



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF | 455 Utica Ave | Commissary Kitchen for Lease

455 Utica Ave, Brooklyn, NY 11203

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	2,000 SF
Building Size:	3,292 SF
Lot Size:	1,917 SF
Zoning:	C8-2

PROPERTY OVERVIEW

Full Scale Commissary Kitchen
Fully Vented
Brand New HVAC System
Tile Floors
Dropped Ceilings
Fire Alarm System
Ready to Go

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!

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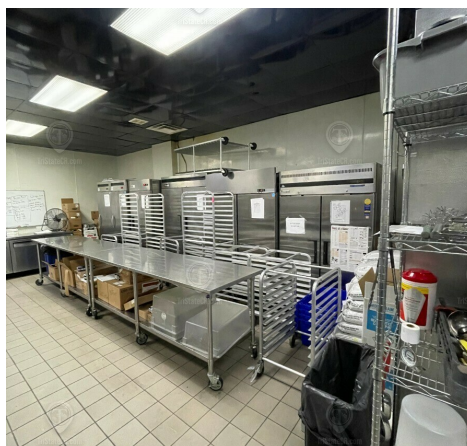
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Additional Photos



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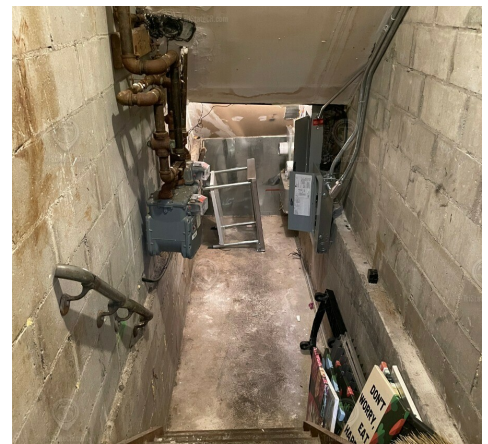
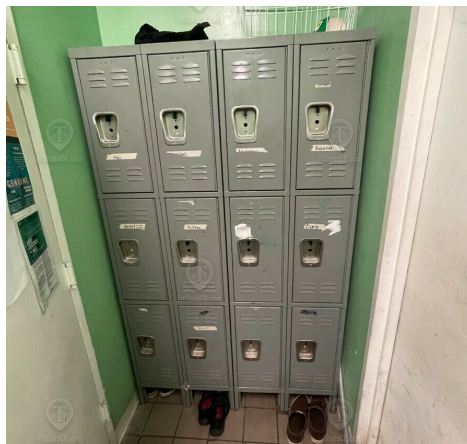
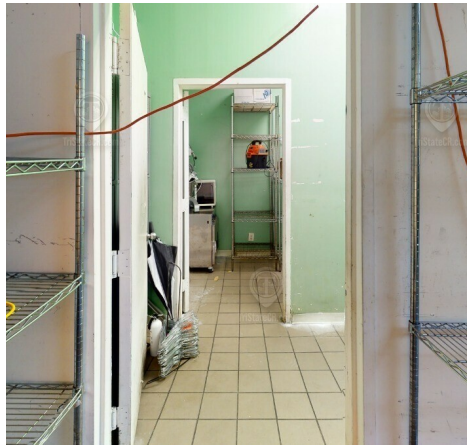
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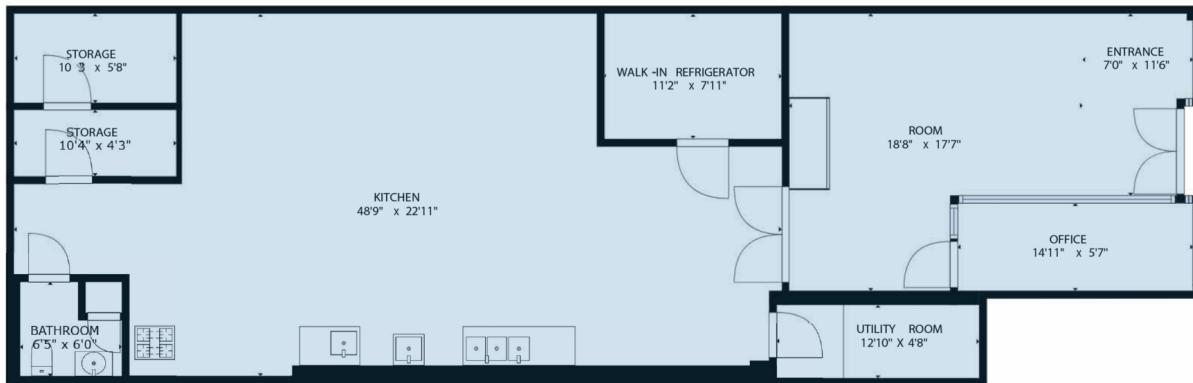
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Floor Plan



455 UTICA AVENUE

TOTAL AVAILABLE SPACE: 2,000 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

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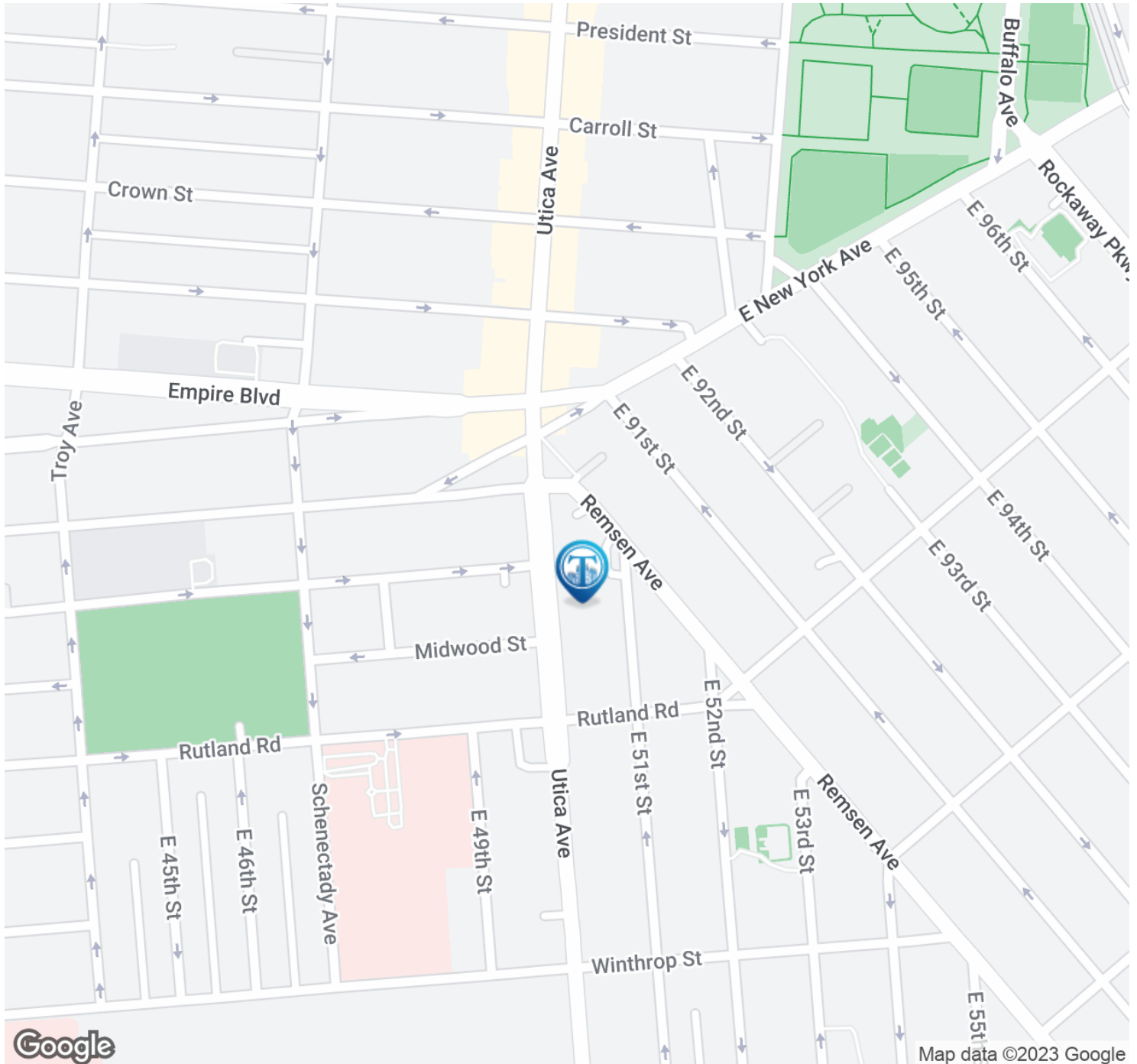
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Location Map



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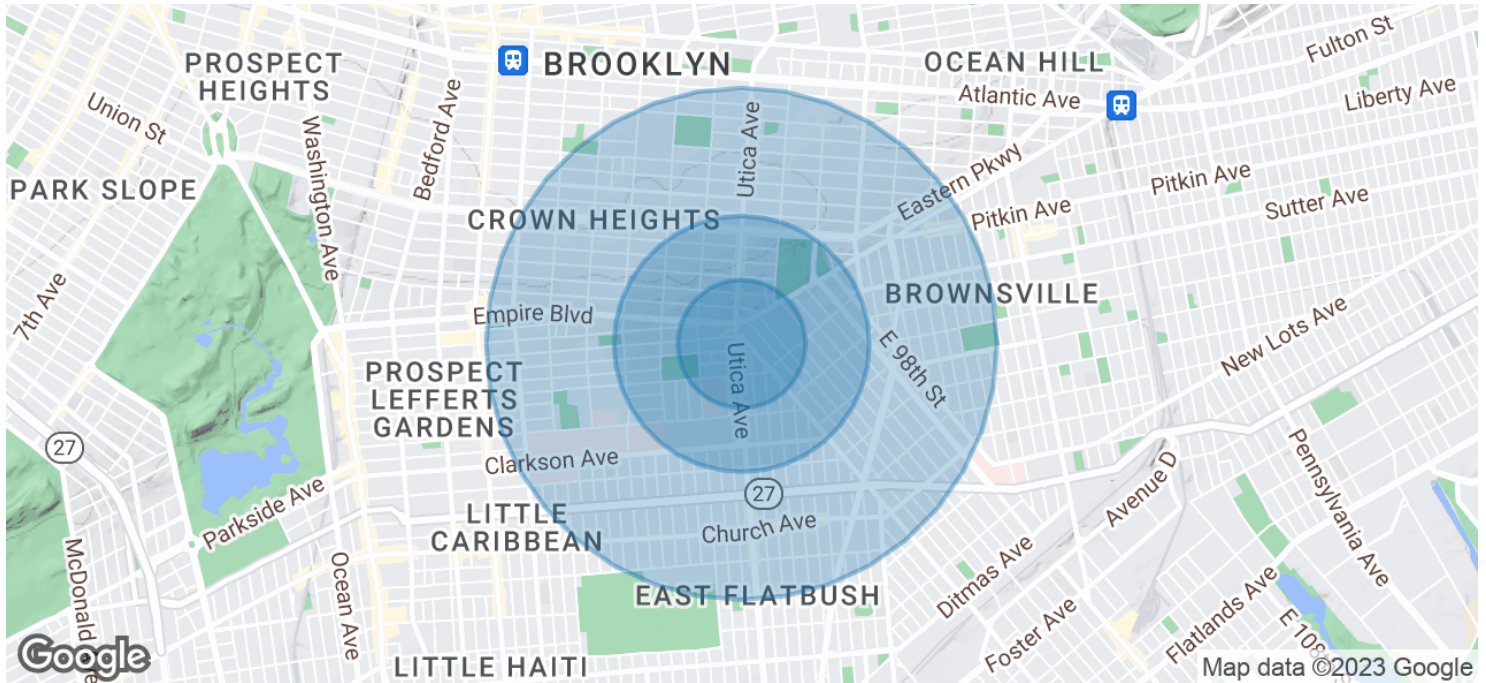
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Demographics Map & Report



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

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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