

765 Manhattan Avenue

Between Meserole & Norman Avenues
Brooklyn, NY 11222

HELLER
ORGANIZATION



ALL USES CONSIDERED
LOCATED AT ONE OF THE
BUSIEST CORNERS IN GREENPOINT!



EXCLUSIVE AGENTS

Stephen Weber
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Scott Heller
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917.526.2663

54 West 21st Street, #608 | New York, NY 10010 | O: 212.366.5034 | retail@hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

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SPECS:

SIZE: Approx. 5,000 SF (50W x 100L) - Second Floor
5,000 SF - Basement
250 SF - Ground Floor Entrance

POSSESSION: Immediate


RENT: Upon Request

TERM: Flexible

FEATURED DEMOGRAPHICS (2-MILE RADIUS):

- Population → 520,000
- Avg. Household Income → \$134,421
- Avg. Age → 34
- Daytime Employees → 257,000

COMMENTS:

- All Uses Considered
- Currently: Dance Club, Walk-In, Refrigerator, Full Bar, Sound System, Light System
- Potential For: Medical Offices, Fitness Tenant, Tutoring School, Food Use, Hard & Soft Goods
- Space Can Be Vented for Food Use
- Located in a Bustling Central Shopping District
- Heavy Foot and Vehicular Traffic
- Windows Can Be Reinstalled
- Short Walk to the  train

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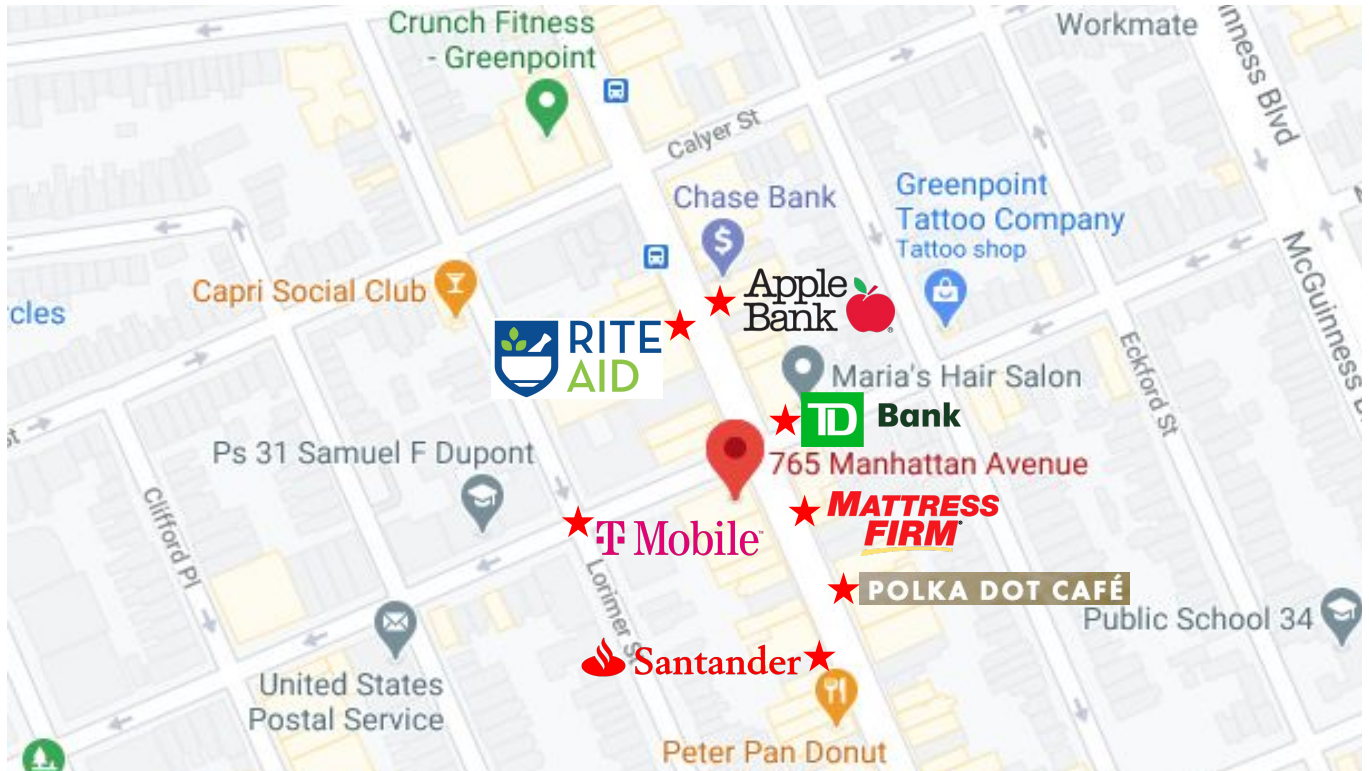
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AREA MAP:



NEIGHBORS:



POLKA DOT CAFÉ

MATTRESS FIRM



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