

**EXCLUSIVE - 700 UTICA AVENUE, BROOKLYN, NY**  
**± 3,160 SF PRIME SPACE FOR LEASE**



**Type: MEDICAL, RETAIL, OFFICE, FOOD**

**Unit Size: ± 3,160 SF**

**Price: Call for details**

**Contact:**

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**Co and Neighboring Tenants:** Wingstop, Jamaica National Money Service, Clarkson Liquors, Fidelity CAM Enterprises, Citi Bank, McDonald's, US Post Office, Domino's Pizza, Dunkin Donuts

**Brief Description: ±3,160 SF Available-** Former Medical office. On-site parking and street parking available. Outstanding location with great visibility on Utica Avenue. Excellent use for Doctor/Medical, Retail, Office or Restaurant/Food use. Strong demographics! ADT: Approx. 35,000

**DEMOGRAPHICS**

	<u>.5 Mile</u>	<u>1 Mile</u>	<u>2 Mile</u>
2019 HH Income	\$68,981	\$66,838	\$72,412
2019 Est. Population	38,055	152,032	598,502

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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