



THE RETAIL AT
400 UTICA AVENUE
CROWN HEIGHTS, BROOKLYN 11213

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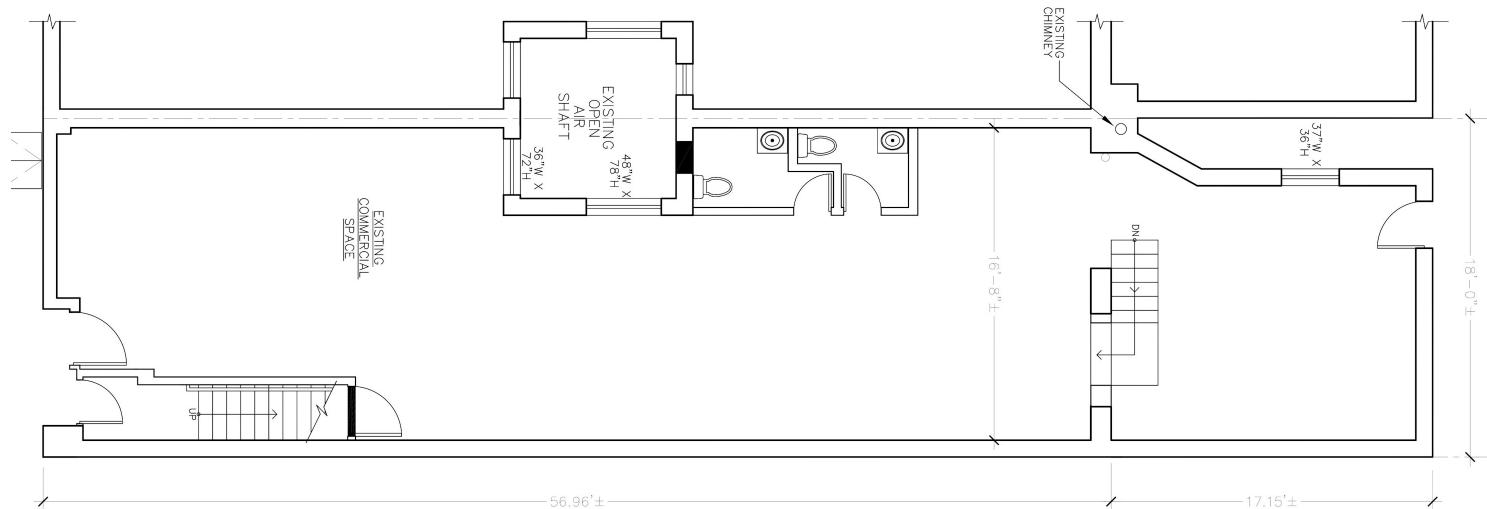
SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
GROUND FLOOR	1,236 SF	DESCRIPTION Gut-renovated, white-boxed ground floor + lower level Retail space--perfect for a restaurant/bar--has gas, a restaurant C of O, and can be vented. Landlord willing to contribute to build-out (e.g. put in large front window) for the right offer.
LOWER LEVEL	1,112 SF	
PROPERTY TYPE	Retail	
LOCATION	Utica Ave & Crown St	
DIMENSIONS	74 FT x 17 FT	HIGHLIGHTS <ul style="list-style-type: none">• Gut-Renovated• White-boxed• Curb-access loader (for lower level)• Gas• Restaurant C of O
FRONTAGE	25 FT	
CEILING HEIGHT	10.16 FT	
OCCUPANCY	Immediate	
ASKING PRICE	\$9,629/mo	

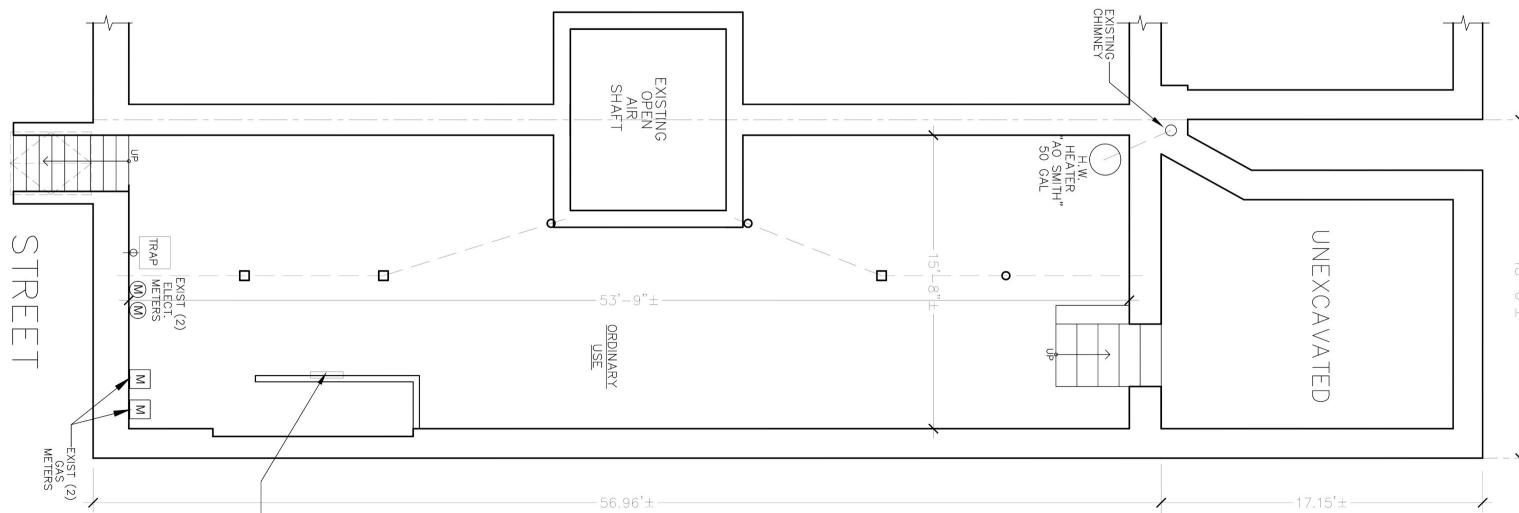
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FLOORPLANS & DETAILS



GROUND FLOOR



LOWER LEVEL

CROWN HEIGHTS BROOKLYN

GALLERY

400 UTICA AVENUE



CROWN HEIGHTS BROOKLYN

NEIGHBORHOOD DEMOGRAPHICS



176,462

POPULATION
WITHIN 1-MILE
RADIUS



38 Years

AVERAGE
POPULATION
AGE



-1%

POPULATION
GROWTH
SINCE 2020



\$80,459

AVERAGE HHI
WITHIN 1-MILE
RADIUS



6,635

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.4bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

400 UTICA AVENUE

CROWN HEIGHTS BROOKLYN

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Irie vibes Coffee Market
Goodas Bar & Lounge
Izzy's Brooklyn Smokehouse
Butcher Grill House
White Castle
Ali's Roti
T-Mobile
Wendy's
McDonald's
Dunkin'
Italfari
KFC
Tony's Pizza
Chase Bank
Pick N pay
Silver Krust
Anni Chiro
Stratosphere Studios
Sea Kings Steam and Fry Seafood
Rosie's Jamaican Cuisine
Bubbe Hinda's Breads

TRANSPORTATION

6 min walk to Crown Heights-Utica Avenue Station (0.5 mi) (3 4)
11 min walk to Sutter Avenue-Rutland Road Station (0.6 mi) (3 4)
16 min walk to Kingston Avenue Station (0.9 mi) (3 4)
20 min walk to Saratoga Avenue Station (1.5 mi) (3 4)
3 min drive to Sterling Street Station (1.2 mi) (2 5)





CONTACT

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