



RETAIL SPACE FOR LEASE

UTICA AVENUE · EAST FLATBUSH, BROOKLYN

820 UTICA AVENUE

820 Utica Avenue, Brooklyn, NY 11203



Space A

Space B

2
RETAIL STORES AVAILABLE

1,000^{SF}
PER UNIT

15^{FT}
FRONTAGE PER UNIT

SPACE SPECIFICATIONS

820 Utica Avenue, Brooklyn, NY 11203
Inline on Utica Avenue · East Flatbush

1,000 SF
SPACE A

1,000 SF
SPACE B

15 FT
FRONTAGE EACH

GF
GROUND FLOOR

Lease Separately

OR COMBINE — 2,000 SF CONTIGUOUS

PROPERTY HIGHLIGHTS

- Two ground-floor retail stores — 1,000 SF each
 - 15 feet of Utica Avenue frontage per unit
 - Lease independently or combine into 2,000 SF
 - Prime East Flatbush retail corridor
 - Steps to 2 / 5 train at Winthrop Street
 - B46 SBS bus route along Utica Avenue
 - Dense residential catchment and daytime traffic
 - Ideal for QSR, services, medical, retail, wireless
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Neighborhood Retail Map

RETAIL SPACE FOR LEASE · 820 UTICA AVENUE, BROOKLYN, NY 11203
 MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE

- Shari's Beauty Salon
- M&M & Sons Wholesale & Retail
- LASI Security Guard Training (2F)

TRANSPORTATION

- 25** Winthrop St (2,5 Line)
4 min
- B** B46 SBS on Utica Ave
At door
- 25** Beverly Rd (2,5 Line)
7 min
- B** B35 on Church Ave
6 min

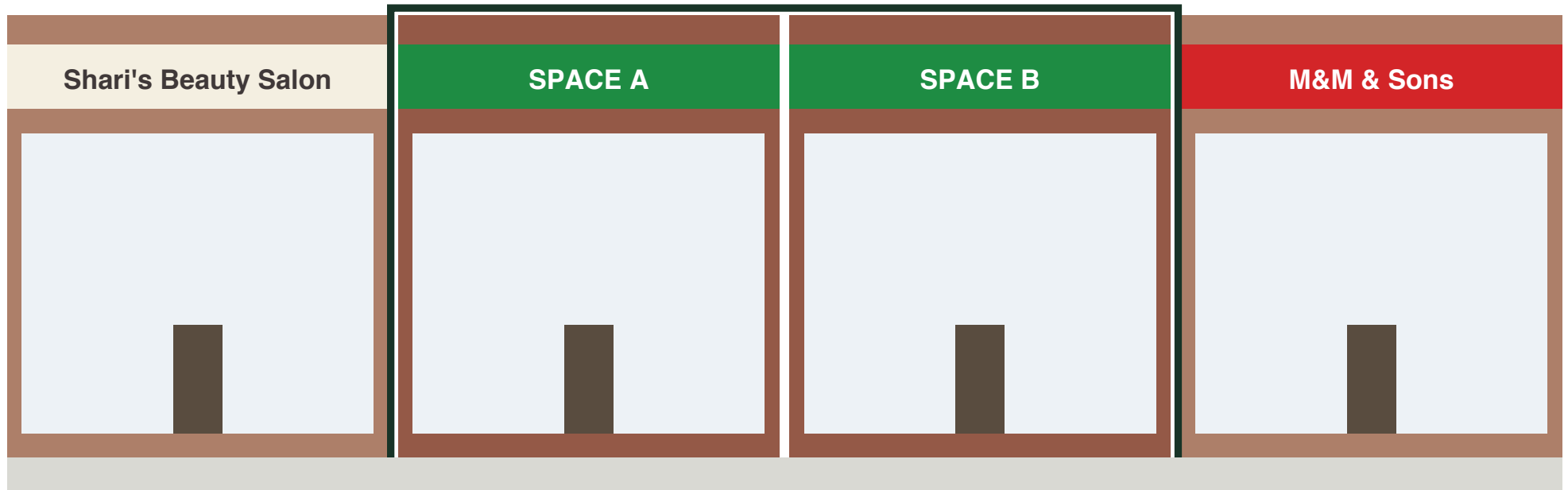
 <p>RAYNOLD'S UPHOLSTERY & REFINISHING</p> <p>GNA'S DAYCARE</p> <p>BROOKLYN COMMUNITY HOUSING</p>		  <p>BJ'S GAS STATION</p>  <p>26 GOURMET DELI</p>	  <p>CAFE ZHANE</p>  <p>BLUE SAKI BY P & S BAKERY</p> 	
LINDEN BOULEVARD				
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">EAST 48TH STREET</p>      <p>Lucky Wing</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">EAST 49TH STREET</p>    <p>Mount Olive Pentecostal Church of Faith</p>   	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">UTICA AVENUE</p>  <p>SWEET LADIES FASHION</p> <p>ShopBobbys</p> <p>OBAMA BEAUTY SUPPLY</p>   <p>Rainbow</p> 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">EAST 51ST STREET</p>  <p>CHAYALA'S MIKVA & WOMEN'S OASIS</p> <p>Western Union</p>  
CHURCH AVENUE				
  <p>TTMPF</p>	   <p>L&Y Liquor INC</p>	    <p>Rama Best Hair Braiding</p> <p>Caribbean Jerkee's Delight</p> <p>ATM DEPOT.COM</p> 	   <p>PROJECT ECHO</p>  <p>Wherevi</p>	 

THE OPPORTUNITY

Two Storefronts on Utica Avenue

1,000 SF retail spaces — lease one, take both, or combine into a 2,000 SF flagship on one of Brooklyn's busiest retail corridors.

AVAILABLE · 2 x 1,000 SF · OR 2,000 SF COMBINED



SPACE A — 1,000 SF

SPACE B — 1,000 SF

UTICA AVENUE

WHY 820 UTICA

- Flexible: lease one store, both, or combine as 2,000 SF
- Prime Utica Ave visibility with 30' of combined frontage
- Broad use case — QSR, services, medical, wireless, retail

THE AREA

- East Flatbush — dense, transit-served Brooklyn neighborhood
- High pedestrian and bus traffic along Utica Ave corridor
- Steps from 2/5 train at Winthrop and B46 SBS

SRG

SAFDIE REALTY GROUP

Space A : 1,000 SF
Space B : 1,000 SF

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