

MIXED USE/GROCERY SPACE/STREET RETAIL

548 UTICA AVENUE

Between Rutland Road and Winthrop Street

EAST FLATBUSH

BROOKLYN | NY

Ground Floor

17,947 SF

For Lease

VIEW FROM UTICA AVENUE

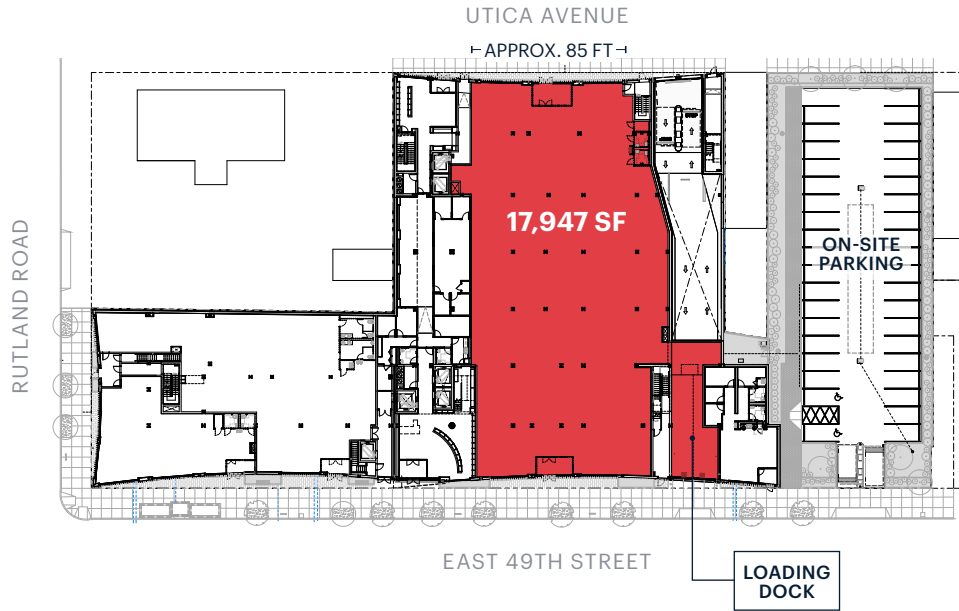


ARTIST'S RENDERING

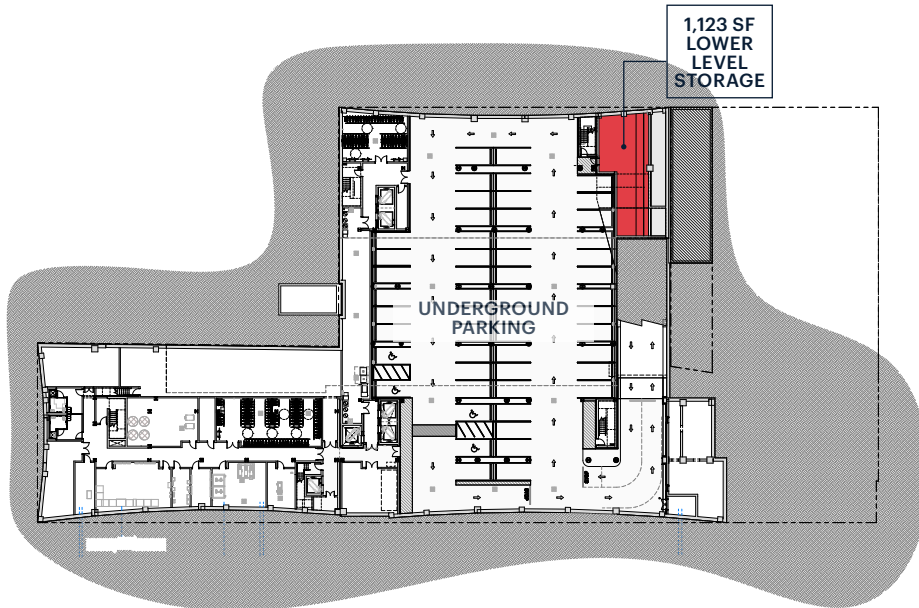
RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

West side of Utica Avenue between Rutland Road and Winthrop Street

SIZE

Ground Floor 17,947 SF
Lower Level 1,123 SF

FRONTAGE

Utica Avenue Approx. 85 FT

CEILING HEIGHTS

Up to 17 FT 8 IN slab to slab
Up to 14 FT 3 IN clear

STATUS

Currently under construction

POSSESSION

Q3 2026

RENT

Upon request

NEIGHBORS

Kings County Hospital, Wendy's, Raising Canes, KFC, and McDonald's

COMMENTS

New construction grocery space with dedicated loading dock

At the base of a 100% affordable, 322-unit new construction building

On-site parking which includes 11 dedicated parking spaces

Eligible for FRESH Tax Credit

TRANSPORTATION

2022 Ridership Report

Crown Hts / Utica Avenue 3 4

Annual 4,584,880
Weekday 14,663
Weekend 15,623

B46 B 46

Annual 6,107,391
Weekday 18,833
Weekend 24,222

GROUND FLOOR PLAN



DEMOGRAPHICS



ESTIMATED DAYTIME POPULATION

10 minute walktime 35,508

AVERAGE HOUSEHOLD INCOME

10 minute walktime \$76,885

TOTAL HOUSEHOLDS

10 minute walktime 13,011

MEDIAN HOUSEHOLD INCOME

10 minute walktime \$54,240

COLLEGE EDUCATION (BACHELOR'S +)

10 minute walktime 24%

DAYTIME POPULATION

10 minute walktime 37,071

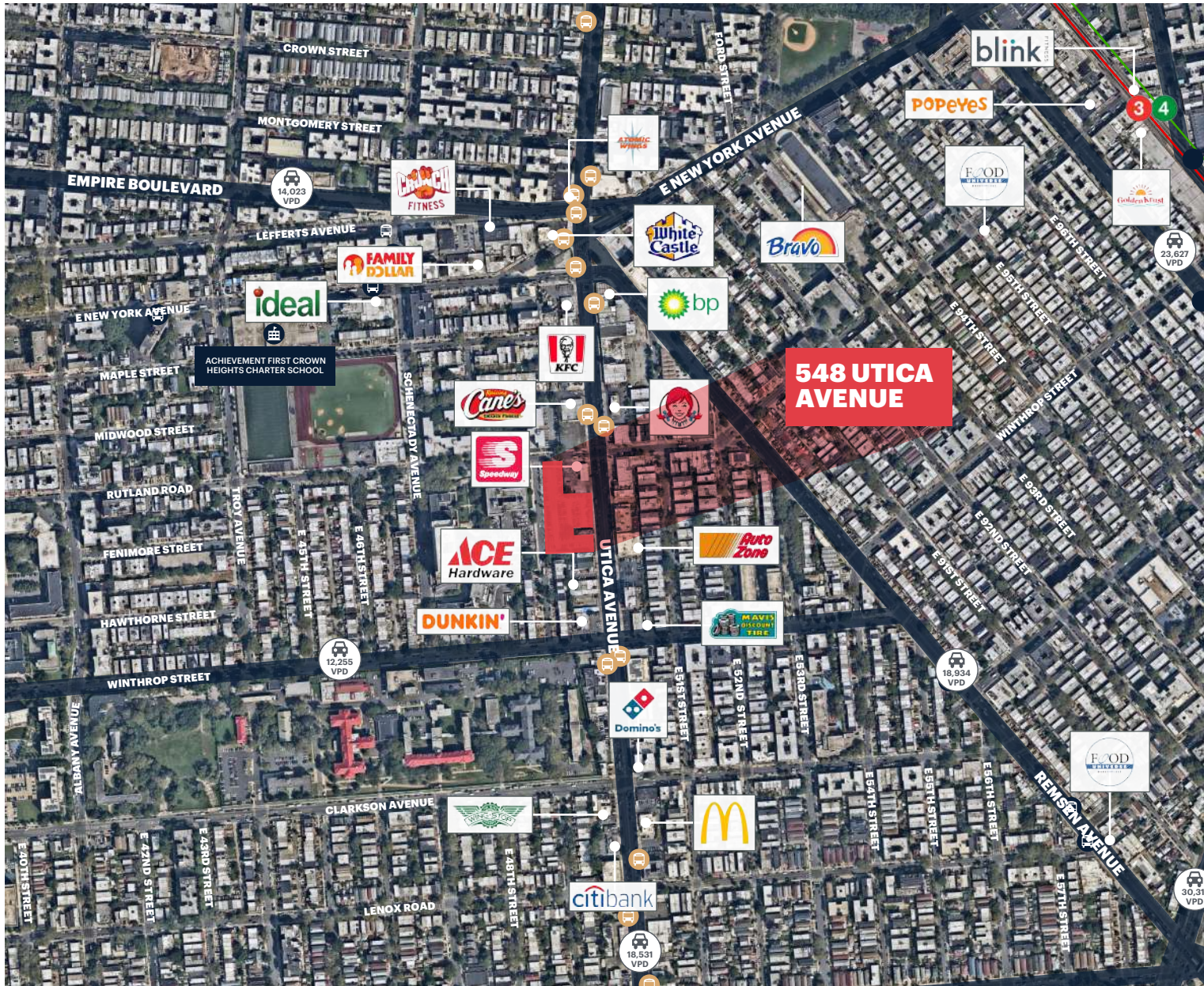
EMPLOYEES

10 minute walktime 11,555

BUSINESSES

10 minute walktime 739

AREA RETAIL



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EXCLUSIVE
AGENT**

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.