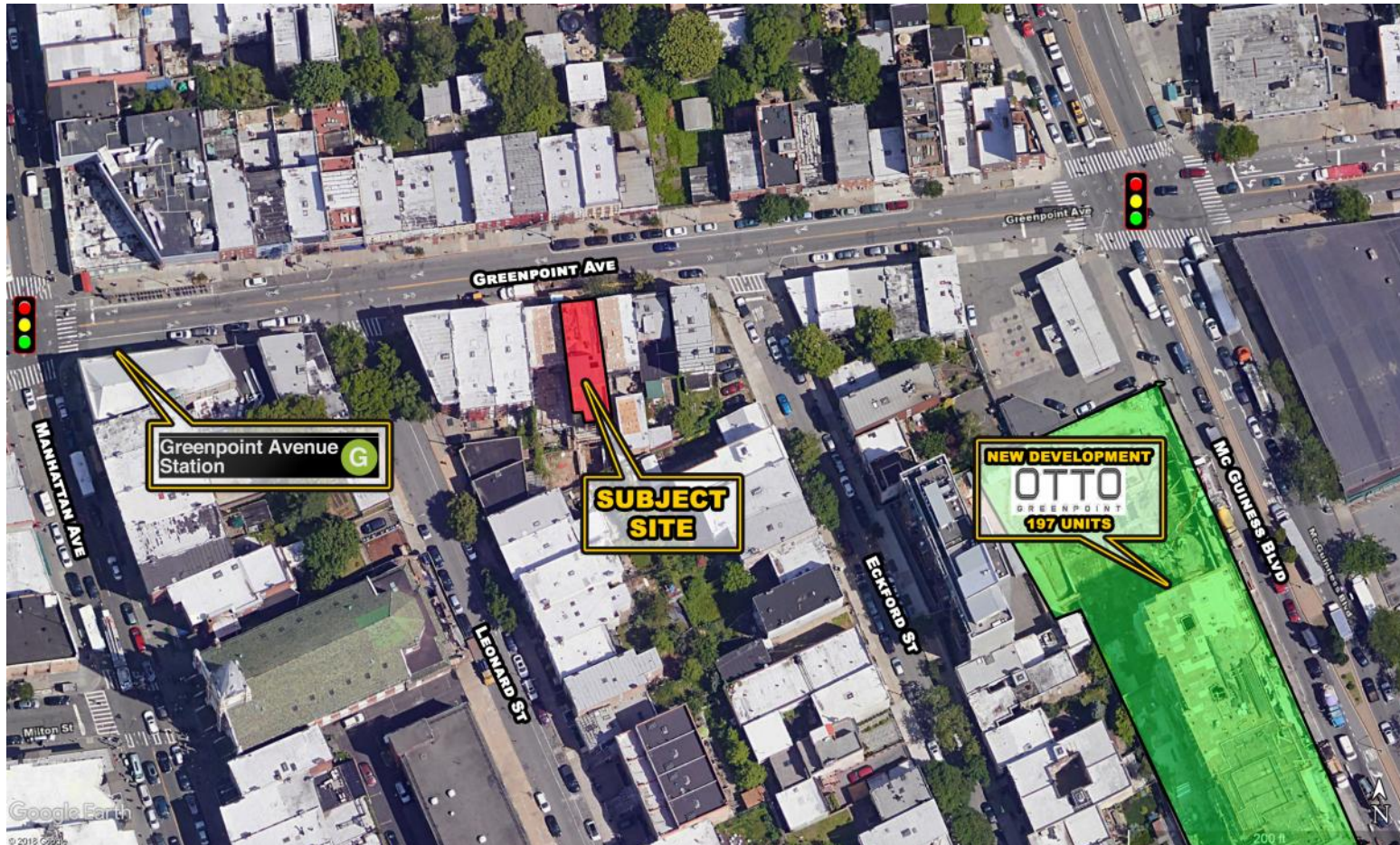


186 GREENPOINT AVE, GREENPOINT NEW YORK
AVAILABLE - 2,305 SF



186 GREENPOINT AVENUE
GREENPOINT, BROOKLYN NEW YORK

FOR LEASE
2,305 SF



PROPERTY HIGHLIGHTS:

- 2,005 SF lower level
- 300 SF first floor
- 600 SF lower level patio
- 800 SF ground floor patio
- Ideal for fitness center, restaurant, production studio

R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Total GLA - 2,305 SF

Available - 2,305 SF plus 600 SF patio (lower level)
 and 800 SF patio (ground floor)

Traffic Count on Greenpoint Ave = 10,031 vehicles per day

DEMOGRAPHICS 2017

	0.25 miles	0.5 miles	0.75 miles
POPULATION	8,935	25,486	36,774
AVG. HOUSEHOLD INCOME	\$95,729	\$92,347	\$93,130
DAYTIME POPULATION	2,739	8,073	13,025

For more information please contact:

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**186 GREENPOINT AVE
GREENPOINT, BROOKLYN NY**

RAMONA

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new york sports clubs
STARBUCKS
COFFEE
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Diagnostics

SALON LUX
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CAFE DE COLOMBIA

DUANEreade
by *Walgreens*
7-ELEVEN

SUBJECT SITE

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FORNINO

Bank of America

DIME
Since 1864

CRUNCH

CHASE

CITYMD
URGENT CARE
Capital One

RJBRUNELLI
500 ft

Google Earth
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UPDATED: 07/31/2019 P:/Flyers Active/Brooklyn - 186 Greenpoint Ave