

RETAIL

Bushwick Corner Retail Space

451 Irving Ave, Brooklyn, New York, NY 11237

$4,799/mo

EXR CRE Listing

Availability Summary

Spaces Available	Space Type	Total SQFT
2	**Retail for Lease**	1,700

Highlights

- Corner Space
- Large basement with interior access
- Near the L and M trains
- Move-in ready, with minimal work needed
- Large windows on Irving Ave, ample natural light
- Side Door on Jefferson Ave

Available Spaces

Ground Floor + Basement

Retail

$44.30/PSF

$4,799.17/mo

Area 1,300 SF	Frontage 15'
Ceiling 9'	Condition White Box
Occupancy Immediate	

This fully renovated corner storefront in Bushwick has large windows on Irving Ave and Jefferson Ave, providing plenty of natural light. The space is move-in ready, with an open rectangular layout that runs from the glass storefront to the back of the space, allowing various uses and layouts to work here. A full basement adds room for storage.

Space 2 (Former Barbershop)

Retail

$74.97/PSF

$2,499.00/mo

Area 400 SF	Frontage 15'
Ceiling 9'	Condition 2nd Generation
Occupancy Immediate	

This 400-500 SF storefront on Jefferson Avenue was most recently a barbershop. It’s a cost-effective way for a small business or service operator to open in one of Brooklyn’s most active neighborhoods.

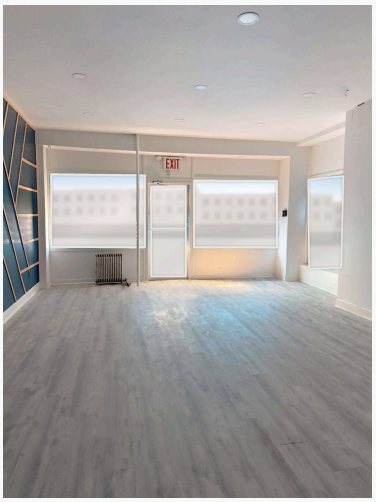
Property Description

Two ground-floor retail spaces are available at 451 Irving Avenue, at the corner of Jefferson Avenue in Bushwick. The first is a corner storefront of about 1300 SF. It has large windows and a full basement for storage, which can be accessed from the interior of the space.

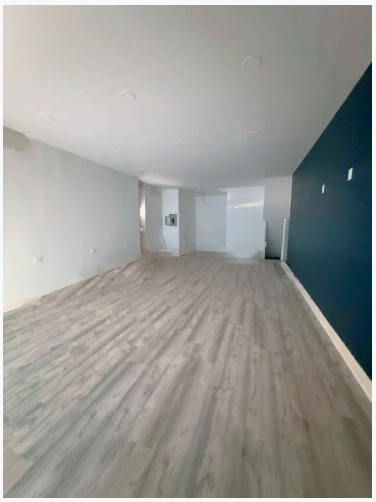
The second space is a 400-500 SF former barbershop facing Jefferson Avenue, an affordable fit for a service business or a first location.

Both spaces are steps from Food Bazaar and a short walk to the Halsey St (L) and Myrtle–Wyckoff (L/M) stations. Starbucks, McDonald's, CVS and Planet Fitness are nearby.

Property Gallery



Ground Floor



Ground Floor



Basement



Basement

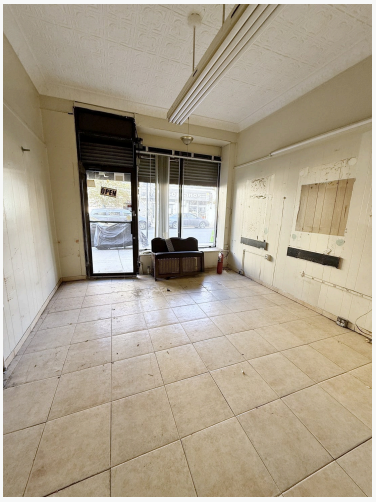
Property Gallery



Barbershop Space on Jefferson Ave

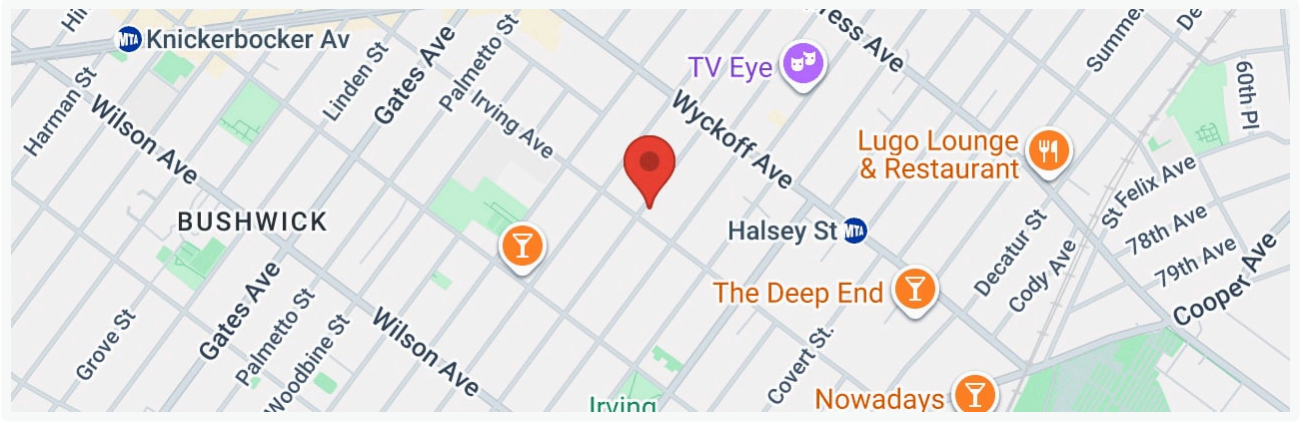


Barbershop Space on Jefferson Ave



Barbershop Space on Jefferson Ave

Location & Transit



Transportation

Halsey Street L
6 min walk

Myrtle-Wyckoff Avenues L
8 min walk

Seneca Avenue M
12 min walk

Knickerbocker Ave M
12 min walk

Wilson Avenue L
15 min walk

Building Information

Year Built **1910**	Stories **3**
Building SF **3,696**	Lot SF **1,742**
Lot Dimensions **10' × 95'**	

Market Snapshot

Population **153,364**	Avg. Household Income **$103,709**
Total Businesses **3,857**	Annual Spending **$1.4bn**
Growth Since **2020**	Population Growth **-1.8%**
Avg. Age **35.8**	

Nearby Tenants

- Bushwick Burger Co.
- Saint Michel: Cafe and Art
- Evolve Health & Fitness
- Food Bazaar Supermarket
- Cultiva coffee

Market Context

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI), tract-level geography.

Population **4172**	Median Age **38.7**
Median Household Income **$114,318**	Per Capita Income **$36,920**
Median Home Value **$1,178,100**	Median Gross Rent **$1,992**

Housing Tenure

Owner Occupied **464**	Renter Occupied **652**
Owner Occupied Share **41.6%**	Renter Occupied Share **58.4%**

Commute Mode Share

Total Commuters **1815**	Subway **41.3%**
Bus **7.1%**	Walked **9.0%**
Drove Alone **20.8%**	Carpooled **0.0%**
Worked From Home **19.6%**	Bicycle **2.3%**

Borough Workforce, Q2 2024

Total Employment **989,191**	Net Job Change **16,083**
Average Monthly Earnings **$4,717**	Seasonal Adjustment **U**

Top Employer Sectors, 62,317 total establishments

- Retail Trade: 10,114 establishments, 76,133 employees
- Health Care & Social Assistance: 7,409 establishments, 322,470 employees
- Professional Services: 6,865 establishments, 28,239 employees
- Accommodation & Food Services: 6,526 establishments, 61,419 employees
- Other Services: 6,497 establishments, 35,385 employees

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By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

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