



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

650 SF | 966 Utica Ave | Daycare/Retail Space for Lease

966 Utica Ave, Brooklyn, NY 11203

Shlomi Bagdadi  
718.437.6100  
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Executive Summary



**OFFERING SUMMARY**

Lease Rate: Call to: 718-437-6100

Available SF: 650 SF

Building Size: 5,160 SF

Lot Size: 2,000 SF

Number of Units: 1

Zoning: R5

**PROPERTY OVERVIEW**

C/O for daycare  
Retail space for lease

**LOCATION OVERVIEW**

Located in the Flatbush neighborhood between Snyder Ave & Tilden Ave near the Church Ave subway station.

Nearest transit: 2 & 5 trains at Church Ave and the B46 & B35 bus lines..

Nearby tenants include Livingword Pharmacy, Ideal Fresh Market, Walgreens, Capital One Bank, LevelUp MD Urgent Care, Juicy King Crab Express, Golden Aid Pharmacy, Kennedy Fried Chicken, and more!

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### Additional Photos



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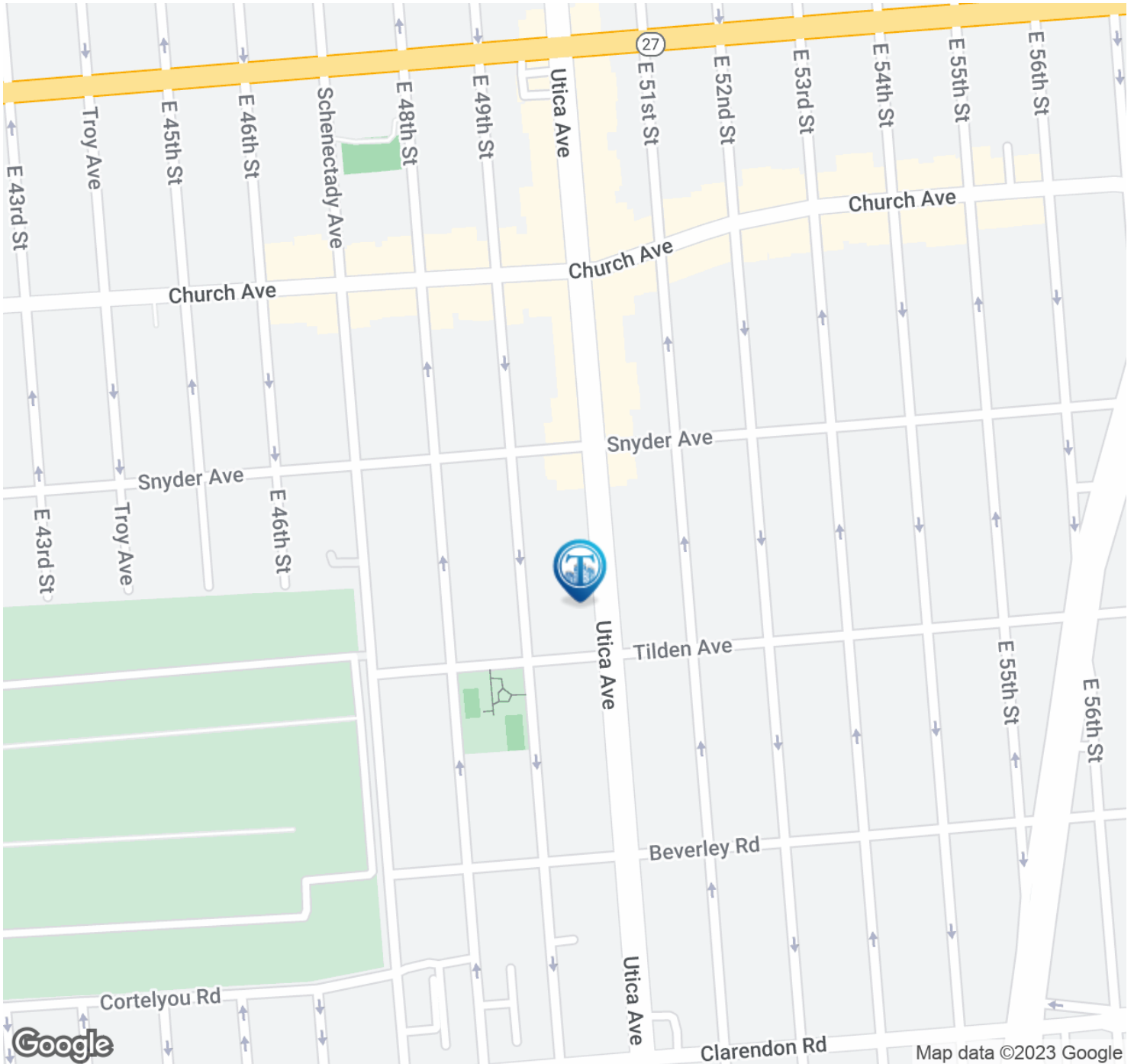
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## Location Map



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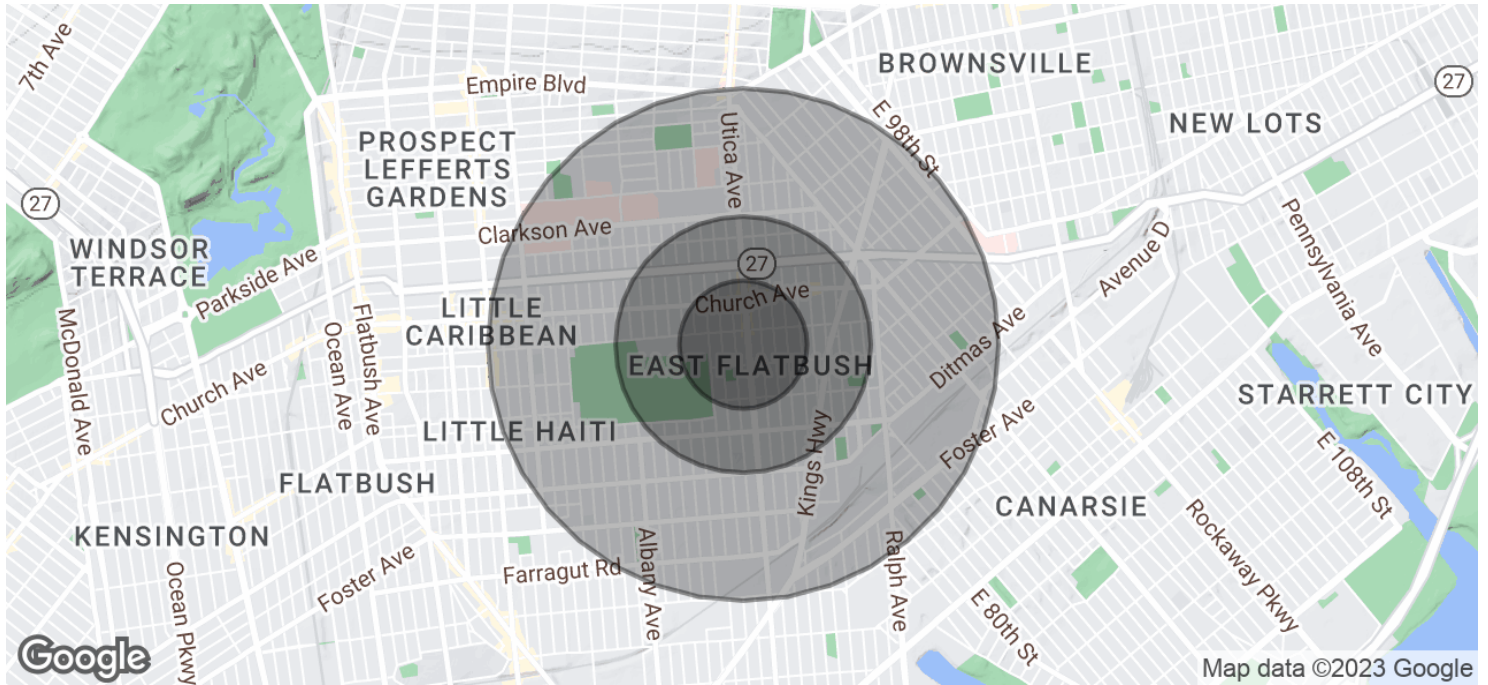
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,223	29,346	116,473
Average Age	39.3	37.8	40.2
Average Age (Male)	39.2	36.0	37.9
Average Age (Female)	39.3	40.1	43.0

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,548	12,079	49,288
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,127	\$69,222	\$68,323
Average House Value	\$485,066	\$496,235	\$447,271

\* Demographic data derived from 2020 ACS - US Census

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### Retailer Map



Google  
Little Haiti

Maple  
data  
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Google

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