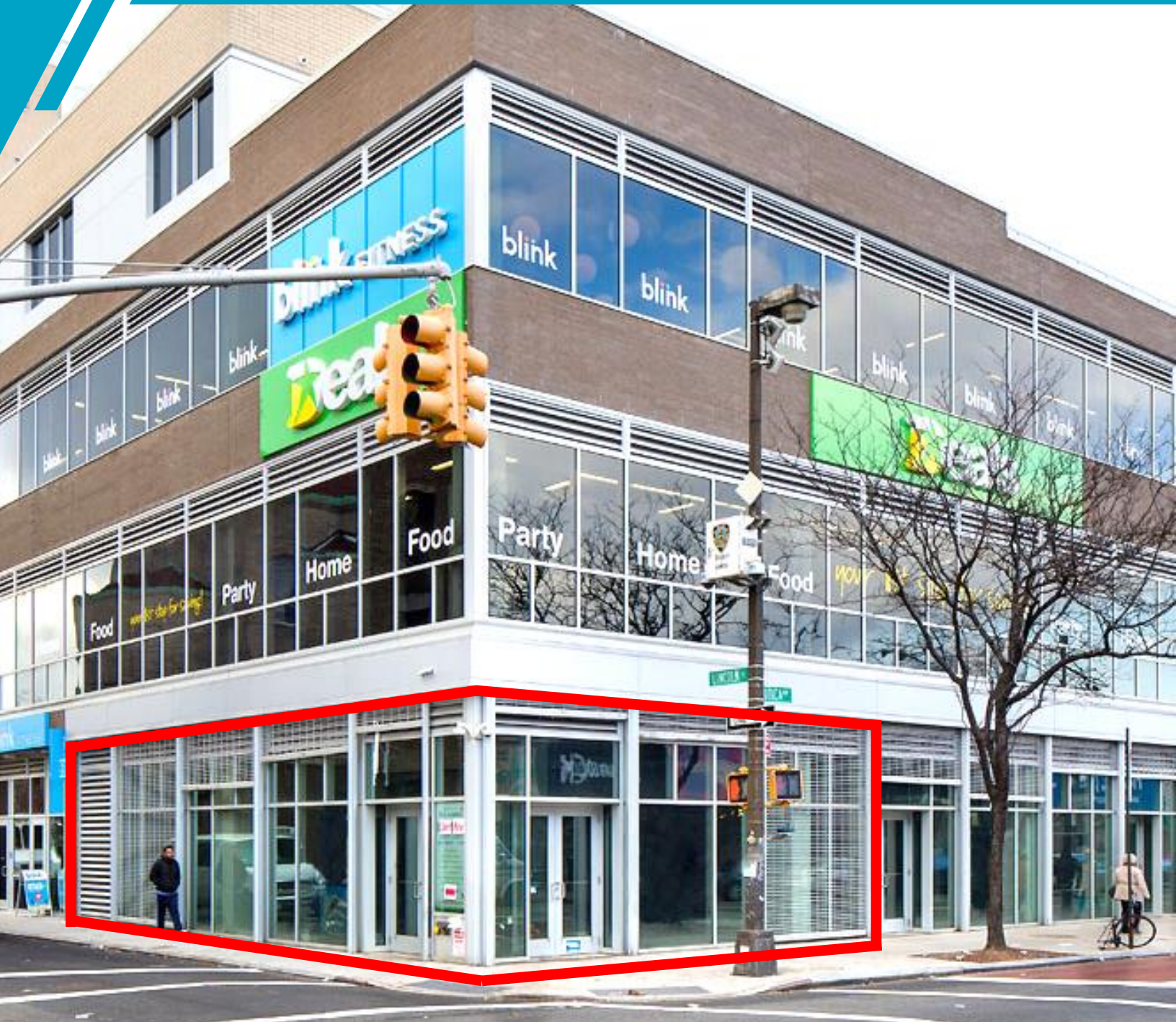


# 250 UTICA AVENUE

Brooklyn, New York

Corner of Lincoln Place and Utica Avenue / For Lease / Retail Space



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### CEILING HEIGHT

14 Feet

### SIZE

2,077 Square Feet

### AVAILABILITY

Immediate

### COMMENTS

- Commercial portion of a new 87 unit residential development.
- HVAC in place
- Food is okay

### NEIGHBORING TENANTS

Dollar Tree, Blink, City MD, Chase Bank, Modell's Sporting Goods, McDonald's, Pay-o-matic, Popeye's, Conrad's Bakery, H&R Block, Texas Fried Chicken & Pizza, Utica Fish Market, Metfood Supermarket, Golden Krust, Subway, Feel Beauty Supply, Rent-A-Center, Rainbow Shops, Dunkin Donuts, Portabella, Eastern Pediatrics, Brooklyn Kids Academy, Allegiance, Pretty Girl, Citymall, Boost Mobile, Bank of America, Family Vision Center, T-Mobile, Sprint

### TRANSPORTATION TRAFFIC

**BUS:** 1,911,481 annual riders

#### SUBWAY:

Crown Heights-Utica Avenue Station






Annual Ridership on Utica Avenue  
Subway Station: 8,954,499

### AUTOMOBILE TRAFFIC

#### AVERAGE DAILY AUTOMOBILE TRAFFIC:

- 10,800 vehicles on Utica Avenue by Lincoln Place daily
- 9,072 vehicles on St. Johns Place by Utica Avenue daily
- 39,698 vehicles on Eastern Parkway by Utica Avenue daily

### NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 MEDIAN AGE
1 Mile	1,959	\$37,967	34.2
0.25 Miles	17,479	\$33,838	33.9
0.5 Miles	54,760	\$34,343	33.7

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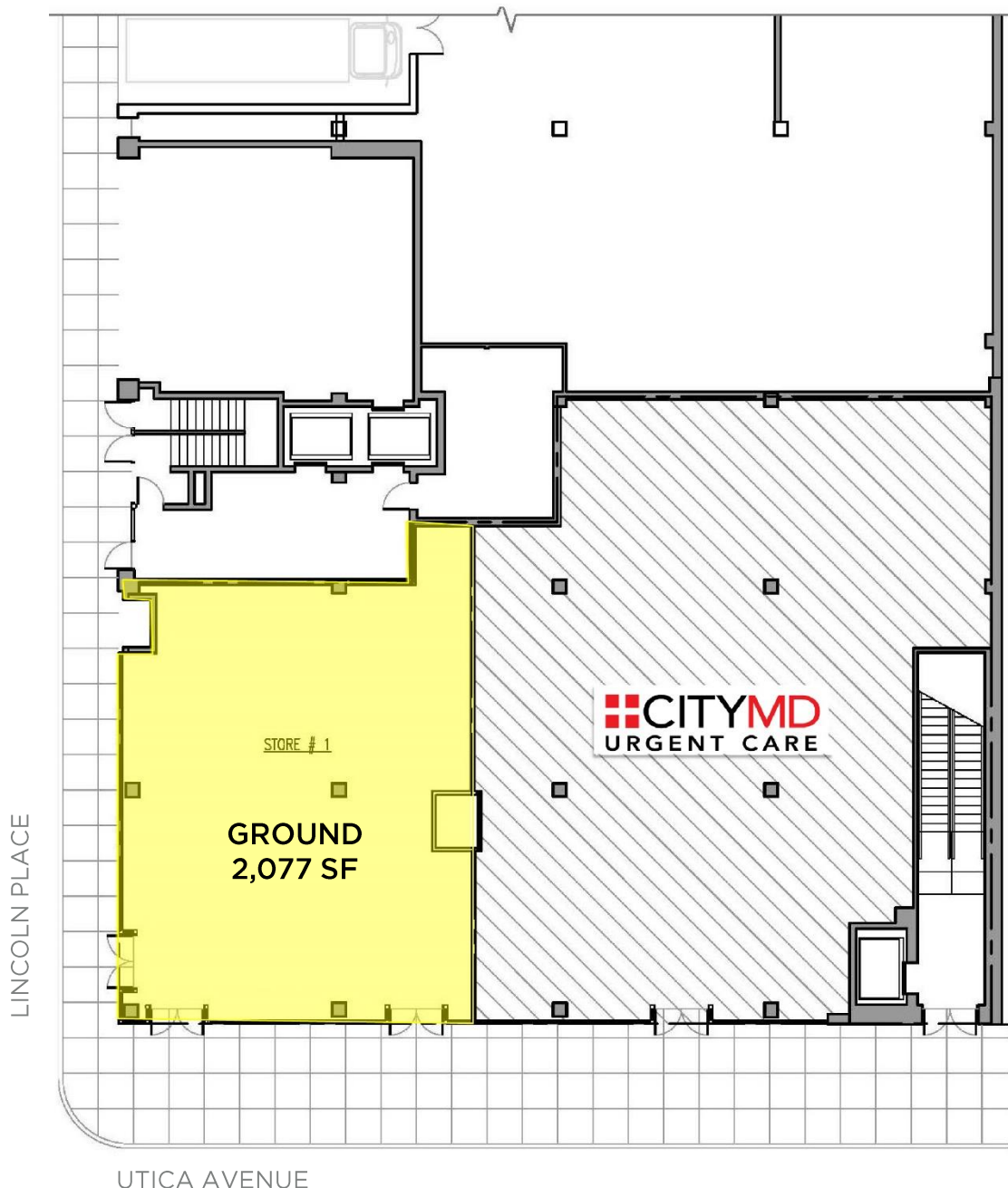
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STERLING PL	
STERLING DELI & TOBACCO	216
FORMER LEO'S GOLD	218
FORMER STYLE SPA NAILS	218
AICHA HAIR BRAIDING	220
HIGH - A - LEVEL	220
IDEAL TAX SERVICES	222
GNAGNA HAIR BRAIDING	224
CROWN FRIED CHICKEN	226
YULAINÉ SPA	228
NAILS	230
TINA GOLDEN NAILS	232
FIVE STAR BEAUTY SUPPLY	234
O'S GRILL SPOT	236

ST. JAMES PL	
UTICA DELI CORP	240
AFRICA HEIGHTS GEAR	240
TEXAS FRIED CHICKEN & PIZZA	240
STRAKER'S MUSIC WORLD	242
TOTA'S BAKERY & RESTAURANT	244
UTICA FISH MARKET	246
FORMER SUN FARM CORP	248
DOLLAR TREE 2ND FL ENTRY	250
TO BE CITY MD	250

**SITE** **250 UTICA AVENUE**

LINCOLN PL	
UTICA DELI GOURMET	260
\$.99 AND UP	260

JACKSON HEWITT 260

MODELL'S SPORTING GOODS 1123 EASTERN PARKWAY



EASTERN PARKWAY	
UTICA CANDY & SMOKE SHOP	280
NEW UTICA PRODUCE CORP	282
DELI/DONUT CONNECTION	284
EASY CHOICE BEAUTY SUPPLY	286
UNIVERCELL	288
FORMER KINGS	290
PORTABELLA	294
ALUMNI OF NEW YORK	298

UNION ST	
T-MOBILE	300
FORMER SPRINT	304
B & H JEWELRY & PAWN SHOP	304 A
FORMER MAXIM BEAUTY SUPPLY	306
FORMER FASHION STUDIO	308
UTICA ENTERPRISES	310
TONY'S PIZZA	312
UTICA DISCOUNT & VARIETY STORE	314
STEVEN LOUIS INCOME TAX	316

PRESIDENT ST	
DIGITAL LAB	322
HON'S FRESH FISH MARKET	324
CROWN HEIGHTS ROYAL CUISINE YARD FOOD	324 A
G-TOWN	330
Q-HOME \$.99	344
FORMER CRICKET WIRELESS	344
SAMS HAIR & BEAUTY SUPPLY	340
MEATS & POULTRY	344
FAMILY BEST FARM FRUIT & VEGETABLES	346

CARROLL ST

STERLING PL

215 RESIDENTIAL BUILDING

223	STYLZ & CUTZ R US
225	FORMER DELI & GROCERY
227	STRATOSPHER
229	TIP TOP DISCOUNT STORE
231	\$.99 SUPERIOR MARKET
233	ZOU'S RESTAURANT BUFFET
235	FORMER CITYMALL

ST. JAMES PL

237	NEW RONSON DRUG
239	NEW CONSTRUCTION
241	PRETTY GIRL
245	NAOMI'S TOTAL FASHION
247	TRAX
249	ALLEGIANCE
251	H & R BLOCK
253	UTICA AVE ELECTRONICS
255	CHASE BANK

LINCOLN PL

259	FEEL BEAUTY SUPPLY
259	T MOBILE
263	RENT-A-CENTER
267	GOLDEN KRUST
269	CITYMALL
271	UTICA SPORTS
271	GUYANA GOLD
273	SUBWAY
1125 EASTERN PARKWAY	BANK OF AMERICA

EASTERN PARKWAY

279	POPEYE'S
281	MIKE'S JEWELRY
285	UTICA PHARMACY
289	DUNKIN' DONUTS
291	FAMILY VISION CENTER
291	FORMER UNCLE VIC'S
293	METRO PCS
295	CONRAD'S FAMOUS CAKE WORLD
297	MIKE'S NAILS
299	CONRAD'S BAKERY

UNION ST

301	UNITED DELI & GRILL
303	DESIRE FASHION
305	SHARPER IMAGE BARBER SHOP
307	WINE & LIQUOR
307	VINNIE'S
309	N & K DELI
309A	VANNY'S SALON
311	MUSIC INDUSTRY BARBER SHOP
311	COMPUTER & SMARTPHONE REPAIR
313	SAFEMWAY INCOME TAX
313A	ORGANIC LOVE
315	PEKING OISHI
317	THE HOUSE OF ELECTRONICS
319	FOOT CARE CENTER

PRESIDENT ST

321	UTICA DELI & SMOKE SHOP
323	FORMER CITYMALL
323	UNIVERSAL EYE CARE
327	AMERICAN VISION CARE & OPTICAL
331	LILY CLASSY NAIL
333	KUT ZONE HAIR STUDIO
335	COMPUDOC ELECTRONICS
337	ALI'S ROTI SHOP
341	TALLY YOUNG
345	DU LOVELY NAILS SALON
347	AMI AFRICAN HAIR BRAIDING

CARROLL ST

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