



WILLIAM - GREEN
REAL ESTATE

*Specialized in all your Real Estate needs in
Williamsburg and Greenpoint.*

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Prime Retail in Greenpoint!

159 Nassau Avenue Brooklyn, N.Y. 11222

For Lease: Prime Commercial Space at 159 Nassau Ave., Greenpoint, NY

We are excited to present a remarkable opportunity for businesses looking to establish or expand in the bustling Greenpoint neighborhood of Brooklyn. This prime commercial space, located at 159 Nassau Ave., offers a perfect blend of visibility, accessibility, and ample space.

Key Features:

- Spacious Interior: The ground level boasts a generous 600 sq. ft. of versatile space, ideal for a variety of business models including retail, showroom, or a creative studio.
- Additional Storage: An extra 500 sq. ft. basement is included, offering extensive additional storage options, ensuring that your business has all the room it needs to operate efficiently.
- Private Backyard: An added luxury in the heart of the city, this space comes with a large private backyard, perfect for outdoor events, an alfresco dining area, or simply an open-air extension of your business.
- Prime Location: Situated on Nassau Ave, a prime retail corridor in Greenpoint, this location is among numerous neighborhood businesses, providing an established clientele right at your doorstep.
- High Foot Traffic: The property is at the intersection of Newel Street, in a high foot traffic area, offering unparalleled exposure to potential customers.
- Excellent Accessibility:** Conveniently located near McGolrick Park, your business will benefit from the constant flow of local and visiting patrons. The space is also within close proximity to the Nassau Ave G train station and the Lorimer St L train stop, making it easily accessible for both staff and clients.

Make your business dream a reality at 159 Nassau Ave., where opportunity meets the perfect location.



Rent: \$6,500 per month

Transportation



G train Nassau Avenue stop - 3 min.



L train Lorimer Street stop - 10 min.

Greenpoint

by the numbers

89,201

POPULATION WITHIN 1-MILE RADIUS

36.40 Yrs

AVERAGE POPULATION AGE

30.08%

POPULATION GROWTH SINCE 2010

\$105,614

AVERAGE HHI WITHIN 1-MILE RADIUS

3,641

TOTAL BUSINESSES WITHIN 1-MILE RADIUS

\$1.1 bn

ANNUAL SPENDING WITHIN 1-MILE RADIUS