

52

Graham

Ave

Williamsburg

Brooklyn, NY

(Between Varet & Cook Streets)



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REALTY ASSOCIATES

For More Information:

Avi Garma

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RETAIL STORE FOR LEASE

Neighboring Tenants

Banks & Financial Services

Bank of America
Chase Bank
Citibank
Popular Bank
TD Bank

Grocery Stores, Pharmacies & Convenience

Bravo Supermarkets
City Chemist
C-Town Supermarkets
CVS
Duane Reade / Walgreens
Fine Fare
Food Bazaar
Graham Avenue Meats & Deli

Apparel, Footwear & General Retail

Burlington
Fabco Shoes
Five Below
Jimmy Jazz
Shoppers World
VIM

Telecommunications

AT&T
T-Mobile



Fitness, Medical & Wellness

CityMD Broadway Triangle Urgent Care
Metro UrgiCare
ModernMD Urgent Care
Planet Fitness
USA Vein Clinics
YMCA

Restaurants, Cafés & Food Operators

Anthony & Son Panini Shoppe
Burger King
Domino's
Dunkin' / Baskin-Robbins
IHOP
Little Caesars
Lulla's Bakery & Cocktails
McDonald's
Mesa Coyoacan
Paris Baguette – Coming Soon
Popeyes
Sage Restaurant & Bar
Santa Fe BK
Subway
Sweet Science
Taqueria El Torito
Teriyaki One
Variety Coffee Roasters
Win Son Bakery

Subject Property

Rumi Life – 52 Graham Avenue many more!



| LOCATION

- ✓ Located along Graham Avenue, one of Williamsburg's active neighborhood retail corridors.
- ✓ High-foot-traffic location with consistent daytime and evening activity.
- ✓ Dense residential neighborhood supporting strong demand for retail, dining, medical, wellness, and service-oriented businesses.
- ✓ Approximately 2,500+ vehicles passing the property daily.
- ✓ Median neighborhood age of approximately 32.
- ✓ Approximately two blocks from the Flushing Avenue **J/M** subway station.
- ✓ Convenient access to the Montrose Avenue **L** station and Flushing Avenue **G** station.
- ✓ Close proximity to NYC Health + Hospitals/Woodhull, neighborhood schools, parks, and community amenities.
- ✓ Surrounded by established national retailers, local businesses, restaurants, and continued residential development.

| PROPERTY HIGHLIGHTS

- **Ground Floor:** Approximately 2,500 SF
- **Basement:** Approximately 1,500 SF
- **Frontage:** Approximately 22 feet
- **Ceiling Height:** Approximately 12 feet
- **Possession:** Arranged

- Newly renovated
- Highly visible Graham Avenue storefront with excellent street exposure
- Approximately 22 feet of prominent storefront frontage
- Efficient rectangular layout with an open floor plan
- Flexible configuration suitable for a variety of retail and commercial uses
- High ceilings creating a spacious and inviting environment
- Large storefront windows providing abundant natural light, visibility, and display opportunities
- Strong signage and branding opportunities
- Full basement with access from both the store and the street
- Rear access to the roof
- Venting permitted for restaurant or food-service use
- Bus stop directly in front of the property
- Excellent street presence, visibility, and accessibility
- All uses considered

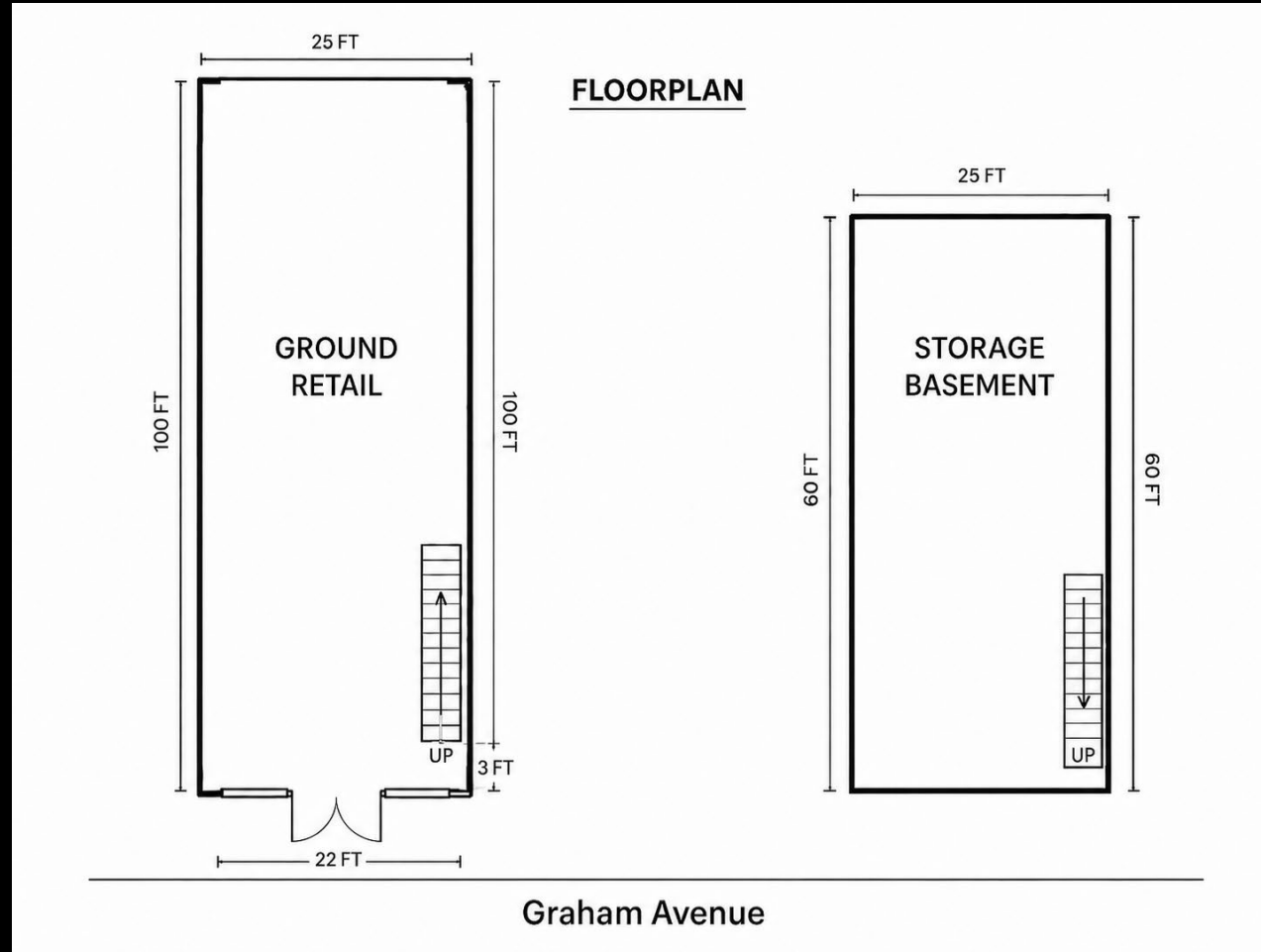
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| SPACE PHOTOS



| FLOOR PLANS



AERIAL VIEW



| TRANSPORTATION



TRANSIT/SUBWAY

Lorimer Street (J,M Line)   	5 min walk	0.3 mi
Flushing Avenue (J,M Line)   	5 min walk	0.5 mi
Montrose Avenue  	8 min walk	0.6 mi
Broadway (G Line)  	8 min walk	0.4 mi
Flushing Avenue (G Line)  	9 min walk	0.5 mi



COMMUTER RAIL

Nostrand Avenue Station  Long Island Rail Road	7 min drive	2.3 mi
Atlantic Terminal  Long Island Rail Road	9 min drive	3.2 mi
Long Island City Station  Long Island Rail Road	11 min drive	3.5 mi
East New York Station  Long Island Rail Road	8 min drive	3.4 mi
Hunterspoint Avenue Station  Long Island Rail Road	11 min drive	3.3 mi

SNEAKER
SPOT

PHARMACY

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