

148 Bedford Avenue

Williamsburg, Brooklyn, NY

Location:

Between North 8th Street and North 9th Street

Ground Level:

750 SF + 450 SF backyard

Lower Level:

300 SF

Frontage:

14 FT


Ceiling Height:

10 FT

Rent:

Upon Request

Highlights:

- Only one block away from  train Subway entrance on Bedford Avenue with 9,892,516 annual ridership
- Located on the busiest street with strong national tenants
- 450 SF backyard available, very valuable
- HVAC installed for heating and cooling
- Williamsburg has a strong retail shopping, eateries, nightlife, office and residential market, and tourists



NEIGHBORING TENANTS:



Contact Olmsted Leasing Team



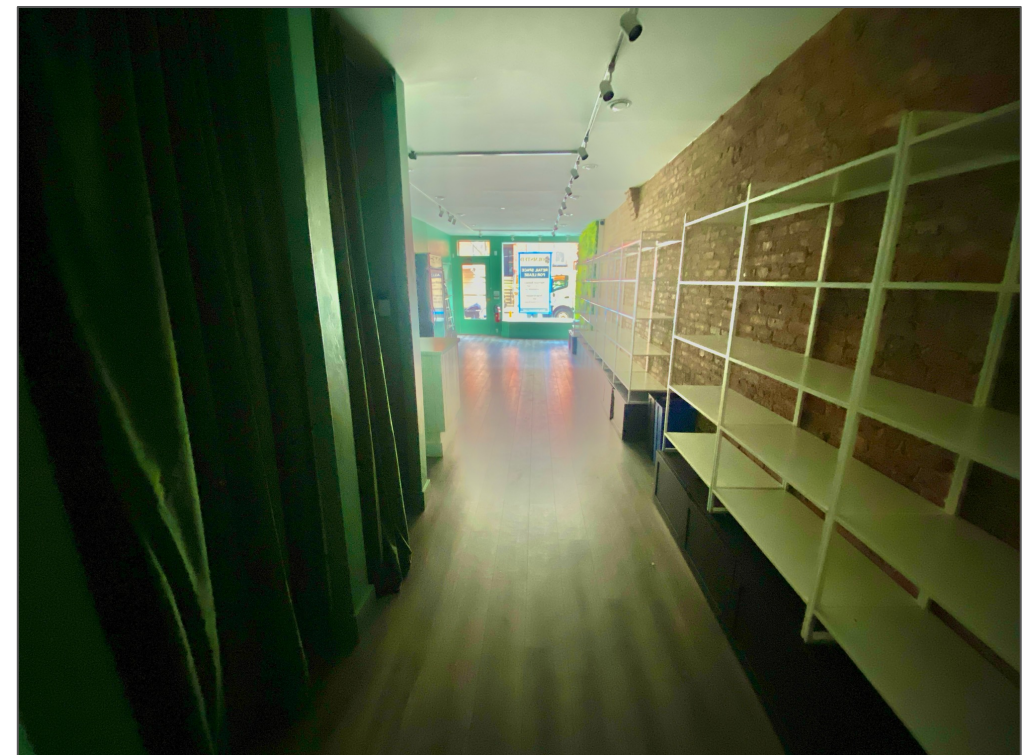
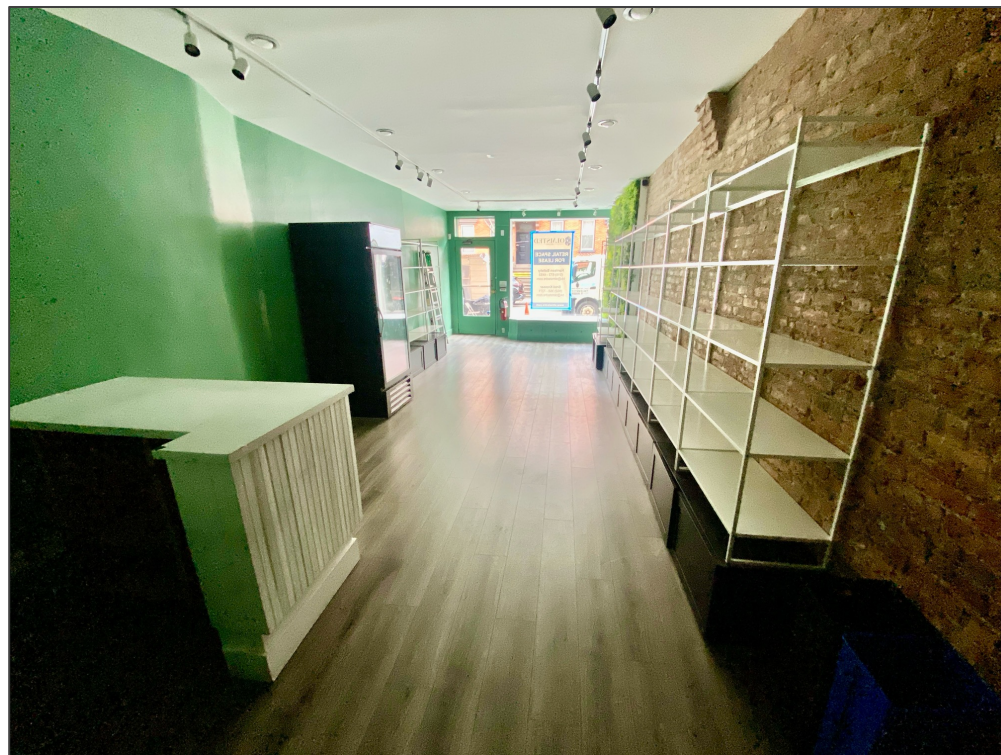
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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers/ or tenants.



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Retail Map



Annual Subway Ridership

L train is 480 ft from **Bedford Avenue** station with 9,892,516 annual ridership

G train is 0.6 miles away at **Nassau Avenue** station with 2,880,235 annual ridership



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Williamsburg

Demographics - North Williamsburg	
Population within 1 Mi Radius	155,726
Average Population Age	36 Years
Population Growth Since 2010	25%
Average Household Income within 1 Mi Radius	\$108,276
Total Businesses within 1 mi Radius	4,709
Total Expenditure Within 1 Mi Radius	\$1.2 Billion
L-Train Ridership at Bedford Avenue Stop	9.9 Million Riders Annual
Daily Pedestrians on Bedford Avenue	25,000
New residential units under development in Williamsburg over the next 5 years	8,000

