



# 470 DRIGGS AVENUE

WILLIAMSBURG, BROOKLYN 11222  
6,600 SF GROUND RETAIL + 2,500 SF 2FL FOR LEASE

CONTACT EXCLUSIVE BROKER  
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**Kalmon Dolgin Affiliates presents an exclusive leasing opportunity: 6,600 SF of prime retail space, plus a fully equipped 2,500 SF second floor, in the trendy neighborhood of Williamsburg, Brooklyn. Previously utilized as a restaurant, this space comes complete with fully built-out kitchens on each floor, setting the stage for culinary innovation or seamless transition for a variety of retail ventures.**

**Location:** Nestled on the bustling Driggs Avenue, this retail gem is strategically positioned to capture the attention of the vibrant Williamsburg community. With 125' of frontage, benefit from heavy foot traffic, a diverse crowd, and a neighborhood known for its dynamic culture.

**Versatile Layout:** Spanning 6,600 SF on the ground floor, with 14' ceilings, and 2,500 SF on the second floor the space offers a versatile layout to accommodate a range of retail concepts. The fully built-out kitchen on each floor adds value and potential for businesses in the food and beverage industry.

**Aesthetic Appeal:** Large windows flood the storefront with natural sunlight, creating an inviting atmosphere for customers. High ceilings and polished floors contribute to the overall aesthetic, offering a modern and trendy backdrop for your brand.

**Ready-Made Kitchen & Bar:** The presence of a fully equipped kitchen and bar facilitates a quick start for restaurant or bar entrepreneurs. This turnkey feature is a rare find, streamlining the setup process for your culinary vision.

This is your chance to secure a prominent spot in one of Brooklyn's most sought-after neighborhoods. Don't miss the opportunity to make a statement with this meticulously designed retail space.

Contact us today to schedule a viewing and bring your business to life in the heart of Williamsburg!

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**HIGHLIGHTS**



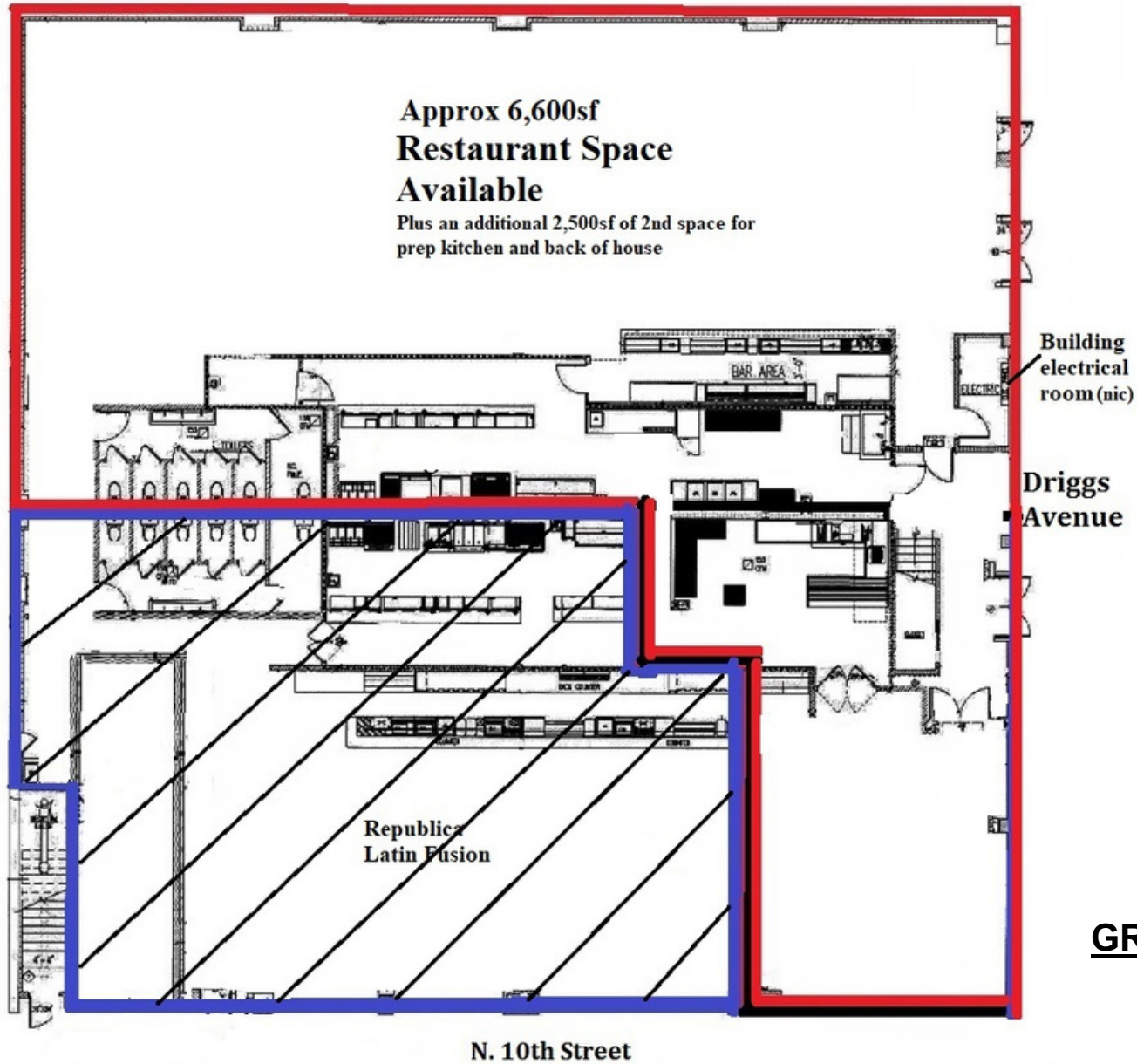


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PHOTOS

# 470 DRIGGS AVENUE



**GROUND FLOOR**

6,600 SF

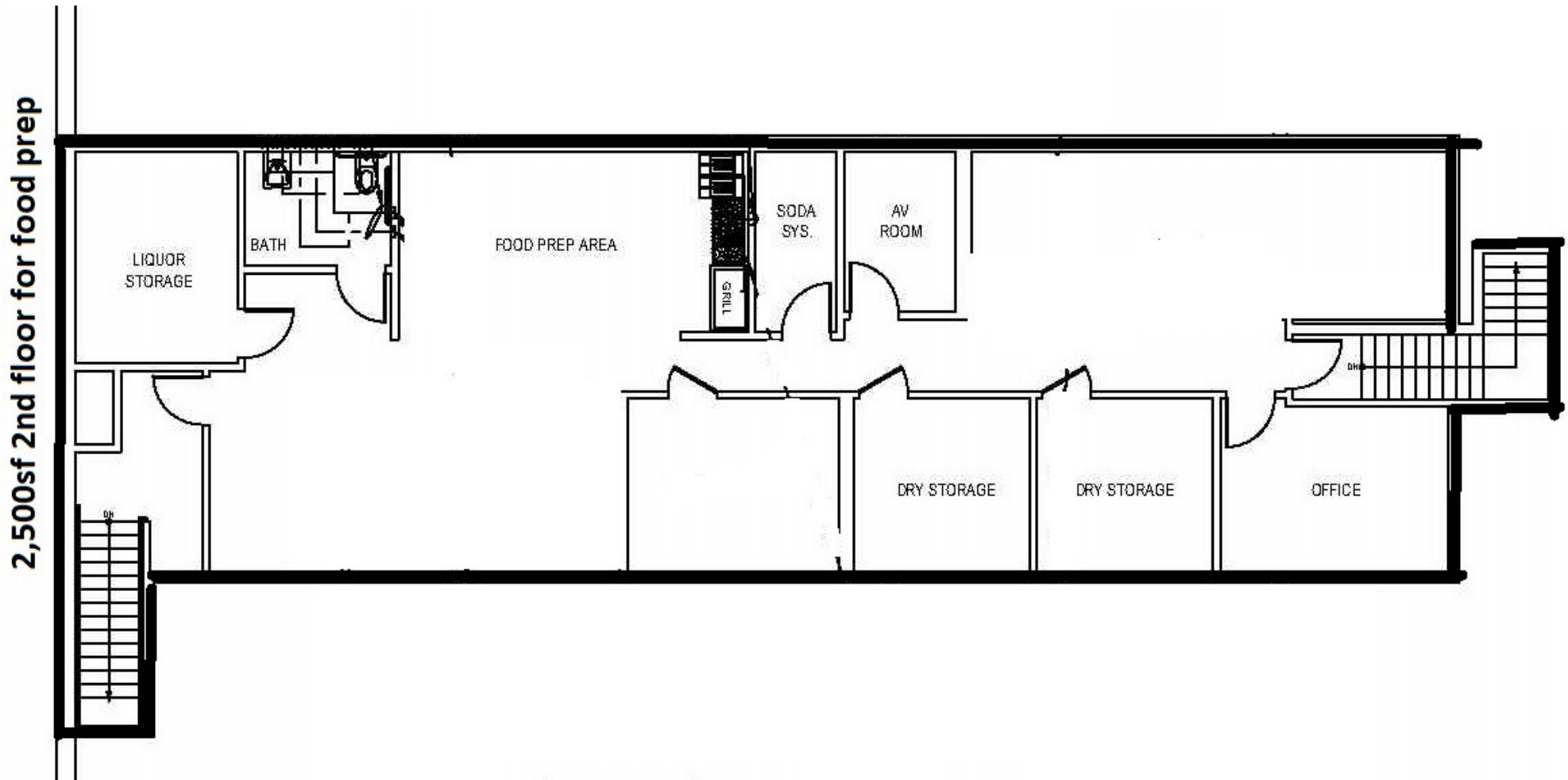
FLOORPLAN



**Kalmon Dolgin**  
AFFILIATES INC.



# 470 DRIGGS AVENUE



**SECOND FLOOR**

2,500 SF

**FLOORPLAN**



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## NEIGHBORHOOD TENANTS

Allswell  
Apple Store  
Bianco Latte NYC- Williamsburg  
Brooklyn Brewery  
Brooklyn Bowl  
Fedoroff's Roast Pork  
Fushimi  
Mugs Ale House  
MyMoon  
Lilia  
McCarren Park  
Nami Nori Williamsburg  
pinkFROG cafe  
Republic Latin Fusion  
Smorgasburg  
Turkey's Nest  
Terasa North Ninth  
The Bedford  
The Gibson  
The William Vale Hotel  
The Wythe Hotel

## TRANSPORTATION

5 Min Walk L Train at Bedford Ave  
10 Min Walk G Train at Nassau Ave



*Williamsburg is not just a location; it's a community.  
Join a neighborhood that appreciates creativity and diversity,  
making your business an integral part of the local scene.*