basement:	750 sf (non-contiguous)		McGuinness Blvd South	Rent:	\$5,900/month

2nd Generation Restaurant / Delivery Opportunity – 70 Ft of Frontage + Existing Take-Out Windows & Sidewalk Seating

Comments

- Vented grab n' go-style restaurant space along a corridor that is underserved for food - formerly Peeps Kitchen
- All food uses considered – fresh juices, coffee/bagels, salads, tacos/wraps/sandwiches, hotdogs/burgers, food bowls
- Outdoor café-style table and chair sidewalk seating possible
- Ideally located two blocks from the Brooklyn-Queens Expwy (BQE I-278) – can be a real draw for the high volume of cars and trucks traveling along the highway daily
- Centrally located 1/2-mile from the Nassau Ave -train station and Graham Ave -train station

By the Numbers

Retail Businesses

921

1 Mile Radius

Households

49,857

1 Mile - 2024

Avg. Household Income

\$139,454

1 Mile - 2024

Traffic Volume

37,417

2025 - McGuinness Blvd So/Bayard St

Annual Subway Ridership

4,506 023

2024 - Nassau Ave-G/Graham Ave-L stations



Interior View - non-cooking area



Vented cooking area



South view along McGuinness Blvd South



North view from Newton Street

Delivery Radius Map





For further information and/or inspection contact exclusive broker:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Anthony Diorio

Associate

518.894.1605

adiorio@absre.com

Quinn Reavy

Associate

212.400.6064

qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com