

# 482

## UTICA AVENUE

EAST FLATBUSH, BROOKLYN

Corner of Utica Avenue & Maple Street

RETAIL/RESTAURANT FOR LEASE

### APPROXIMATE SIZE

4,200 SF

### ASKING RENT

\$12,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

100 FT Wraparound

### COMMENTS

- Former juice bar
- Full bar in place
- Multiple windows providing tons of natural light
- Space can be divided
- Billboard signage opportunity available
- Strong visible corner with heavy car traffic

### NEIGHBORS

KFC • Wendy's • White Castle • Family Dollar •  
Island Burger • Halal Live Poultry • Brooklyn Wing  
House • Utica Car Wash • Dub Citi Car Installation

### TRANSPORTATION

3 4 5

### NOAM AZIZ

Director  
212.468.5984  
naziz@meridiancapital.com

### NATHAN SHABOT

Associate  
212.468.5933  
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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



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INTERIOR

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