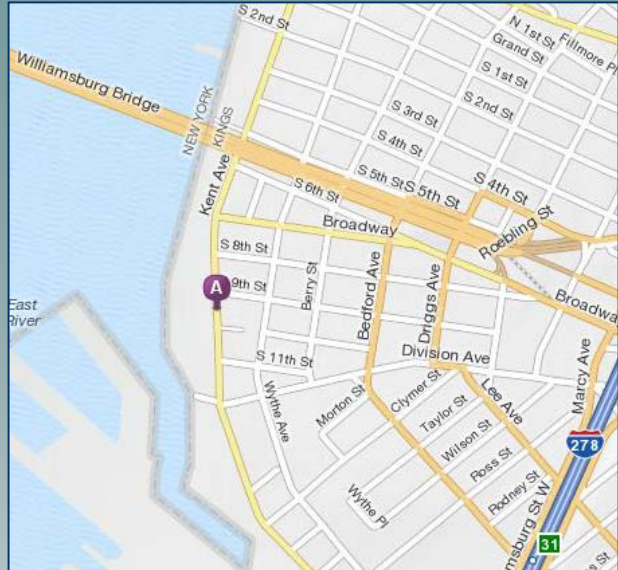


Williamsburg - Brooklyn, NY

450 Kent Avenue



RETAIL FOR LEASE



9,586 SF, Divisible

\$35.00 PSF

Located between S. 7th and S. 8th Streets on the trendy Williamsburg waterfront.

At the base of a new luxury waterfront condo development with 350 units (210 condos and 140 rentals).

Adjacent to water taxi station.

At the entrance of stunning Williamsburg waterfront esplanade.

22-foot ceilings, massive windows.

By Radius	1/8-Mile	1/4-Mile
Median HH Income	\$43,819	\$28,195
Average HH Income	\$51,002	\$40,332
Population	1,157	7,347
Total Households	432	2,048
Aggregate Retail Sales	\$9,773,479	\$24,199,573

Contact Owner's Exclusive Agents (Brokers Protected)

Walker Malloy & Company, Inc.



Rafe Evans (212) 712-6186
rafeevans@walkermalloy.com

Jon Gordon (914) 779-8200 x115
jgordon@admiralrealestate.com



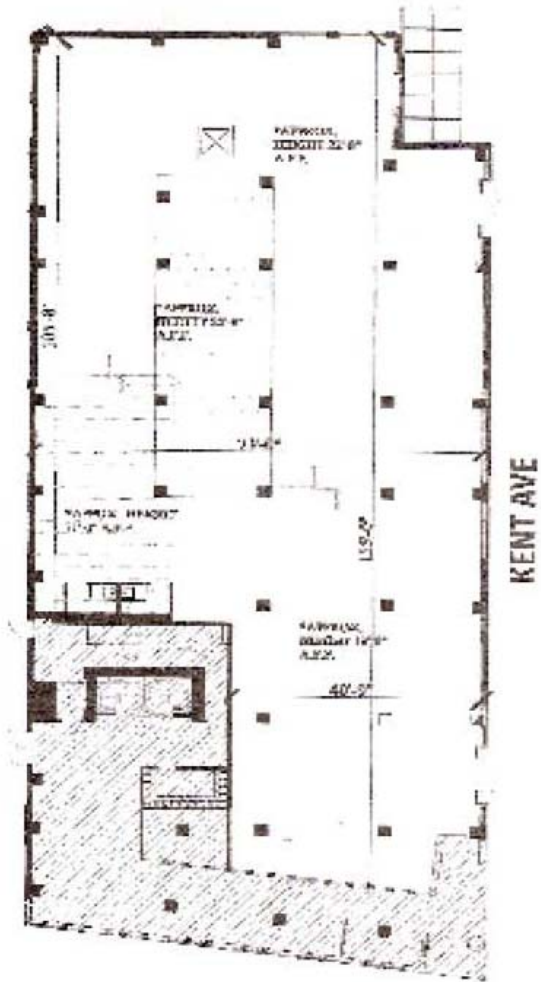
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