

FOR LEASE

2,200 SF + 1,500 SF(BASEMENT) + OUTDOOR SPACE AVAILABLE

1,500SF(divisible)

359 GRAHAM AVENUE, BROOKLYN NY 11211

LOCATED ON THE CORNER OF GRAHAM AVENUE & CONSELYEA STREET



Brooklyn Real Property, Inc.
also known as **BRP Associates, Inc.**

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www.BrooklynRealProperty.com

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PROPERTY OVERVIEW

HIGHLIGHTS

- 2,200 SF + Outdoor space opportunity
- Additional 1,500 SF in the basement
- Corner provides 23' frontage on Graham Ave & 93' frontage on Conselyea St.
- Gas & Ventilation in-line
- Walk-in refrigerator in basement
- One block from train station(L)

DEMOGRAPHICS

- Population: 104,561
- Median age: 30.8
- Average Income: \$128,607
- Family households: 52.0%
- Average number of people per household: 2.54

TRAFFIC COUNTS

- Average daily traffic: 4001-10,000



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* This is 3D rendering with virtual staging.



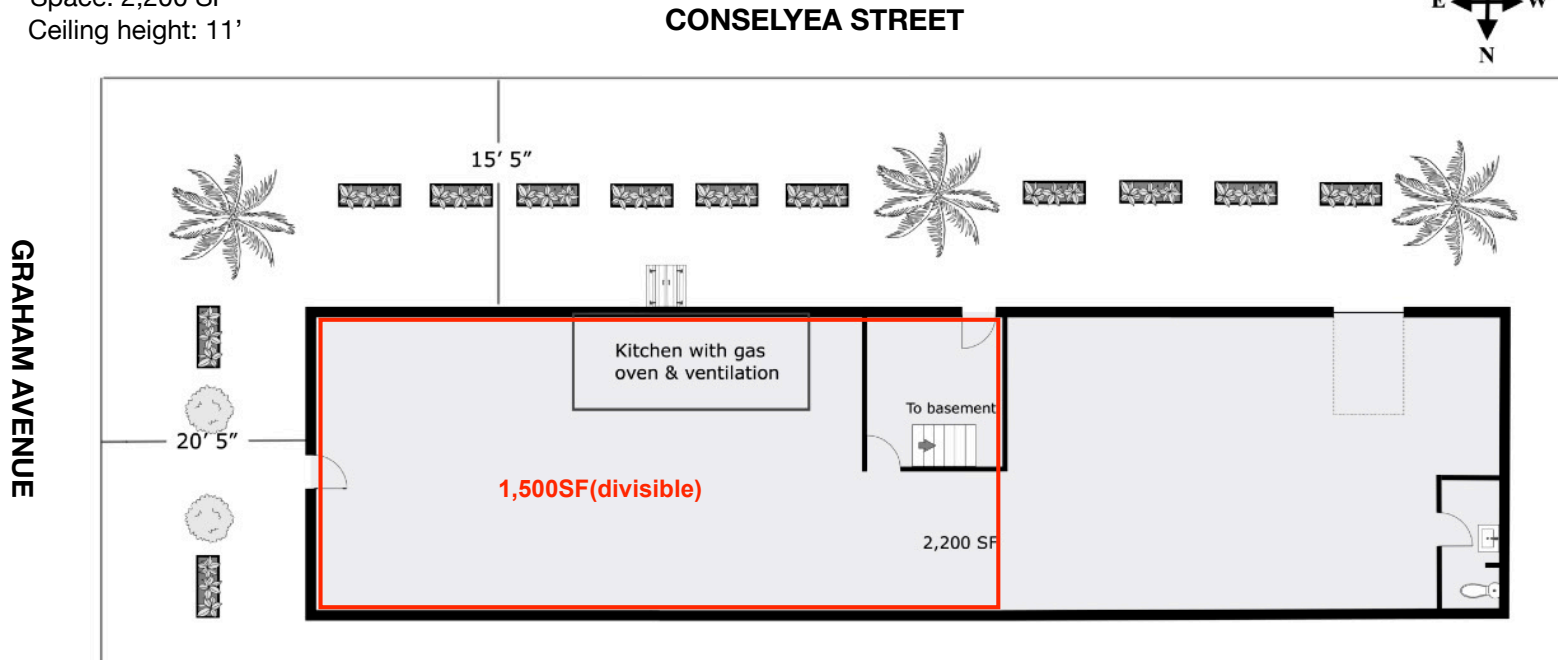
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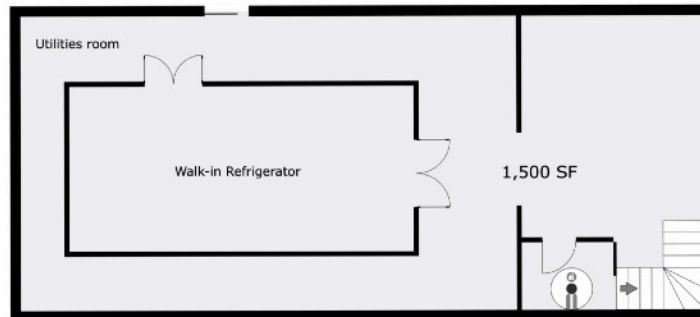
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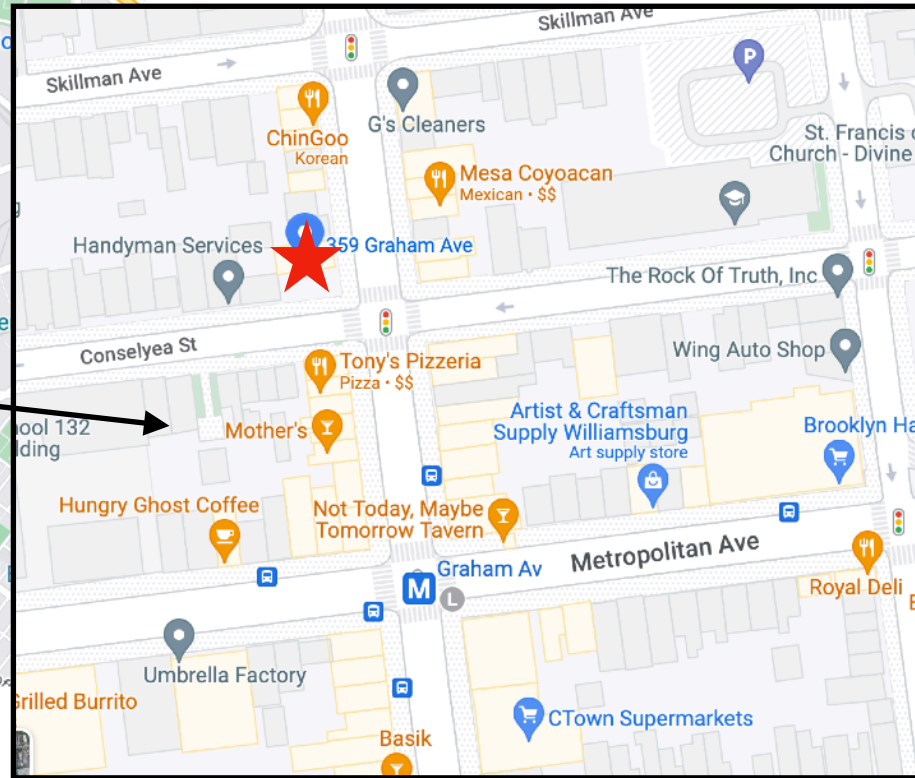
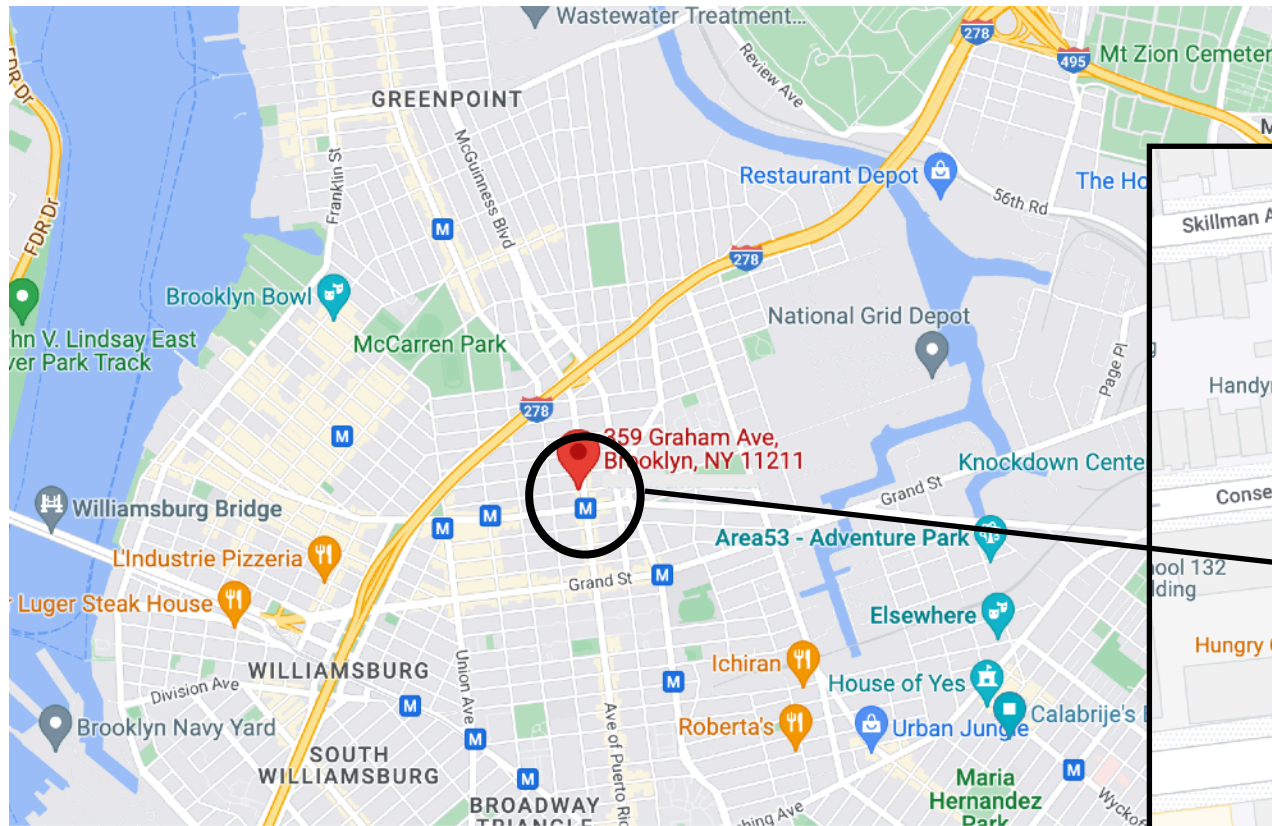
FLOOR PLANS

- ◆ Ground level
Space: 2,200 SF
Ceiling height: 11'



- ◆ Basement
Space: 1,500 SF
Ceiling height: 6' 9"





Great business opportunity in South Williamsburg on Graham Avenue

- Restaurant
- Cafe
- Clothing & Accessories
- Bookstore
- Kids cafe with indoor playground
- Nursery (flower & gardening)
- All types of businesses



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