

72A UTICA AVENUE, BROOKLYN, NY 11213

FOR LEASE

640 SF PRIME CROWN HEIGHTS RETAIL/OFFICE

Between Michael Griffith Street & Dean Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

HIGHLIGHTS

- Excellent Street Frontage and Visibility
- High Pedestrian Traffic Area
- Close Proximity to Public Transit / Subway
- Steps From Major Subway or Bus Lines
- Dense Residential Population Nearby
- High Foot Traffic Location
- Walkable Area With Vibrant Street Life
- Vibrant Nightlife and Dining Scene Nearby
- Heavy Vehicle Traffic Area
- The Owner Would Sell for \$1.5M

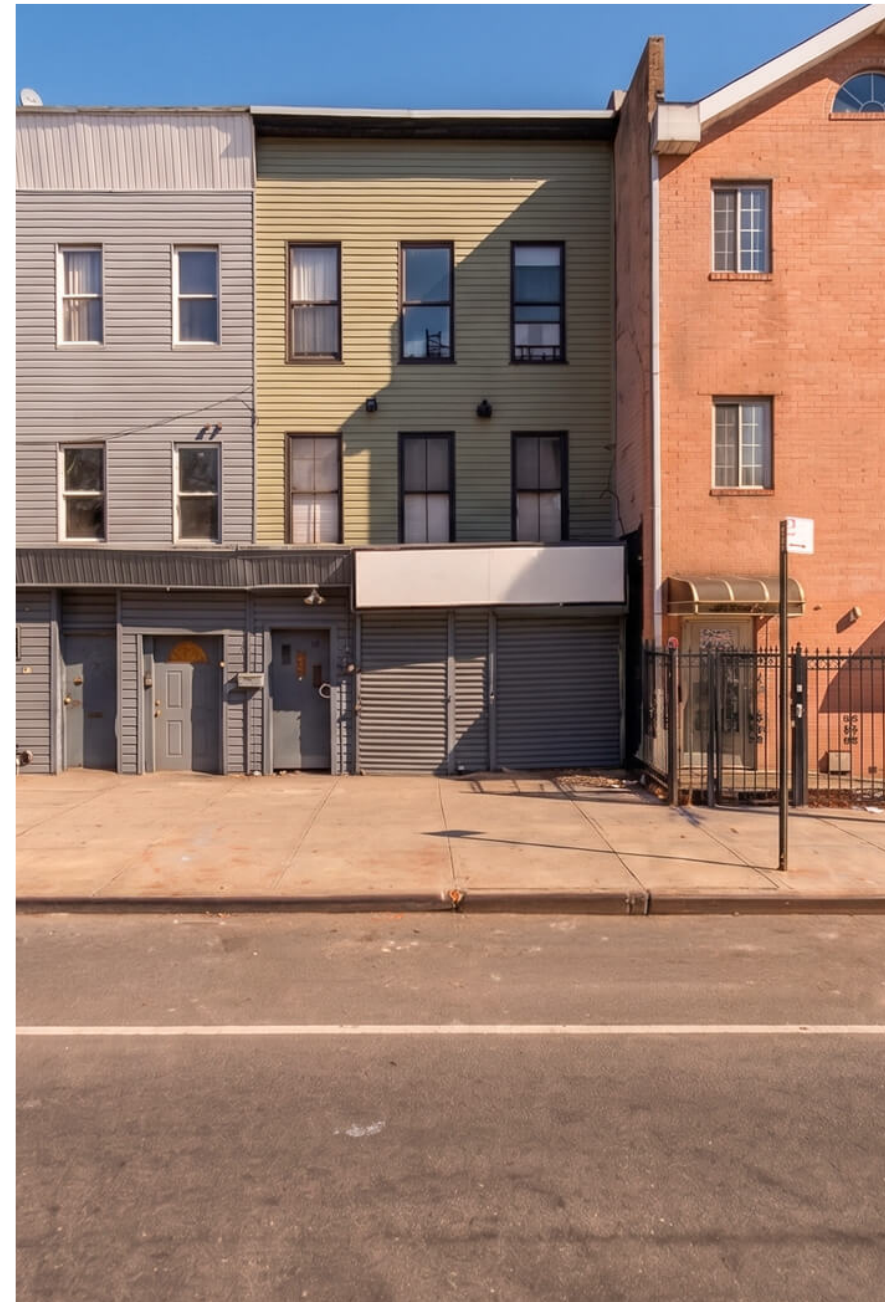
TRANSPORTATION

C **A** Trains at Utica Avenue

B46 **B15** **B65** **B46-SBS** **B25** Bus Lines

NEIGHBORS

Dollar Tree, AutoZone Auto Parts, InkAmbitions, Nationwide Auto & Truck Painting, Almah Cafe, Nelson Mandela High School, Atlantic Motor Inn, K455 Boys and Girls High School, The Brooklyn Green School, ET Air Solution Inc, Happy Cork, and more!



RETAIL MAP



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TSC.