

404 UTICA AVENUE

CROWN HEIGHTS, BROOKLYN



RETAIL SPACE
FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Crown Street
and Montgomery Street

SPACE

840 SF

CEILING HEIGHT

10.6 FT

FRONTAGE

13.6 FT

DIMENSIONS

13.6 FT x 62 FT

ZONING

R7-1

OCCUPANCY

Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

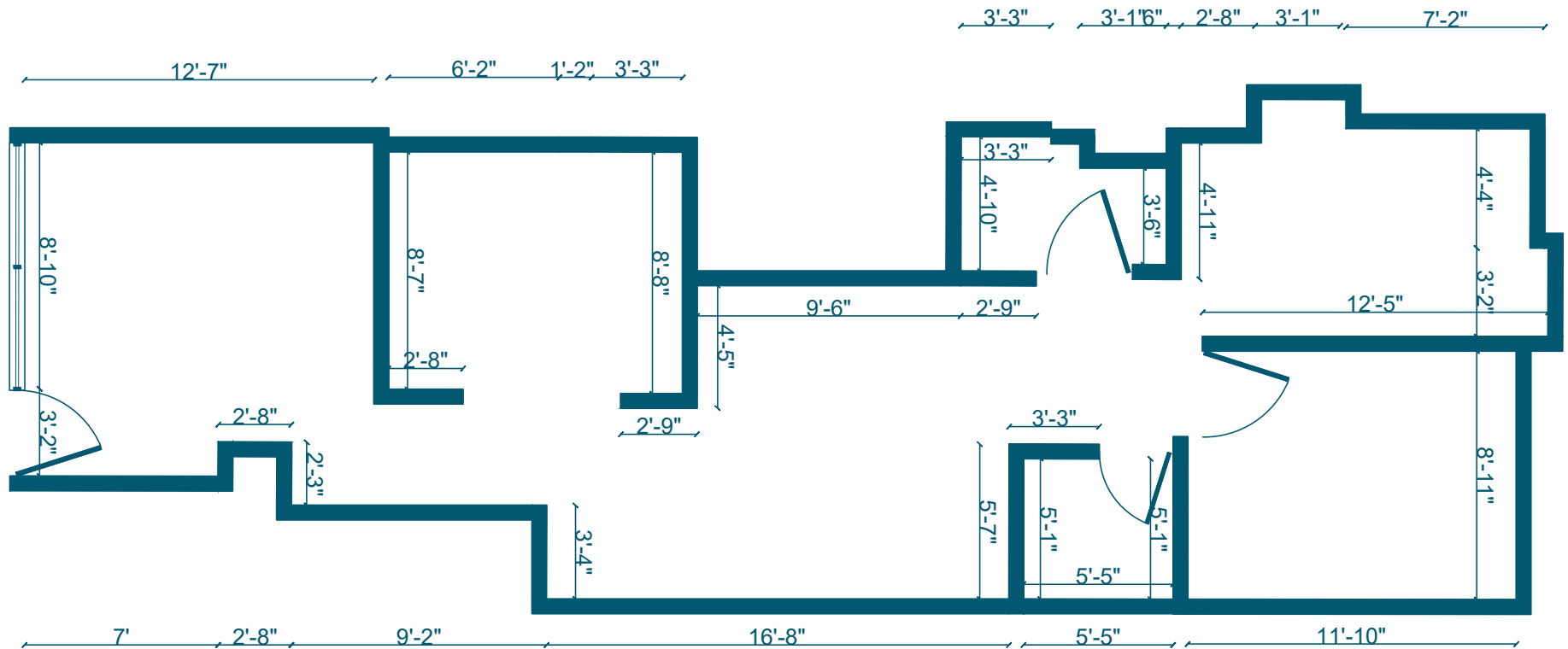
- 3-STAR OFFICE/RETAIL Space in CROWN HEIGHTS, near EASTERN PARKWAY and Empire / Utica Retail Corridors!
- Turn-Key / Plug & Play Office
- Backyard / Outdoor Space!
- FULL / Finished Basement!
- HVAC / Conference Rooms
- Custom Light Fixtures & Paint
- Windowed / Natural Light
- High Ceilings - Restroom
- Carpeted / Kitchenette



CROWN HEIGHTS BROOKLYN

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FLOORPLANS & DETAILS



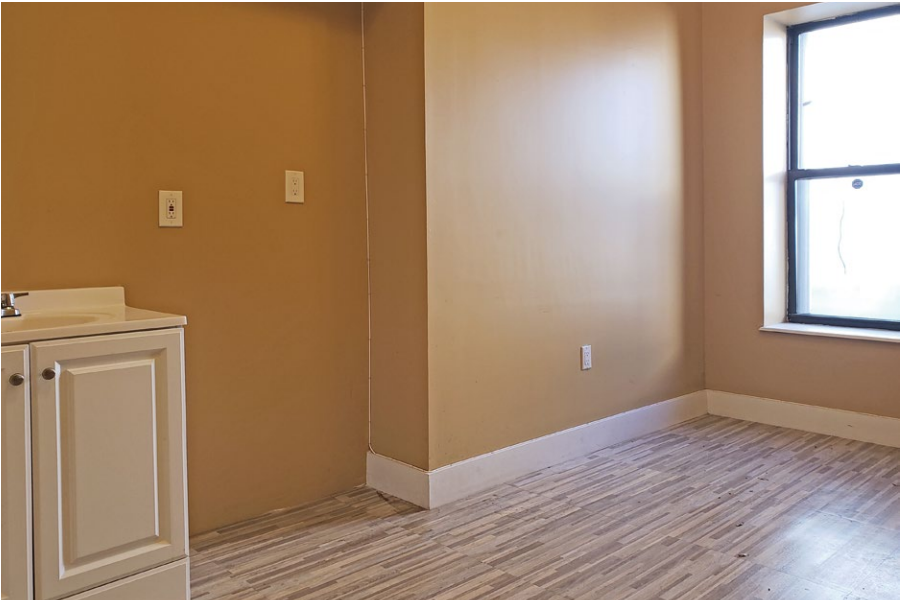
SPACE

Size	840 SF
Ceiling Height	10.6 FT
Frontage	13.6 FT
Dimensions	13.6 FT x 62 FT

CROWN HEIGHTS BROOKLYN

404 UTICA AVENUE

SPACE DEVELOPMENT



CROWN HEIGHTS BROOKLYN

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SPACE DEVELOPMENT



NEIGHBORHOOD DEMOGRAPHICS



179,351

POPULATION
WITHIN 1-MILE
RADIUS



36.5 Years

AVERAGE
POPULATION
AGE



5.18%

POPULATION
GROWTH
SINCE 2010



\$54,793

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,413

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

CROWN HEIGHTS BROOKLYN

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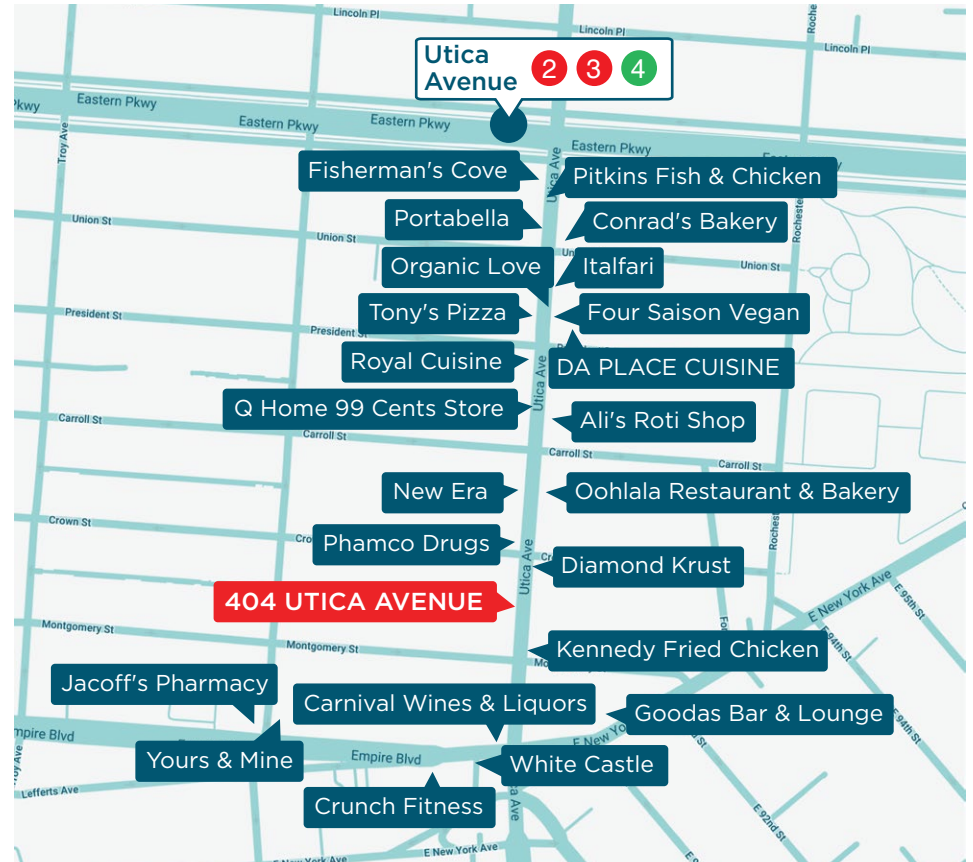
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Kennedy Fried Chicken
- Diamond Krust
- Oohlala Restaurant & Bakery
- Ali's Roti Shop
- Royal Cuisine
- DA PLACE CUISINE
- Four Saison Vegan
- Italfari
- Organic Love
- Tony's Pizza
- Crunch Fitness - Crown Heights
- Goodas Bar & Lounge
- Carnival Wines & Liquors
- Jacoff's Pharmacy
- Yours & Mine
- Conrad's Bakery
- Fisherman's Cove
- Portabella
- Q Home 99 Cents Store
- New Era
- Phamco Drugs
- Pitkins Fish & Chicken

TRANSPORTATION

- 8 Min Walk at Utica Avenue (0.4 mi) 2 3 4
- 12 Min Walk at Sutter Avenue-Rutland Road (0.6 mi) 2 3 4
- 17 Min Walk at Kingston Avenue (0.9 mi) 2 3 4



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