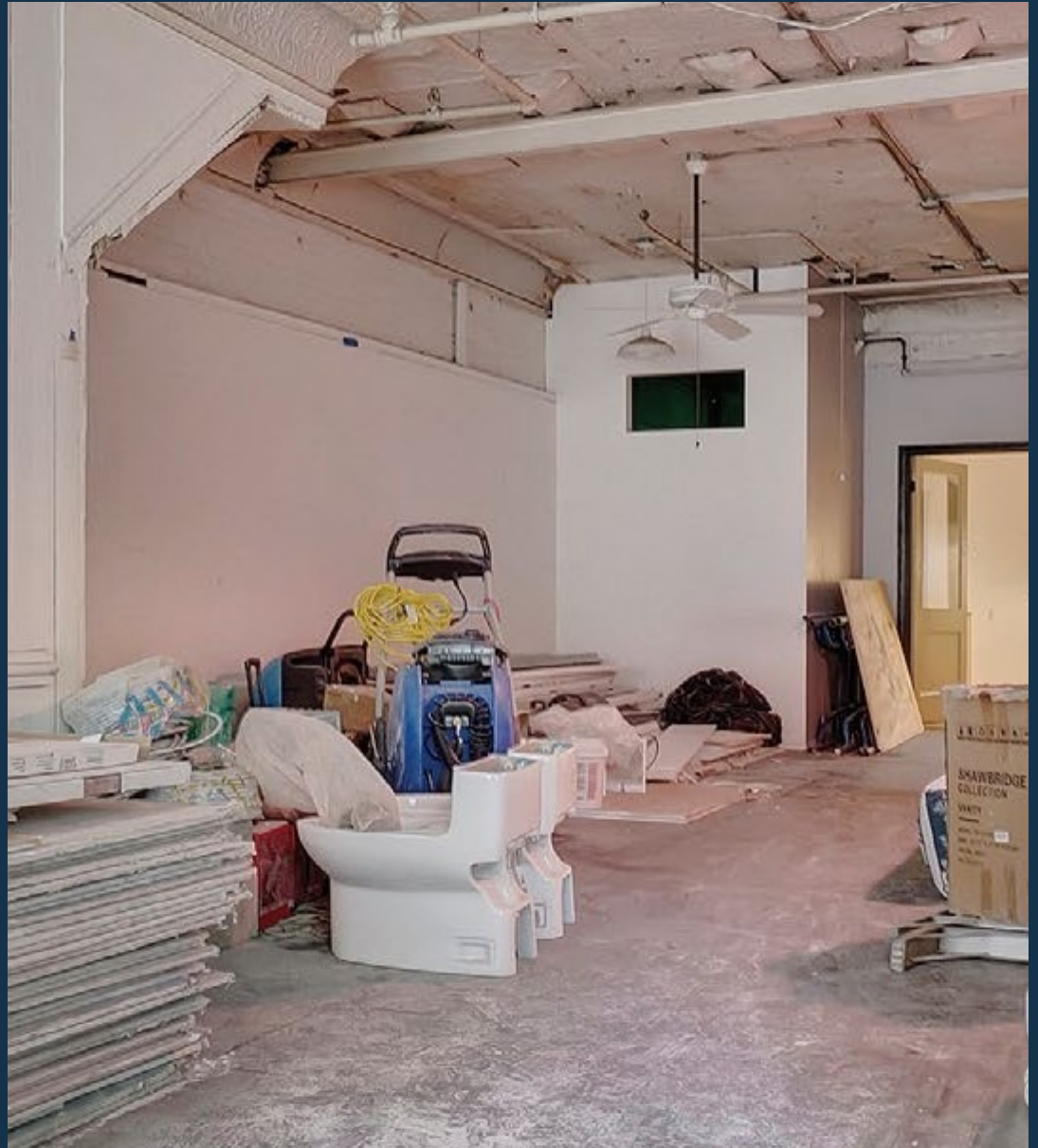




FRONTGATE MANAGEMENT
YOUR PROPERTY. OUR PRIORITY.

THE RETAIL AT
45 BROADWAY

Williamsburg, Brooklyn



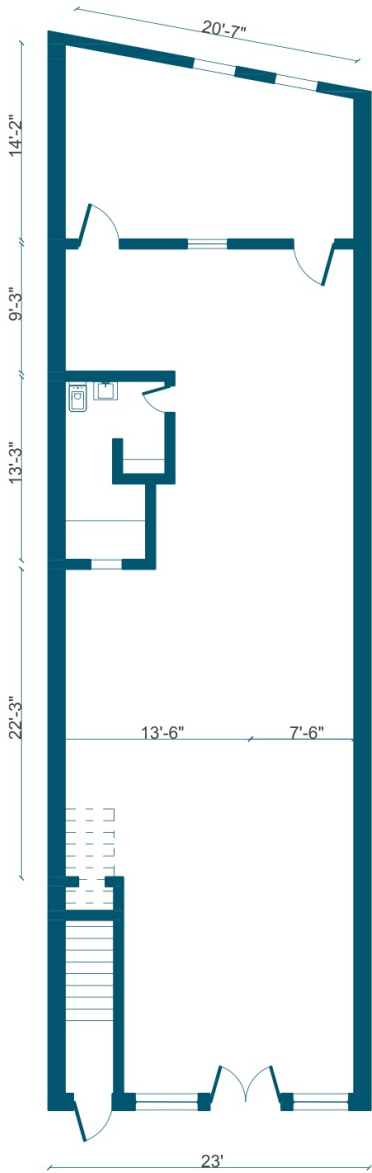
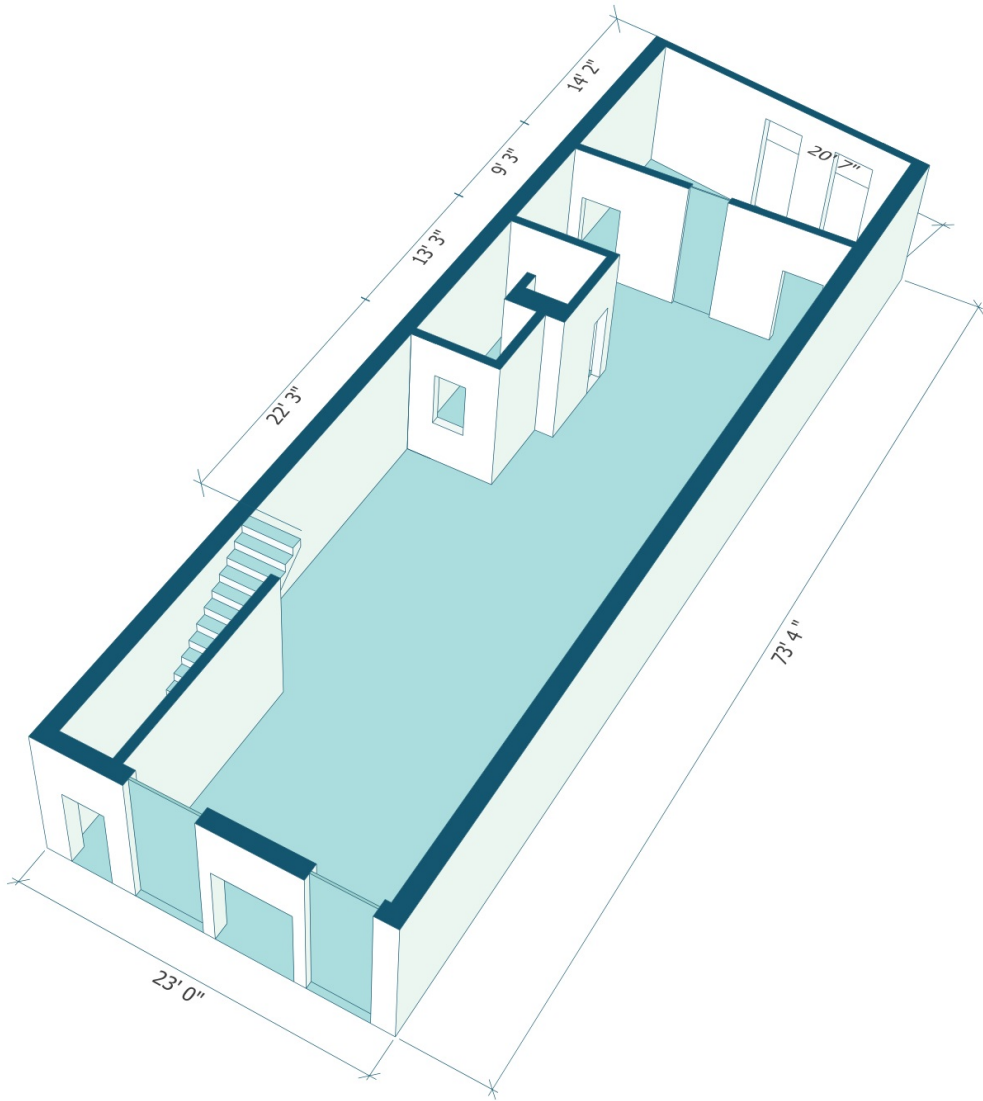
670 MYRTLE AVE, SUITE 575, BROOKLYN, NY 11205

SPACE HIGHLIGHTS

AVAILABLE SPACE	LOCATION
Ground Level: 1,688	Corner of Broadway and Wythe Avenue
CEILING HEIGHT	FRONTAGE
11 FT	19 FT
DIMENSIONS	ZONING
23' x 74'	C4-3
OCCUPANCY	ASKING RENT
Immediate	\$9,800 per month
DESCRIPTION	HIGHLIGHTS
Welcome to 45 Broadway, located in a prime South Williamsburg retail corridor. This space has never before hit the market and is full of classic Williamsburg charm. Perfect for F&B, restaurant, cafe, coffee shop, or specialty retail.	• Electric • HVAC • Plumbing • Can Be Vented • Close to Waterfront

FLOORPLANS & DETAILS

FLOORPLANS & DETAILS



EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



112,238

POPULATION
WITHIN 1-MILE RADIUS



\$65,809

AVERAGE HHI
WITHIN 1-MILE RADIUS



36.20 Yrs

AVERAGE POPULATION
AGE



5,584

TOTAL BUSINESSES
WITHIN 1-MILE RADIUS



-2.01%

POPULATION GROWTH
SINCE 2010



\$1.72 bn

ANNUAL SPENDING
WITHIN 1-MILE RADIUS

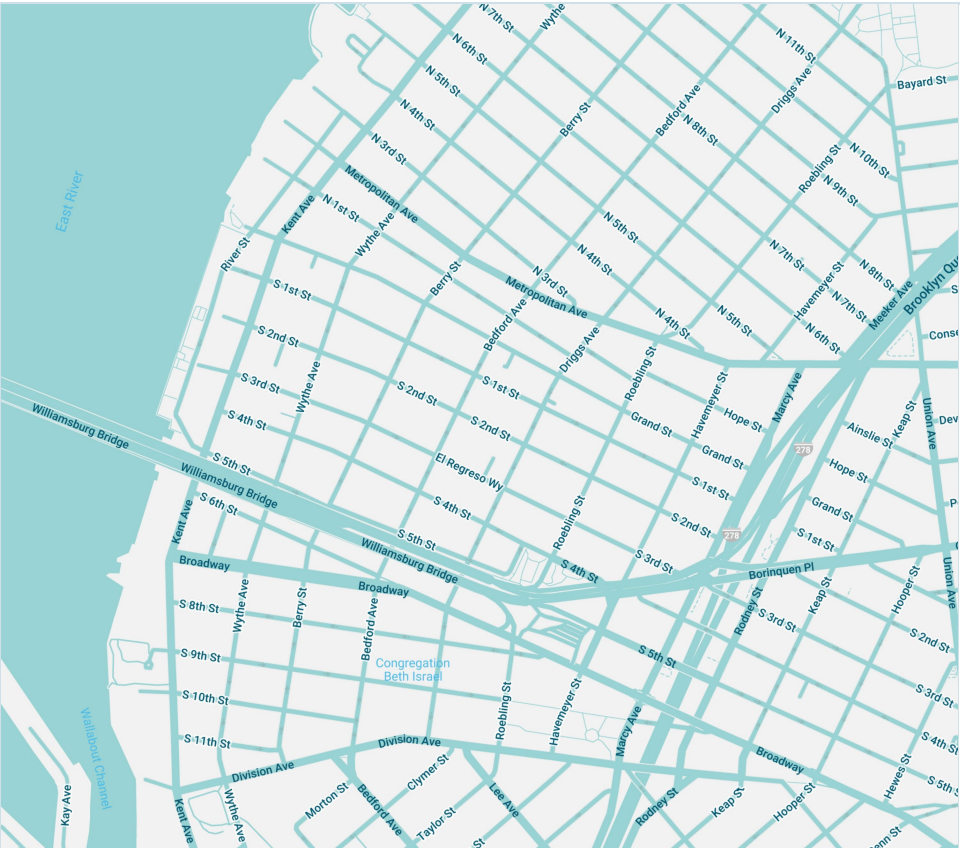
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Patrizia's of Williamsburg
- Deux Chats
- Marlow & Daughters
- Social House Cafe
- Peter Luger Steak House
- Barano
- Bridge Food Mart Corp.
- Xolo Restaurant
- Bembe
- Aldama
- Bia
- Sea Wolf
- Giando on the Water
- Aska
- Miss Favela
- Butler
- East River Bar
- Meadowsweet
- Coffee Break
- Misi
- The Woods
- Pies 'n' Thighs
- Domino Park Dog Run
- ROKA Modern Mediterranean

TRANSPORTATION

- 11 Min Walk at Marcy Avenue (0.5 mi)
- 16 Min Walk at Hewes Street (0.8 mi)
- 17 Min Walk at Bedford Avenue (0.8 mi)
- 20 Min Walk at Metropolitan Avenue (1.0 mi)
- 20 Min Walk at Lorimer Street (1.0 mi)



CONTACT



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