

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

Full Basement: 750 sf (non-contiguous)

Frontage: 70 ft. along

McGuinness Blvd South

Possession:

Immediate

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

Avg. Household Income **C100 // E/**

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



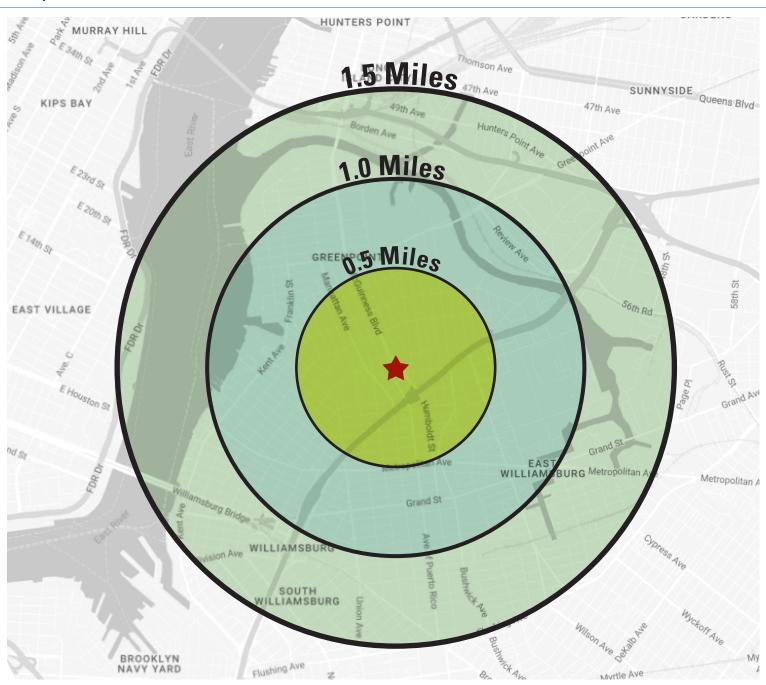
Interior View - non-cooking area







Delivery Radius Map





For further information and/or inspection contact exclusive broker:

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