



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built Out Restaurant With 20 Ft Of Frontage For Lease

2,000 SF

455 Utica Ave • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
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Avi Akiva
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Location Overview

Located on the borderline of Crown Heights & East Flatbush neighborhood of Brooklyn, between East New York Ave & and Maple St. A short walk to the 3 train at the Sutter Ave - Rutland Rd station.

Nearest Transit: 2, 3, 4 & 5 trains at Crown-Heights Utica Ave and the B12, B17, and B46 bus lines.

Nearby tenants: Chase, Citi Bank, Blink Fitness, Walgreens, Wendys, McDonald, Apple Bank, CTown Supermarkets, White Castle, Dunkin' & many more!

Main Highlights

- ▶ Built out Restaurant
- ▶ Fully Vented
- ▶ HVAC System
- ▶ Tile Floors
- ▶ Dropped Ceilings
- ▶ Fire Alarm System
- ▶ Ready to Go
- ▶ 8' Hood
- ▶ 20' Frontage on Utica Ave
- ▶ Immediate occupancy



3,292 SF

Total Building Size



1,917 SF

Lot Size



C8-2

Zoning

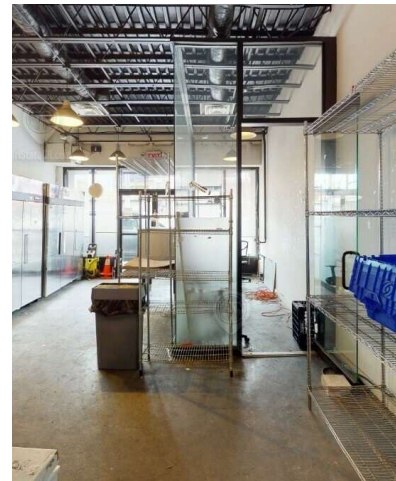
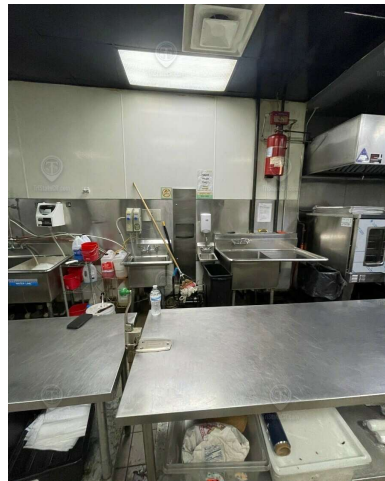
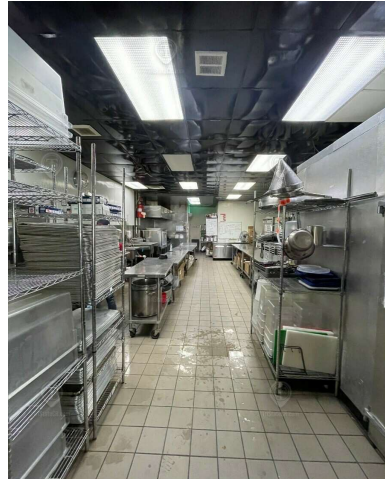
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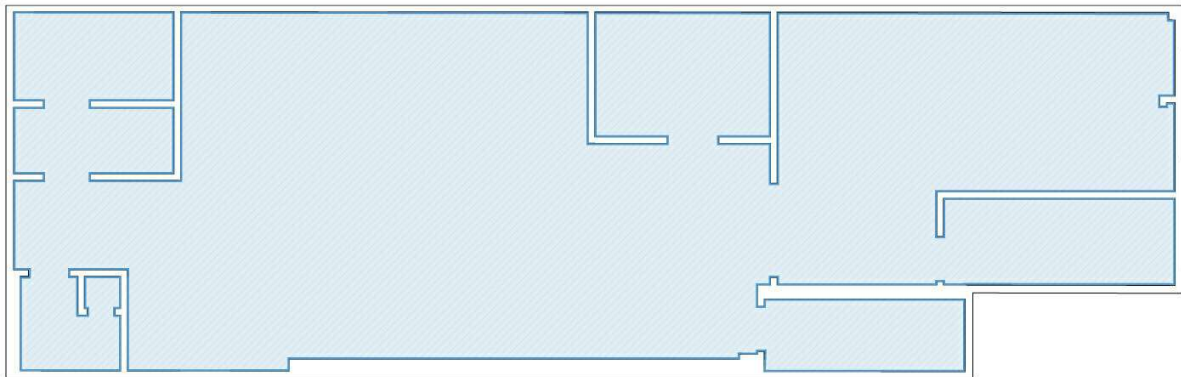
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455 UTICA AVE
2,000 SF

All square footage are approximate.

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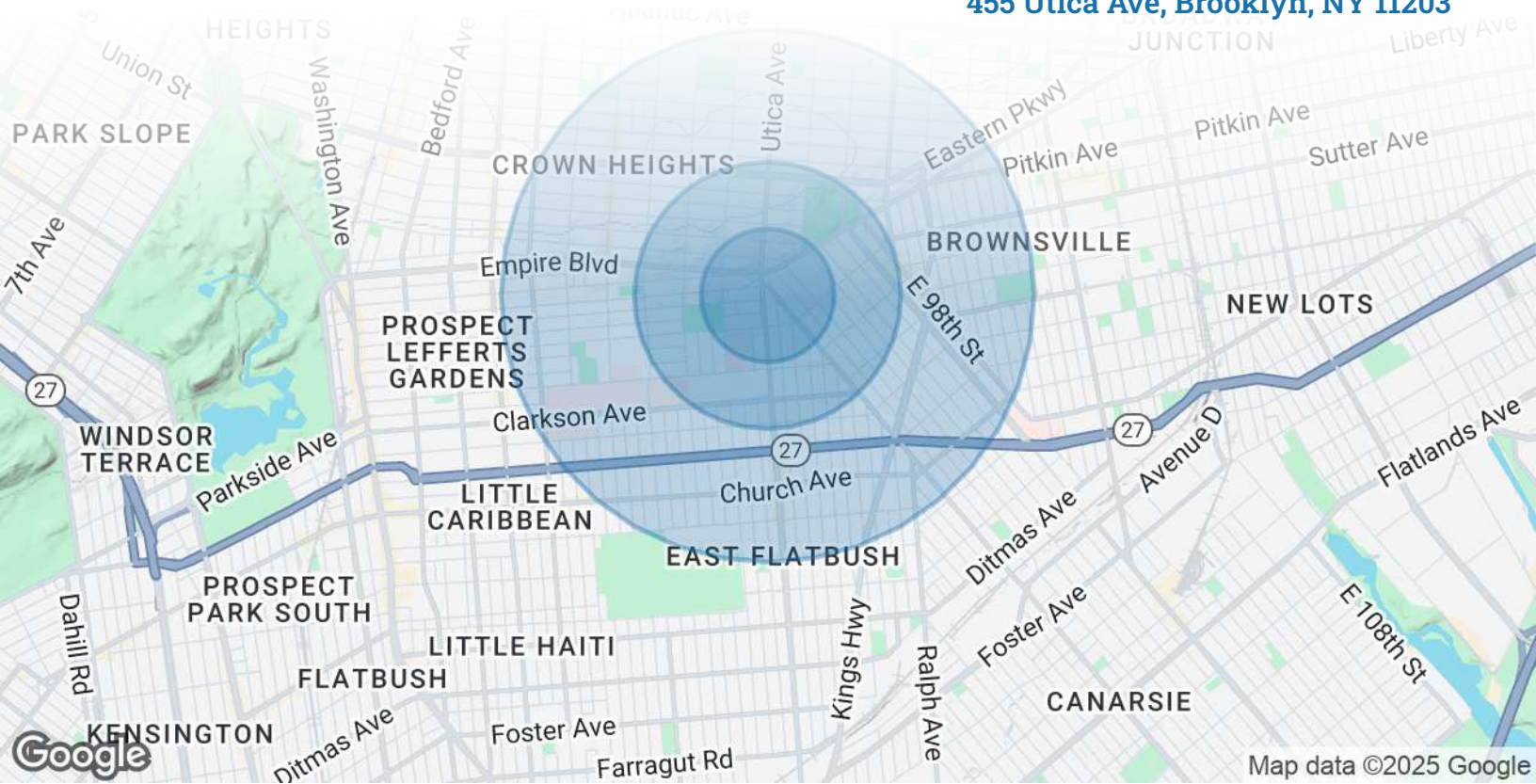
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Area Demographics

455 Utica Ave, Brooklyn, NY 11203



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,951	45,446	169,350
Average Age	35.9	36.4	37.0
Average Age (Male)	33.6	33.5	34.8
Average Age (Female)	38.2	39.3	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,386	18,707	72,593
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,579	\$61,707	\$60,339
Average House Value	\$487,201	\$517,865	\$484,319



169,350

People within 1 Mile



\$60,339

Avg Household Income

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LAW
Levine And Wiss

Accident Attorneys

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SITE SOURCE
RETAIL BROKER NETWORK