

**EXCLUSIVE –SPACE FOR LEASE (MEDICAL/RETAIL/OFFICE)**

**700 Utica Ave, Brooklyn NY 11203**



**Type:** *MEDICAL, OFFICE, RETAIL*  
**Unit Size:** *± 3,160 SF*  
**Price:** *Call for details*

**Availability:** Immediate  
**Co and Neighboring Tenants:** Wing Stop, 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.** Strong demographics! ADT: Approx. 20,192 Call for additional details.

**For More Information Contact:**  
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**TRAFFIC COUNTS 20,192 Daily**

**Demographics:**

	<u>.5 Mile</u>	<u>1 Mile</u>	<u>2 Miles</u>
Population	39,841	157,997	625,712
Avg. HH Inc.	\$77,766	\$79,848	\$88,945

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