




 OTHER

400 Utica Ave

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 400 Utica Ave, #GROUND FLOOR RETAIL, Brooklyn, NY 11213-5803

Upon Request

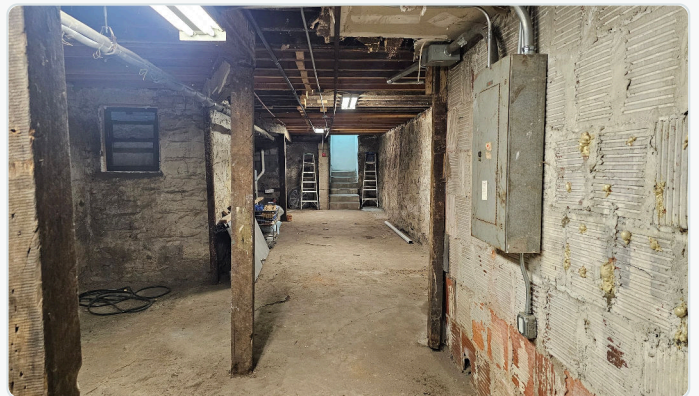
Property Description

Gut-renovated, white-boxed ground floor + lower level Retail space--perfect for a restaurant/bar-- has gas, a restaurant C of O, and can be vented. Landlord willing to contribute to build-out (e.g. put in large front window) for the right offer.

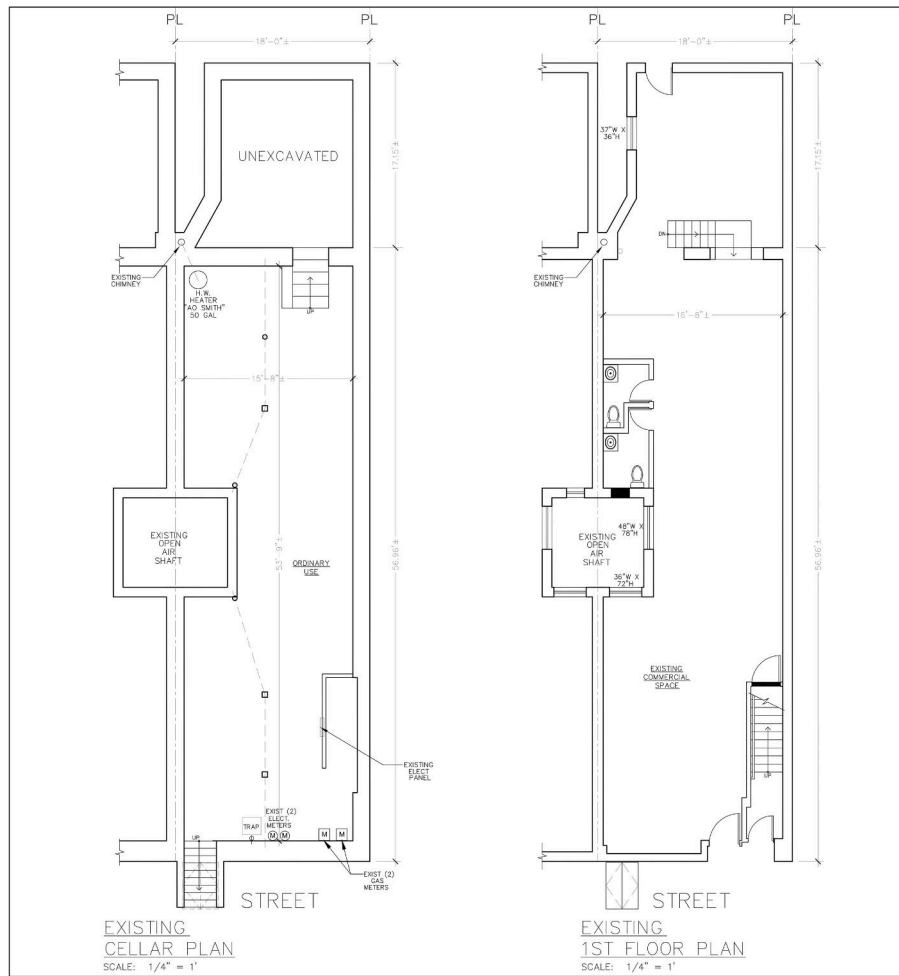
Space Highlights:

- Gut-Renovated
 - White-boxed
 - Curb-access loader (for lower level)
 - Gas
 - Restaurant C of O
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Gallery



Floor Plans



Market Context

U.S. Census · ZIP-level

Population & Income

Population	68,846
Median Age	34.8
Median HH Income	\$65,127
Per Capita Income	\$37,373
Median Home Value	\$1,094,700
Median Gross Rent	\$1,670

Housing Tenure

Owner-occupied	16.8%
Renter-occupied	83.2%

27,360 occupied units

Commute Mode Share

Subway	44.4%
Bus	9.3%
Walked	9.5%
Drove alone	14.9%
Worked from home	17.1%
Bicycle	1.9%

Borough Workforce Q2 2024

Total employment	990,751
Net job change	+17,561
Avg monthly earnings	\$4,722

All sectors · Brooklyn

Top Employer Sectors of 305,688 total establishments in Brooklyn

Retail Trade	10,184 (3.3%)
Health Care & Social Assistance	7,173 (2.3%)
Professional Services	6,476 (2.1%)
NAICS 541	6,476 (2.1%)
Accommodation & Food Services	6,391 (2.1%)

Source: U.S. Census Bureau (ACS 5-year, CBP, QWI). Race and ethnicity data is intentionally not retrieved.

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By proceeding, you acknowledge that you have read, understood, and agree to be bound by the terms set forth above.

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