

OFFICE BUILDING

# FOR LEASE

249-251 UTICA AVE, BROOKLYN, NY 11213

**1,000 - 2,300 SF SECOND FLOOR  
PROFESSIONAL SPACE**

**\$2,000 - \$4,000 PER MONTH**



FOR MORE INFORMATION

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**Reliable Real Estate**



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## 1,000-2,300 SF Second Floor Office Space



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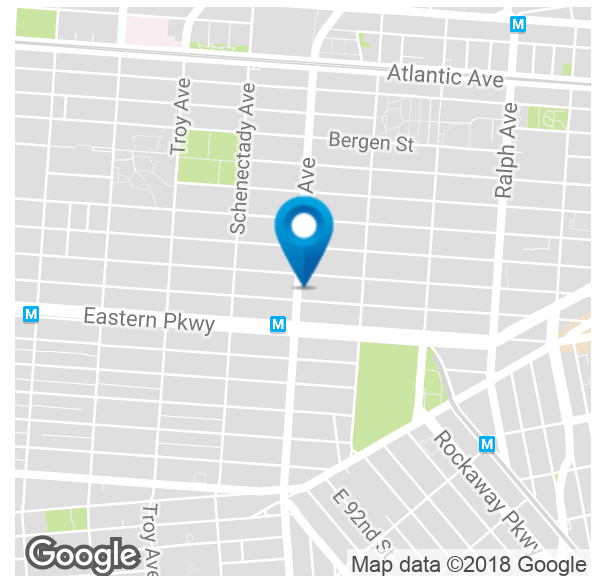
## 1,000 - 2,300 SF SECOND FLOOR OFFICE SPACE

### Property Description

Coldwell Banker Reliable Commercial Division is pleased to offer for lease approximately 1,000-2,300 SF of 2nd floor space at 249-251 Utica Avenue, Brooklyn, NY 11213. The spaces can be leased together or separately. The spaces benefit from high foot traffic on Utica Avenue, and is in close proximity to the major Eastern Parkway commercial corridor as well as public transportation. Nearby tenants include Blink Fitness, Chase Bank and H&R Block. Suitable uses include, but are not limited to professional office, fitness and tutoring.

### Property Highlights

- Approximately 1,000 - 2,300 SF
- Will subdivide
- Close proximity to major Eastern Parkway commercial corridor and 3, 4 and 5 Utica Avenue train station on Eastern Parkway
- Surrounded by numerous retail anchor tenants including Chase Bank, H & R Block, Blink Fitness and Dollar Tree


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## 1,000-2,300 SF Second Floor Office Space



### OFFERING SUMMARY

Available SF:

1,000 - 2,300 SF Coldwell Banker Reliable Commercial Division is pleased to offer for lease 2,300 SF of 2nd floor space at 249-251 Utica Avenue, Brooklyn, NY 11213.

Lease Rate:

\$2,000 - \$4,000  
per month (MG)

Lot Size:

5,667 SF

Year Built:

1917

Building Size:

8,550 SF

### PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 2,300 SF of 2nd floor space at 249-251 Utica Avenue, Brooklyn, NY 11213. The space benefits from high foot traffic on Utica Avenue, and is in close proximity to the major Eastern Parkway commercial corridor as well as public transportation. Nearby tenants include Blink Fitness, Chase Bank and H&R Block. Suitable uses include, but are not limited to professional offices, fitness and tutoring.

### PROPERTY HIGHLIGHTS

- Approximately 1,000 - 2,300 SF. Will Subdivide.
- Close proximity to major Eastern Parkway commercial corridor and 3, 4 and 5 Utica Avenue train station on Eastern Parkway
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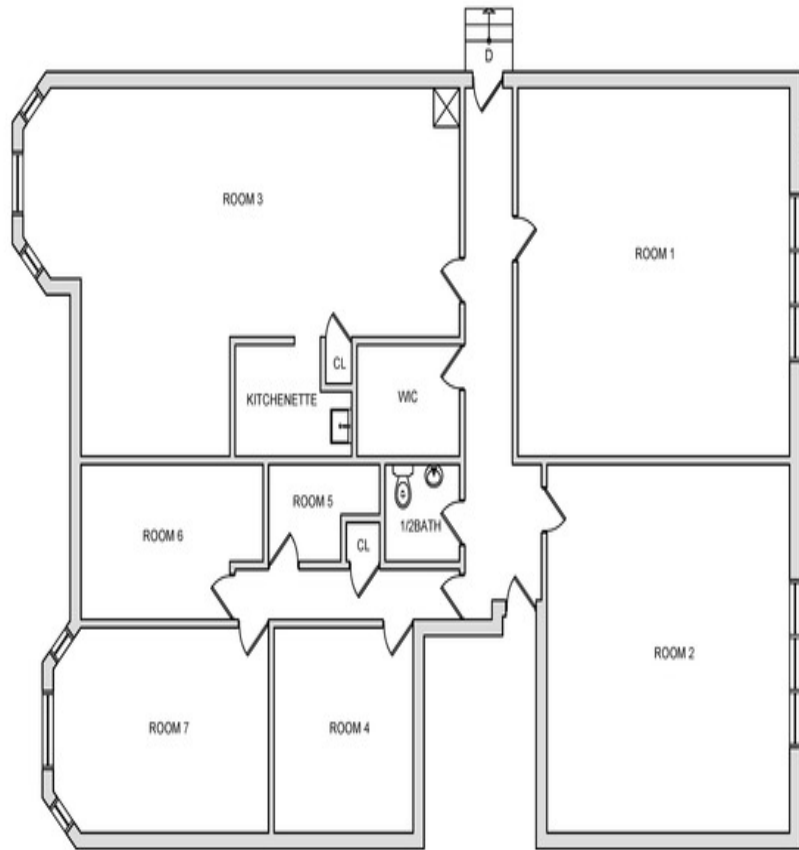
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## 1,000-2,300 SF Second Floor Office Space



FLOOR PLAN



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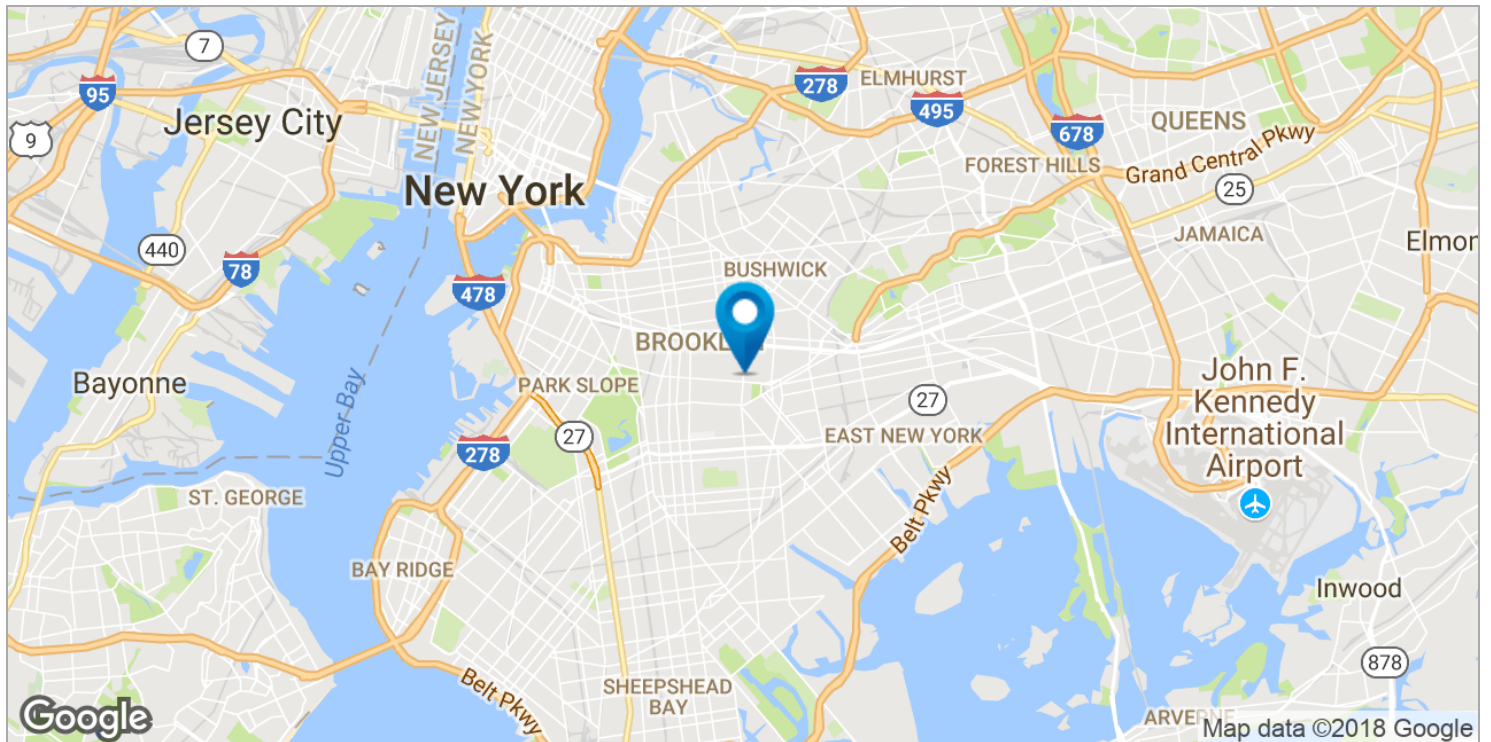
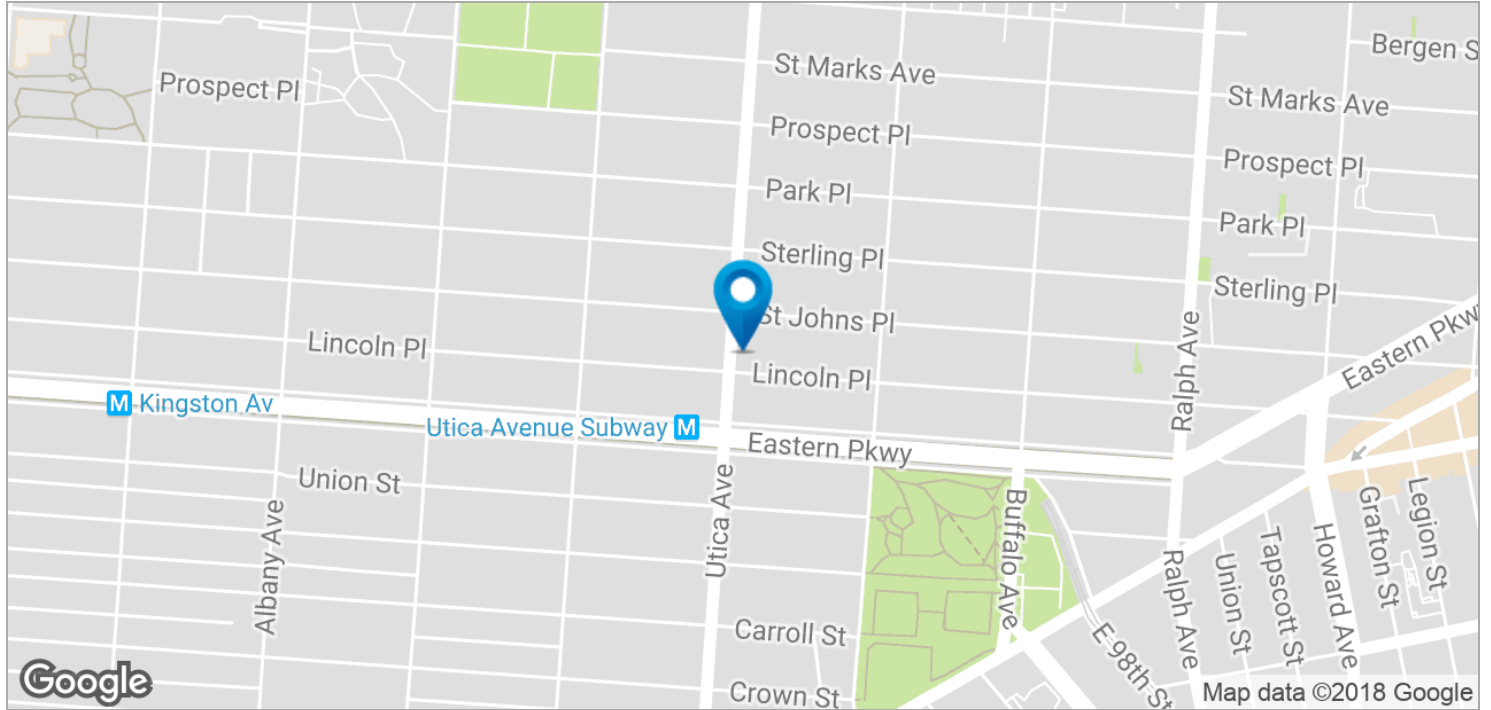
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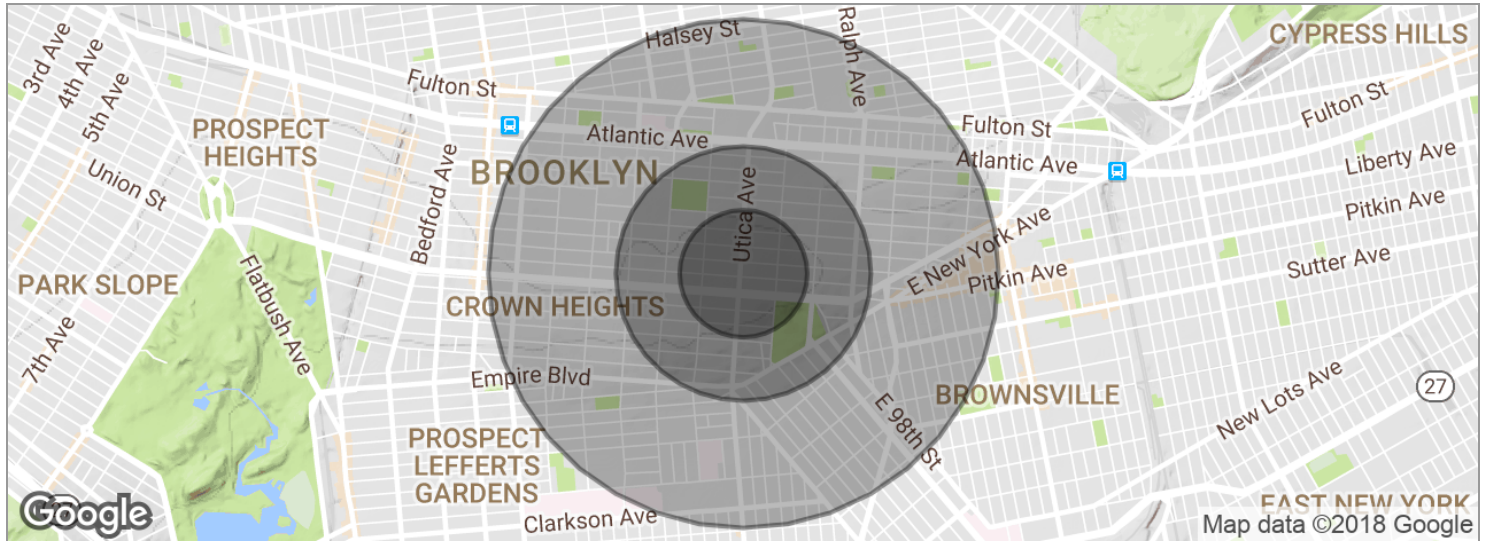
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# 1,000-2,300 SF Second Floor Office Space



	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total population	13,820	47,715	167,533
Median age	33.6	32.3	32.8
Median age (male)	28.9	29.1	30.2
Median age (Female)	37.7	35.3	35.2
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,976	18,169	63,283
# of persons per HH	2.8	2.6	2.6
Average HH income	\$44,012	\$41,594	\$44,255
Average house value	\$498,250	\$467,184	\$568,152
<b>ETHNICITY (%)</b>			
Hispanic	12.0%	10.8%	10.2%
<b>RACE (%)</b>			
White	7.9%	8.8%	10.9%
Black	79.8%	82.1%	81.3%
Asian	0.9%	0.6%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.2%
Other	10.5%	7.6%	5.8%

\* Demographic data derived from 2010 US Census

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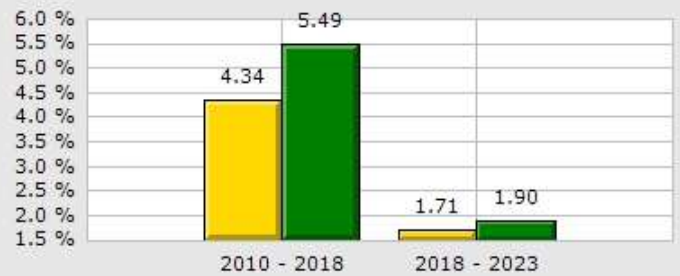
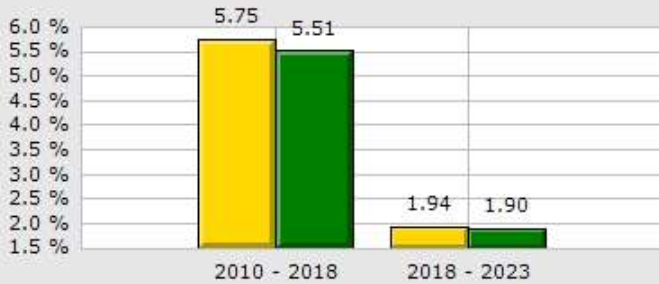
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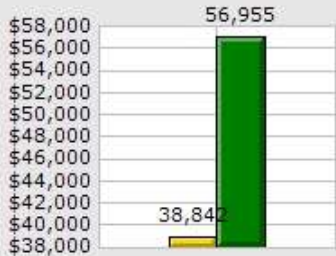
**Population Growth**

1 mile radius



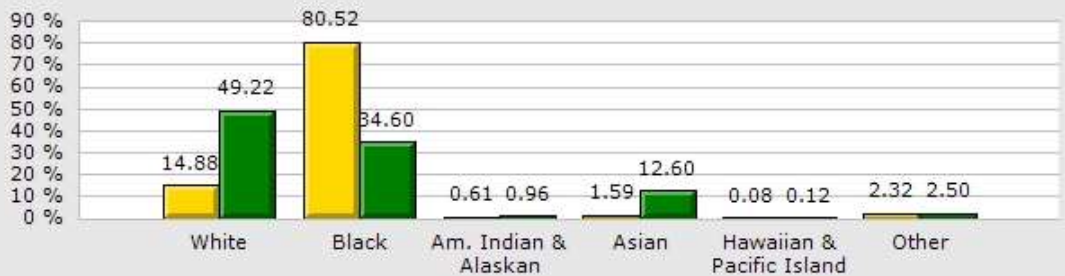
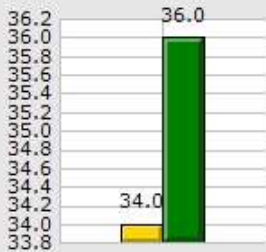
**2018 Med Household Inc**

**2018 Households by Household Income**



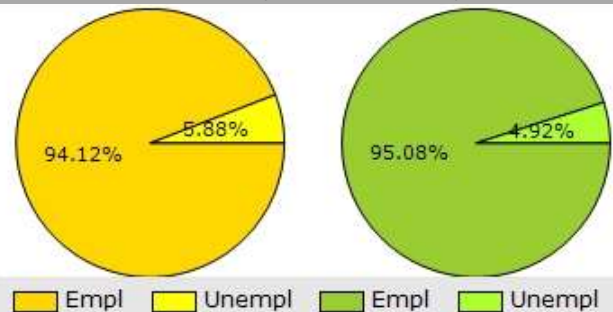
**2018 Median Age**

**2018 Population by Race**



**2018 Renter vs. Owner**

**2018 Employed vs. Unemployed**



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	County			
<b>Population Growth</b>				
Growth 2010 - 2018	5.75%		5.51%	
Growth 2018 - 2023	1.94%		1.90%	
Empl	78,885	94.12%	1,243,699	95.08%
Unempl	4,925	5.88%	64,422	4.92%
<b>2018 Population by Race</b>				
White	180,429		2,642,792	
Black	26,849	14.88%	1,300,725	49.22%
Am. Indian & Alaskan	145,281	80.52%	914,303	34.60%
Asian	1,105	0.61%	25,332	0.96%
Hawaiian & Pacific Island	2,870	1.59%	333,120	12.60%
Other	143	0.08%	3,121	0.12%
	4,181	2.32%	66,191	2.50%
<b>Household Growth</b>				
Growth 2010 - 2018	4.34%		5.49%	
Growth 2018 - 2023	1.71%		1.90%	
Renter Occupied	55,179	83.20%	710,476	73.46%
Owner Occupied	11,145	16.80%	256,712	26.54%
<b>2018 Households by Household Income</b>				
Income <\$25K	66,325		967,188	
Income \$25K - \$50K	23,300	35.13%	253,749	26.24%
Income \$50K - \$75K	15,800	23.82%	186,948	19.33%
Income \$75K - \$100K	11,049	16.66%	141,664	14.65%
Income \$100K - \$125K	6,840	10.31%	112,253	11.61%
Income \$125K - \$150K	3,651	5.50%	82,149	8.49%
Income \$150K - \$200K	2,146	3.24%	54,359	5.62%
Income \$200K+	1,991	3.00%	62,379	6.45%
	1,548	2.33%	73,687	7.62%
2018 Med Household Inc	\$38,842		\$56,955	
2018 Median Age	34.00		36.00	

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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	183,937		1,382,121		2,730,618	
2018 Estimate	180,430		1,354,146		2,681,792	
2010 Census	170,627		1,272,845		2,556,172	
Growth 2018 - 2023	1.94%		2.07%		1.82%	
Growth 2010 - 2018	5.75%		6.39%		4.91%	
<b>2018 Population by Hispanic Origin</b>						
2018 Population	180,430		1,354,146		2,681,792	
White	26,849	14.88%	449,894	33.22%	1,309,558	48.83%
Black	145,282	80.52%	776,047	57.31%	921,747	34.37%
Am. Indian & Alaskan	1,105	0.61%	15,382	1.14%	28,621	1.07%
Asian	2,870	1.59%	71,274	5.26%	345,946	12.90%
Hawaiian & Pacific Island	143	0.08%	2,019	0.15%	3,723	0.14%
Other	4,181	2.32%	39,530	2.92%	72,197	2.69%
U.S. Armed Forces	106		287		604	
<b>Households</b>						
2023 Projection	67,459		499,844		998,636	
2018 Estimate	66,324		490,380		980,922	
2010 Census	63,565		464,508		935,064	
Growth 2018 - 2023	1.71%		1.93%		1.81%	
Growth 2010 - 2018	4.34%		5.57%		4.90%	
Owner Occupied	11,145	16.80%	103,838	21.18%	253,827	25.88%
Renter Occupied	55,179	83.20%	386,542	78.82%	727,095	74.12%
<b>2018 Households by HH Income</b>						
Income: <\$25,000	23,300	35.13%	136,275	27.79%	250,962	25.58%
Income: \$25,000 - \$50,000	15,800	23.82%	101,595	20.72%	188,211	19.19%
Income: \$50,000 - \$75,000	11,049	16.66%	74,383	15.17%	143,386	14.62%
Income: \$75,000 - \$100,000	6,840	10.31%	57,757	11.78%	115,860	11.81%
Income: \$100,000 - \$125,000	3,651	5.50%	39,961	8.15%	84,296	8.59%
Income: \$125,000 - \$150,000	2,146	3.24%	25,124	5.12%	55,841	5.69%
Income: \$150,000 - \$200,000	1,991	3.00%	26,898	5.49%	64,077	6.53%
Income: \$200,000+	1,548	2.33%	28,387	5.79%	78,290	7.98%
2018 Avg Household Income	\$55,416		\$74,595		\$83,409	
2018 Med Household Income	\$38,842		\$52,255		\$58,365	

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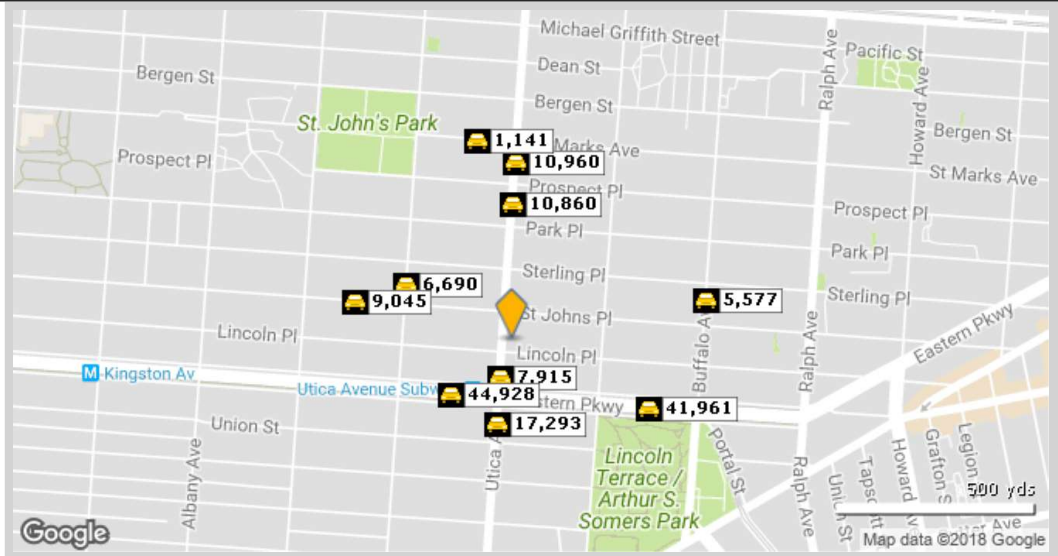
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Utica Ave	Eastern Pkwy	0.03 S	2014	7,915	MPSI	.05
2 Eastern Pkwy	Utica Ave	0.07 E	2017	44,928	MPSI	.11
3 Utica Ave	Union St	0.03 S	2017	17,293	MPSI	.12
4 Schenectady Ave	St Johns Pl	0.03 S	2017	6,690	MPSI	.17
5 Utica Ave	Prospect Pl	0.03 N	2016	10,860	AADT	.20
6 Eastern Pkwy	Buffalo Ave	0.07 E	2017	41,961	MPSI	.23
7 St Johns Pl	Troy Ave	0.07 W	2016	9,045	AADT	.23
8 Utica Ave	St Marks Ave	0.03 N	2017	10,960	MPSI	.26
9 Buffalo Ave	Sterling Pl	0.02 N	2017	5,577	MPSI	.29
10 St Marks Ave	Utica Ave	0.06 E	2017	1,141	MPSI	.30

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