



THE RETAIL AT

**252 NORMAN AVENUE**

GREENPOINT, BROOKLYN



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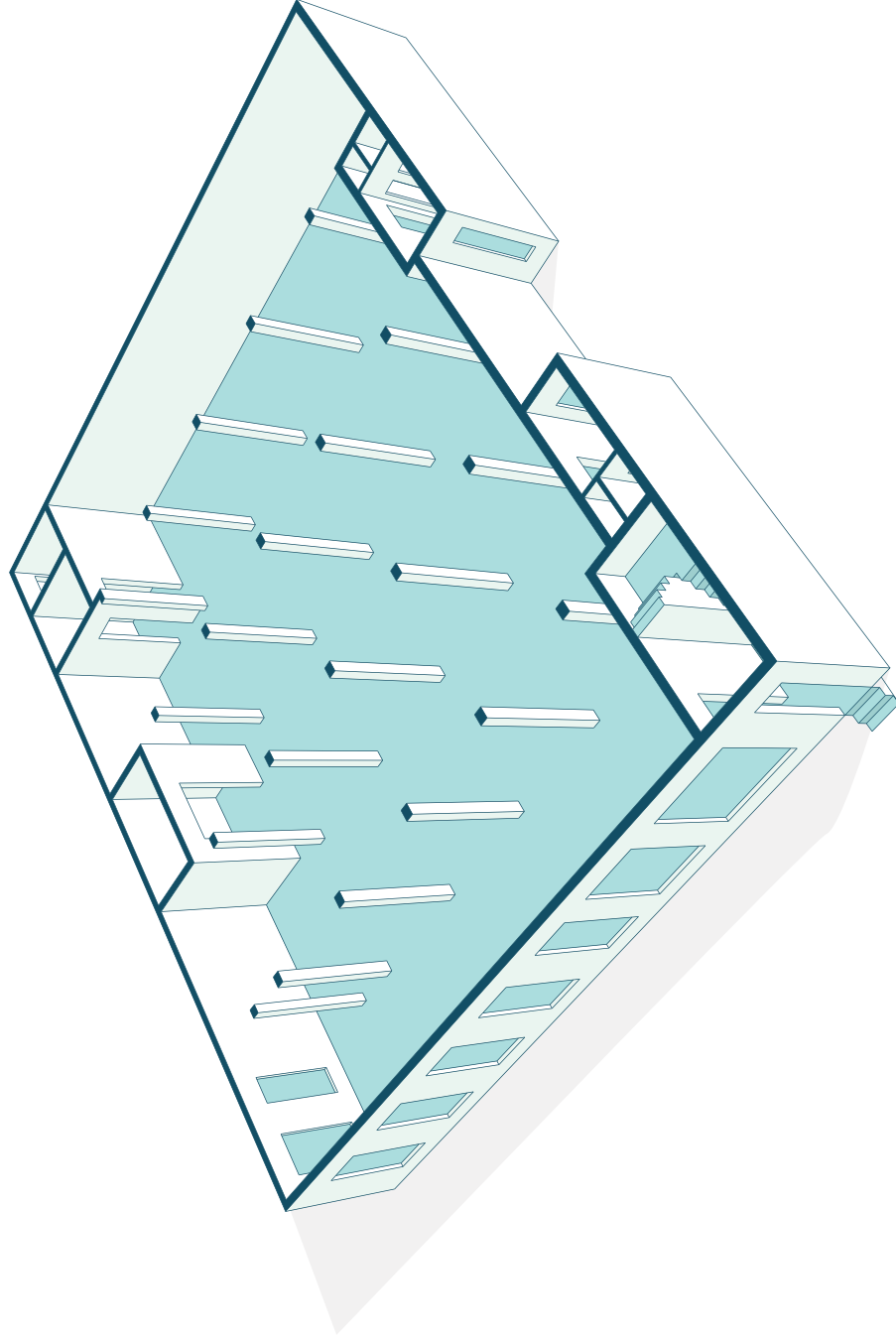
### SPACE HIGHLIGHTS

SPACE	GROUND LEVEL
<b>AVAILABLE SPACE</b>	<b>DESCRIPTION</b>
7,000 SF	Expansive retail space is situated in a prime Greenpoint, attracting a diverse customer base and offering excellent visibility for businesses.
<b>LOCATION</b>	Its 7,000 square feet provide ample room for various retail purposes, allowing the interior of the space to be divided by half as an open floor plan.
Corner of Norman Ave & Monitor St	<b>HIGHLIGHTS</b>
<b>CEILING HEIGHT</b>	<ul style="list-style-type: none"><li>• Divisible</li><li>• Whiteboxed</li><li>• Renovated Facade</li><li>• Corner Unit</li><li>• Plumbing</li><li>• Sprinkler System</li></ul>
10 FT	
<b>FRONTAGE</b>	
73 FT	
<b>ZONING</b>	
M1-2	
<b>DIMENSIONS</b>	
87 FT x 72 FT	
<b>OCCUPANCY</b>	
Immediate	
<b>ASKING PRICE</b>	<b>\$34.50 PSF</b>

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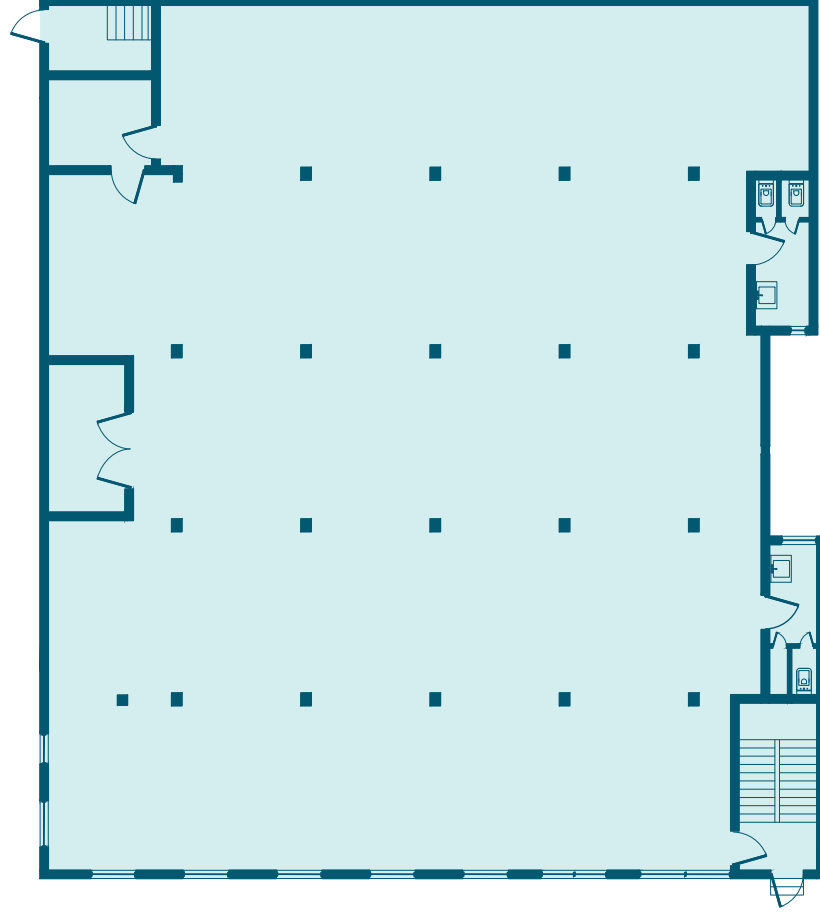
**FLOORPLANS & DETAILS**



**GREENPOINT BROOKLYN**

**252 NORMAN AVENUE**

**FLOORPLANS & DETAILS**



**GREENPOINT BROOKLYN**

**GALLERY**

**252 NORMAN AVENUE**



EXR



EXR



EXR



EXR

## GREENPOINT BROOKLYN

## 252 NORMAN AVENUE

### NEIGHBORHOOD DEMOGRAPHICS



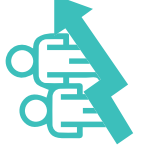
**68,310**

POPULATION  
WITHIN 1-MILE  
RADIUS



**38 Years**

AVERAGE  
POPULATION  
AGE



**1.98%**

POPULATION  
GROWTH  
SINCE 2010



**\$116,588**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



**5,128**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



**\$1.6 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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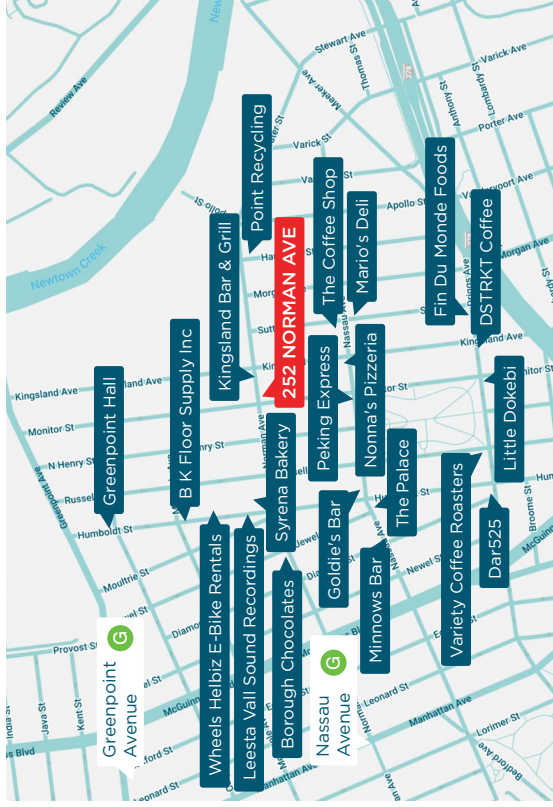
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Kingsland Bar & Grill
- Syreana Bakery
- Borough Chocolates
- Goldie's Bar
- Peking Express
- Nonna's Pizzeria
- Mario's Deli
- The Palace
- The Coffee Shop
- Point Recycling
- Wheels Powered by Helbiz E-Bike Rentals
- Leesta Vall Sound Recordings
- B K Floor Supply Inc
- Variety Coffee Roasters
- Dar525
- Fin Du Monde Foods
- DSTRKT Coffee
- Little Dokebi
- Minnows Bar
- Greenpoint Hall

### TRANSPORTATION

- 12 Min Walk at Nassau Avenue (0.6 mi) **G**
- 17 Min Walk at Greenpoint Avenue (0.8 mi) **G**
- 20 Min Walk at Graham Avenue (1.0 mi) **L**



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**CONTACT**



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