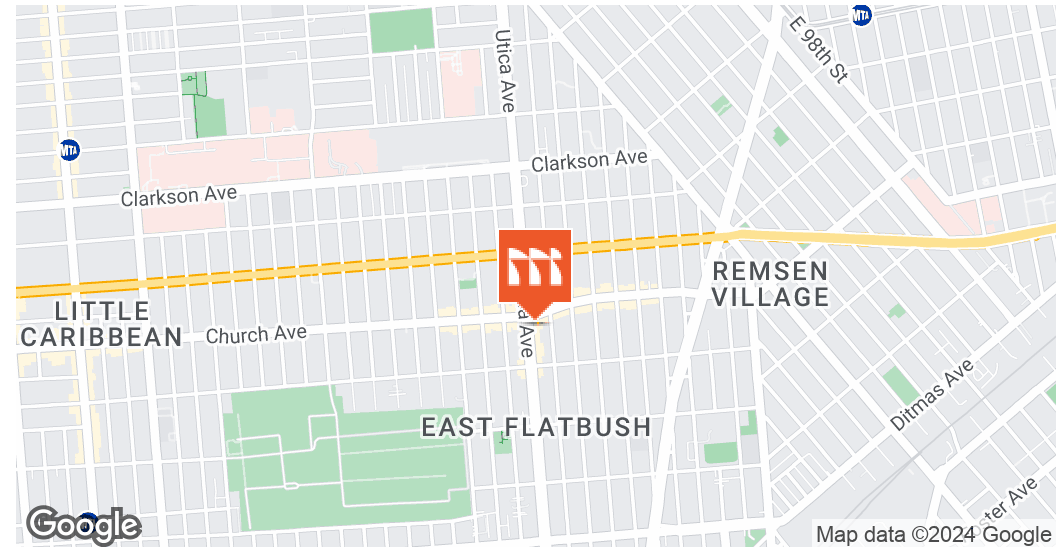


875 UTICA AVENUE
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RETAIL PROPERTY FOR LEASE

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com



OFFERING SUMMARY

Lease Rate:	\$65.00 SF/yr (NN)
Building Size:	19,765 SF
Available SF:	2,314 SF
Renovated:	2022
Market:	East Flatbush
Submarket:	Little Caribbean

PROPERTY OVERVIEW

Prime Retail-Medical Space Available at one of brooklyn's most busiest intersections. 2,314 Sq ft of newly renovated high end medical buildout. Turn Key facility for many medical practitioners.

PROPERTY HIGHLIGHTS

- - Prime retail medical space available
- - Turnkey opportunity for medical space
- - Newly renovated high-end medical buildout
- - Great exposure in sought-after Utica Avenue & Church Avenue corridor
- - Former Level Up Urgent Care

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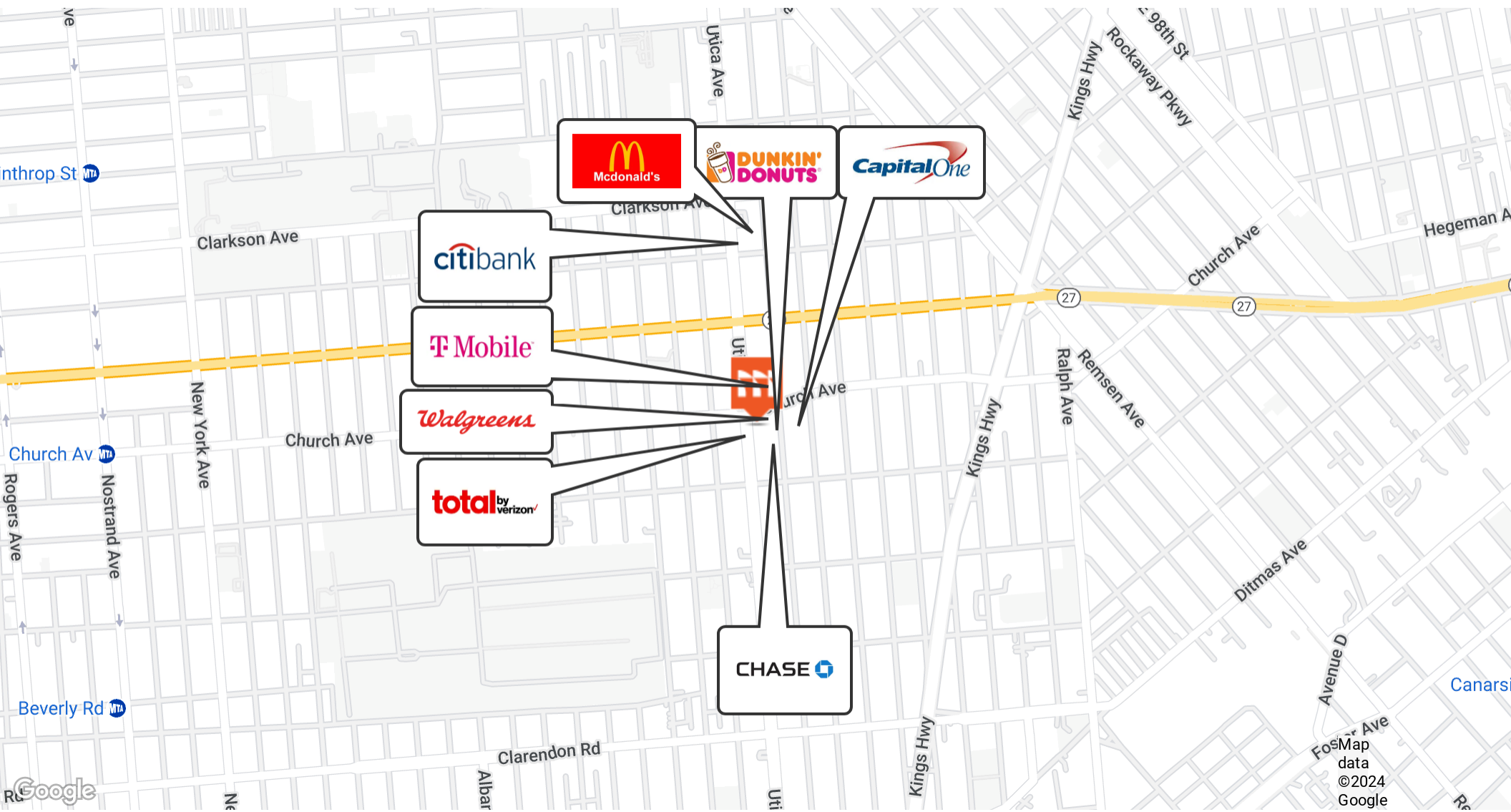
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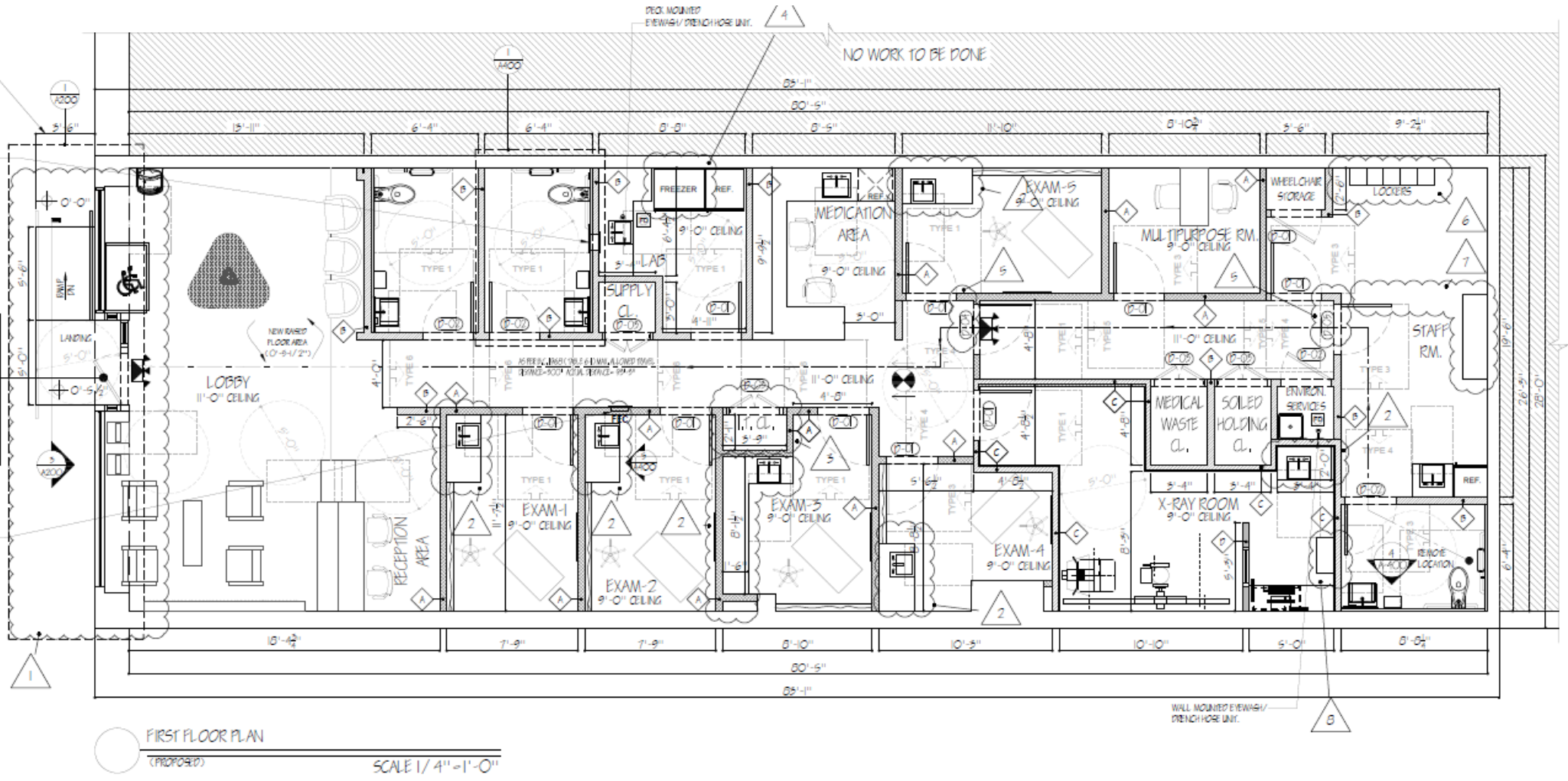
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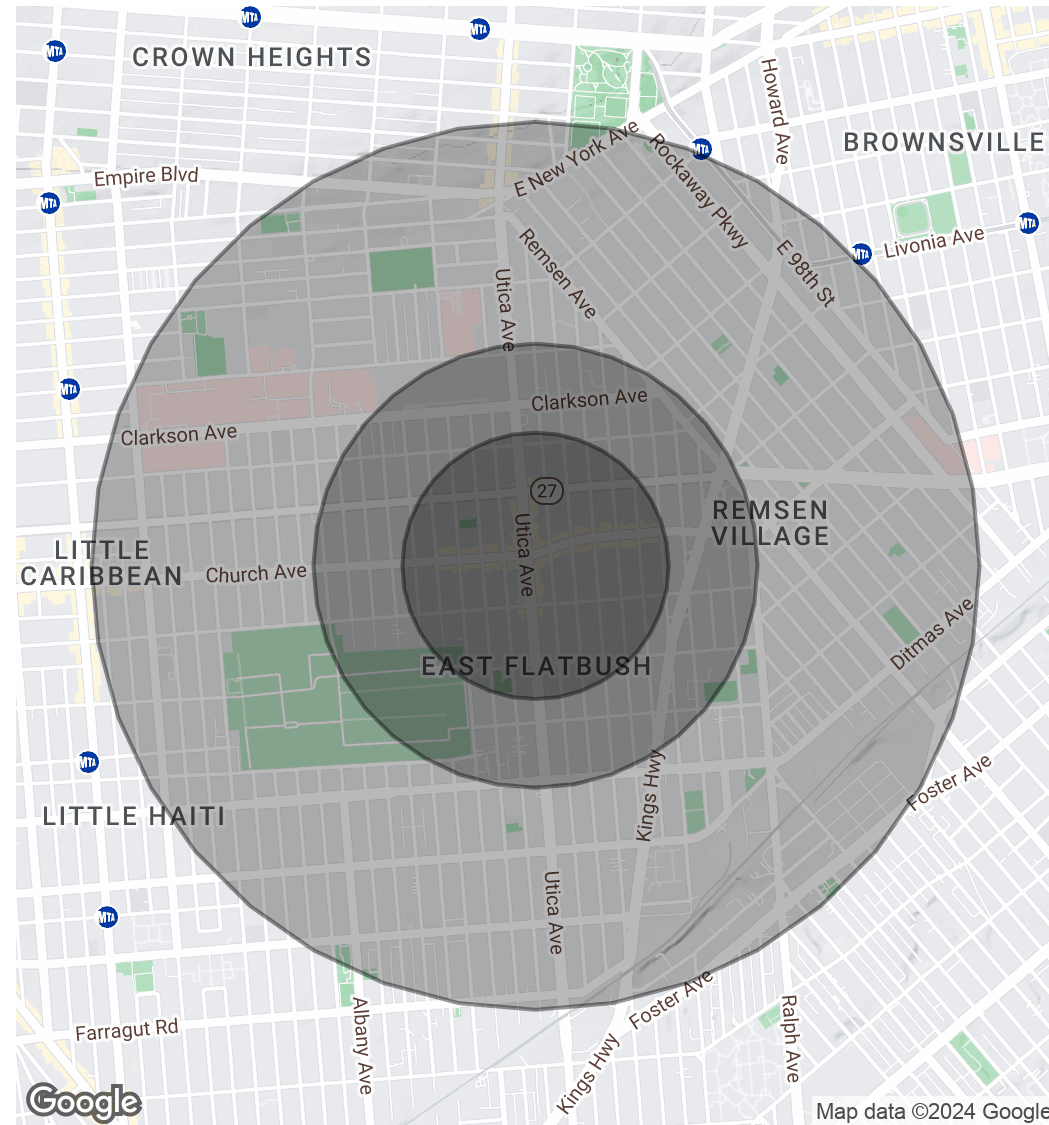
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RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,292	32,312	126,772
Average Age	41	42	42
Average Age (Male)	39	40	39
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,578	11,187	45,436
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$88,751	\$90,829	\$85,361
Average House Value	\$677,308	\$683,514	\$720,259

Demographics data derived from AlphaMap



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RETAIL PROPERTY **FOR LEASE**