

MIXED USE/GROCERY SPACE/STREET RETAIL

548 UTICA AVENUE

Between Rutland Road and Winthrop Street

EAST FLATBUSH

BROOKLYN | NY

Up to
17,947 SF
For Lease

VIEW FROM UTICA AVENUE

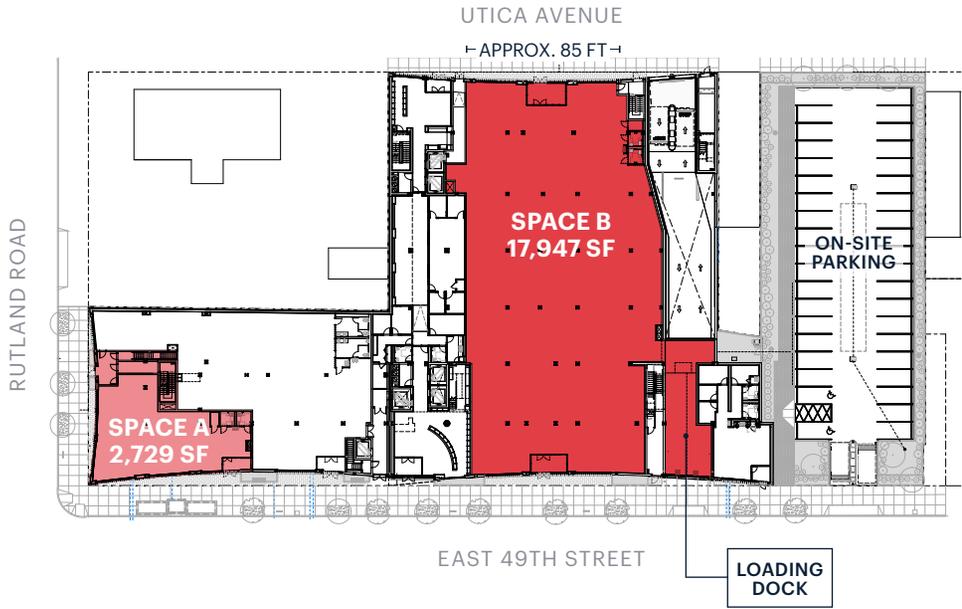


ARTIST'S RENDERING

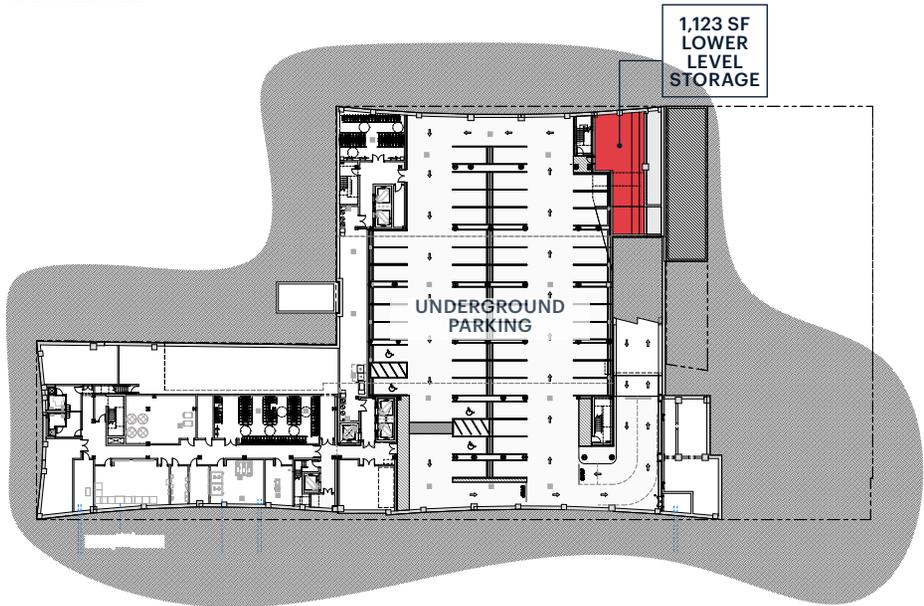
RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

West side of Utica Avenue between Rutland Road and Winthrop Street

SIZE

Ground Floor	
Space A	2,729 SF
Space B	17,947 SF
Lower Level	1,123 SF

FRONTAGE

Utica Avenue Approx. 85 FT

CEILING HEIGHTS

Up to 17 FT 8 IN slab to slab
Up to 14 FT 3 IN clear

STATUS

Currently under construction

POSSESSION

Q3 2026

RENT

Upon request

NEIGHBORS

Kings County Hospital, Wendy's, Raising Canes, KFC, and McDonald's

COMMENTS

New construction grocery space with dedicated loading dock

At the base of a 100% affordable, 322-unit new construction building

On-site parking which includes 11 dedicated parking spaces

Eligible for FRESH Tax Credit

TRANSPORTATION

2024 Ridership Report

Crown Hts / Utica Avenue	3 4
Annual	5,144,720
Weekday	16,520
Weekend	16,835

B46	B 46
Annual	5,103,274
Weekday	15,684
Weekend	20,230

GROUND FLOOR PLAN



DEMOGRAPHICS



ESTIMATED DAYTIME POPULATION

10 minute walktime 35,508

AVERAGE HOUSEHOLD INCOME

10 minute walktime \$76,885

TOTAL HOUSEHOLDS

10 minute walktime 13,011

MEDIAN HOUSEHOLD INCOME

10 minute walktime \$54,240

COLLEGE EDUCATION (BACHELOR'S +)

10 minute walktime 24%

DAYTIME POPULATION

10 minute walktime 37,071

EMPLOYEES

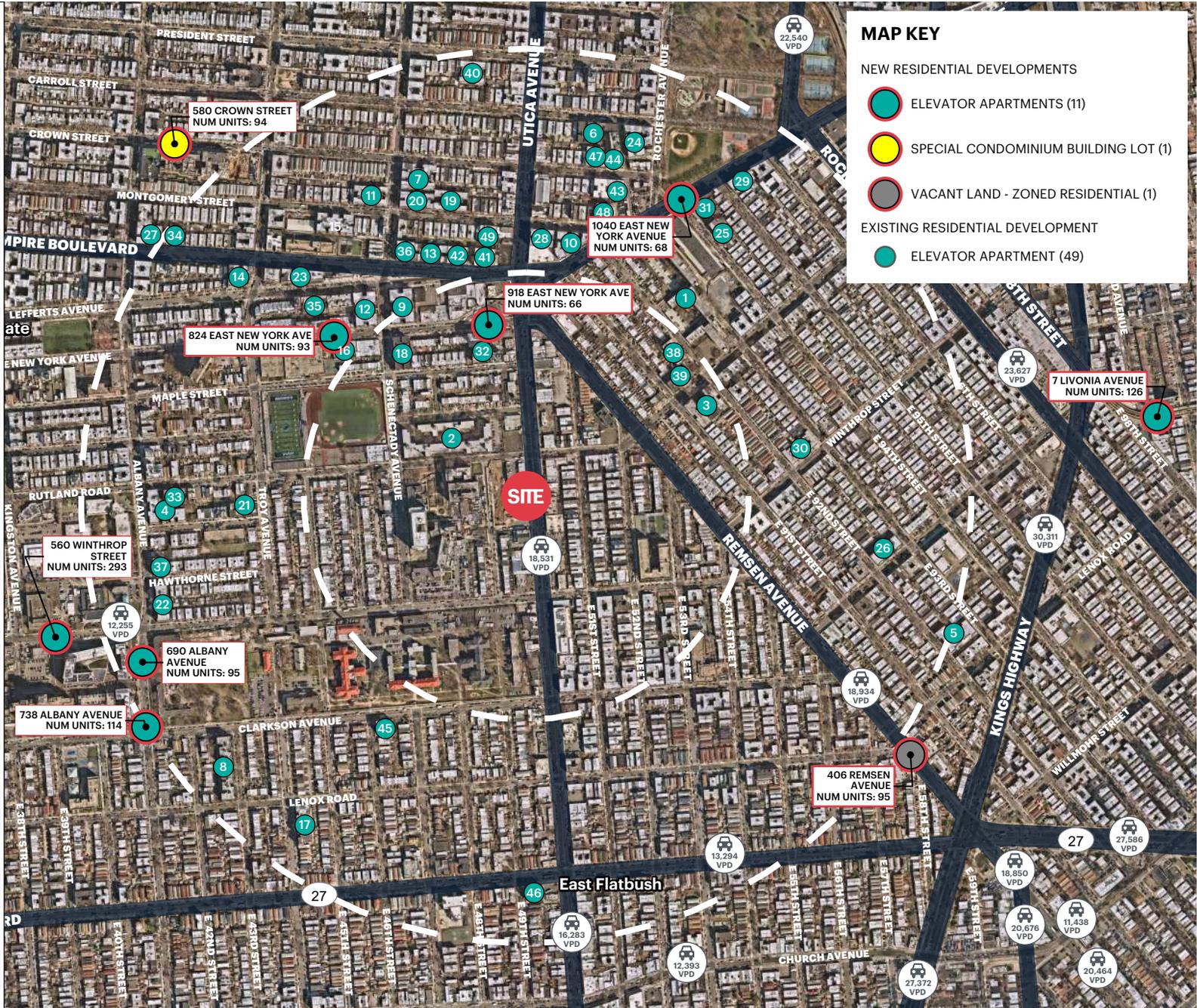
10 minute walktime 11,555

BUSINESSES

10 minute walktime 739

NEW DEVELOPMENTS AND EXISTING RESIDENTIAL MAP

Num	Address	Units
1	1022 EAST 93 STREET	439
2	811 RUTLAND ROAD	294
3	950 RUTLAND ROAD	172
4	601 ALBANY AVENUE	143
5	333 EAST 93 STREET	132
6	1702 CARROLL STREET	125
7	712 CROWN STREET	124
8	10 EAST 43 STREET	120
9	455 SCHENECTADY AVENUE	112
10	1024 MONTGOMERY STREET	109
11	899 MONTGOMERY STREET	108
12	434 SCHENECTADY AVENUE	107
13	853 EMPIRE BOULEVARD	101
14	740 EMPIRE BOULEVARD	99
16	824 EAST NEW YORK AVENUE	97
17	751 TROY AVENUE	95
18	459 SCHENECTADY AVENUE	94
19	947 MONTGOMERY STREET	94
20	921 MONTGOMERY STREET	94
21	743 FENIMORE STREET	93
22	647 ALBANY AVENUE	92
23	770 EMPIRE BOULEVARD	84
24	1730 CARROLL STREET	84
25	43 EAST 94 STREET	82
26	1027 CLARKSON AVENUE	81
27	675 EMPIRE BOULEVARD	77
28	1004 MONTGOMERY STREET	74
29	1064 EAST NEW YORK AVENUE	74
30	180 EAST 93 STREET	70
31	1044 EAST NEW YORK AVENUE	69
32	918 EAST NEW YORK AVENUE	67
33	646 RUTLAND ROAD	66
34	701 EMPIRE BOULEVARD	65
35	750 LEFFERTS AVENUE	65
36	401 SCHENECTADY AVENUE	64
37	639 ALBANY AVENUE	63
38	100 EAST 92 STREET	61
39	955 RUTLAND ROAD	60
40	1650 PRESIDENT STREET	60
41	897 EMPIRE BOULEVARD	59
42	889 EMPIRE BOULEVARD	59
43	836 CROWN STREET	58
44	24 FORD STREET	57
45	740 CLARKSON AVENUE	57
46	728 LINDEN BOULEVARD	56
47	825 CROWN STREET	55
48	1049 MONTGOMERY STREET	53
49	988 MONTGOMERY STREET	53



MAP KEY

NEW RESIDENTIAL DEVELOPMENTS

- ELEVATOR APARTMENTS (11)
- SPECIAL CONDOMINIUM BUILDING LOT (1)
- VACANT LAND - ZONED RESIDENTIAL (1)

EXISTING RESIDENTIAL DEVELOPMENT

- ELEVATOR APARTMENT (49)

AREA RETAIL



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