

 COMMUNITY FACILITY

65 Maspeth Ave

📍 65 Maspeth Ave, #GROUND FLOOR, Brooklyn, NY 11211-2569

\$40 – \$45/PSF

[View 3D Virtual Tour](#)

Highlights

✔ Steps from the Graham Ave L Train Stop

Property Description

65 Maspeth Avenue offers a rare ground-floor retail opportunity in one of New York City's most affluent and high-quality neighborhoods. Williamsburg has matured into a destination submarket where median household incomes are on par with Manhattan's most established residential corridors. Moreover, the immediate trade area continues to attract some of the city's most sought-after restaurants, boutiques, and lifestyle brands.

The location sits steps from the Graham Avenue L-train, placing your business within a single stop of Bedford Avenue and a short ride from Union Square. Vehicle access is equally strong, with direct connectivity to the BQE and major thoroughfares serving Williamsburg, Greenpoint, and Long Island City. Surrounding retail reflects the caliber of the trade area, anchored by newly opened Whole Foods and complemented by a deep bench of independent operators driving consistent foot traffic.

The ground-floor space, which comes with a parking spot, offers excellent visibility, generous frontage, and flexibility to suit a wide range of premium concepts seeking a presence in a supply-constrained corridor. Contact us for current availability, size, and touring details.

Available Spaces

Ground Floor (Full)

\$40.64/PSF · \$9,250.00/mo

Medical

 2,731 SF

 13' frontage

 11' ceiling

 White Box

 Immediate

Ground floor Medical Office or Community Use Space Previously a Dentist Office with treatment rooms and plumbing in place

1A

\$40.00/PSF · \$5,250.00/mo

Community Facility

 1,569 SF

 11' ceiling

 White Box

 Immediate

Division Option: Open Space with restroom and two small prebuilt office spaces

1B

\$45.00/PSF · \$4,000.00/mo

Medical

 1,162 SF

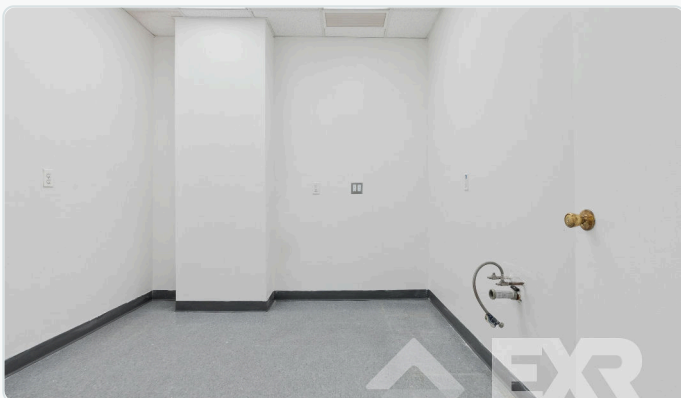
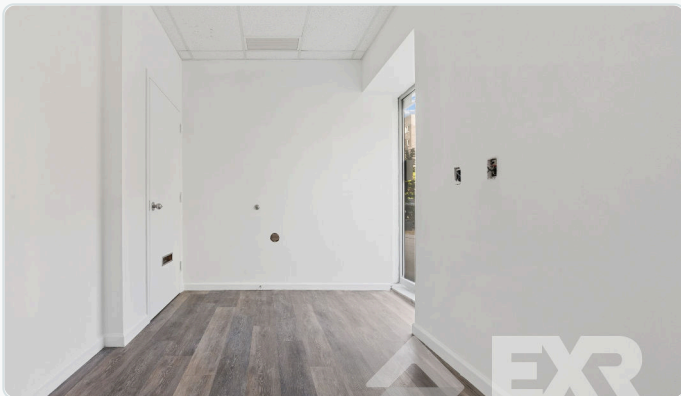
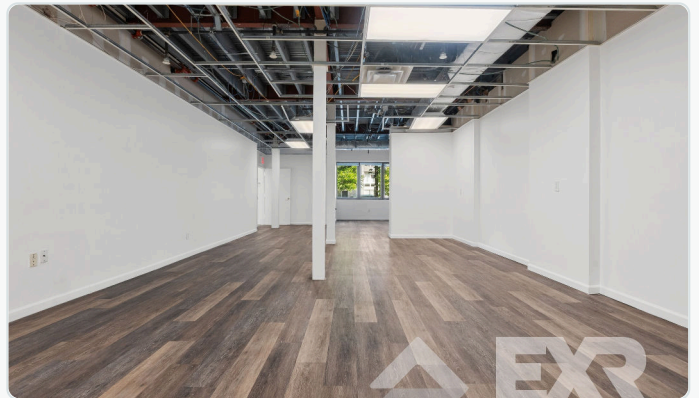
 11' ceiling

 White Box

 Immediate

Division Option: Dentist office with five prebuilt treatment rooms and waiting area

Gallery



Location



L Graham Av

4 min walk · 0.21 mi

L Grand St

6 min walk · 0.28 mi

Building Info

Year Built

2004

Stories

7

Building SF

28,430

Lot SF

4,725

Zoning

R6A

Office SF

4,061

Residential SF

24,369

BBL

3028930042

Market Context

U.S. Census · tract-level (~1mi)

Population & Income

Population	3,918
Median Age	33.7
Median HH Income	\$179,175
Per Capita Income	\$97,240
Median Home Value	\$902,800
Median Gross Rent	\$3,501

Housing Tenure

Owner-occupied	21.2%
Renter-occupied	78.8%

1,887 occupied units

Commute Mode Share

Subway	48.1%
Bus	0.0%
Walked	5.8%
Drove alone	5.4%
Worked from home	37.4%
Bicycle	3.0%

Borough Workforce Q2 2024

Total employment	990,751
Net job change	+17,561
Avg monthly earnings	\$4,722

All sectors · Brooklyn

Top Employer Sectors of 305,688 total establishments in Brooklyn

Retail Trade	10,184 (3.3%)
Health Care & Social Assistance	7,173 (2.3%)
Professional Services	6,476 (2.1%)
NAICS 541	6,476 (2.1%)
Accommodation & Food Services	6,391 (2.1%)

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI). Race and ethnicity data is intentionally not retrieved.

Contact



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By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

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