

**FOR LEASE**

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**2343-2383 Utica Avenue  
Brooklyn, NY 11234**

**Total 34,876 SF Lot with Onsite Parking for 52 Vehicles**

**3,625 SF Quick Service Restaurant with Drive Thru**

**Available Q1 2026**

**10,000 SF Retail Building**

**8,040 SF Ground Floor with High Exposed Ceilings**

**1,960 SF Elevator Accessed Mezzanine**

**Available Q2 2027**

- Shared Onsite Parking for 52 Vehicles
- Heavy Vehicular Traffic—Over 40,000 Cars / Day
- Excellent Visibility with Approx. 350' of Frontage
- Façade and Pylon Signage
- Adjacent to Kings Plaza with Excellent Transportation Access
- Join:



For additional information or an inspection, please contact Exclusive Agent:

**M. C. O' B R I E N, I N C.**

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