

2015 Demographics	1 mile	3 miles	5 miles
Total Population	92,003	847,350	2,074,214
Growth 2015-2020	3.07%	3.00%	3.77%
Growth 2010-2015	3.51%	3.36%	4.37%
Total Households	31,570	304,588	752,752,739
Average Household Income	\$84,709	\$67,036	\$65,843
Median Household Income	\$69,007	\$49,550	\$46,187
White Population	35.29%	37.20%	38.15%
Black Population	51.98%	46.88%	38.14%
Hispanic or Latino Population	9.51%	10.72%	16.76%
American Indian/Alaska Native	0.37%	0.35%	0.49%
Asian Population	5.82%	8.29%	12.62%
Other Pac. Isl.	0.03%	0.04%	0.05%
Some Other Race Alone	3.54%	4.65%	7.43%
Two or More Races	2.95%	2.60%	3.12%



2037 Utica Avenue

2037 Utica Avenue, Brooklyn, NY 11234



Property Highlights:

- Close access to Shore Parkway, Shore Pkwy/Belt Pkwy, Ocean Pkwy, Flatbush Ave & Kings Hwy
- Join Family Dollar & PEP Boys in dense Brooklyn neighborhood.
- Available:
 - 7,600 sf
 - 2,000 sf
 - Up to 10,000 contiguous sf with rear loading
- Features rare parking lot



Malachite Group LTD
Real Estate Investment & Management

48 E Old Country Rd., Suite 203
Mineola, New York 11501
Ph: 516-877-1677 / Fax: 516-877-1680
www.malachitegroup.com

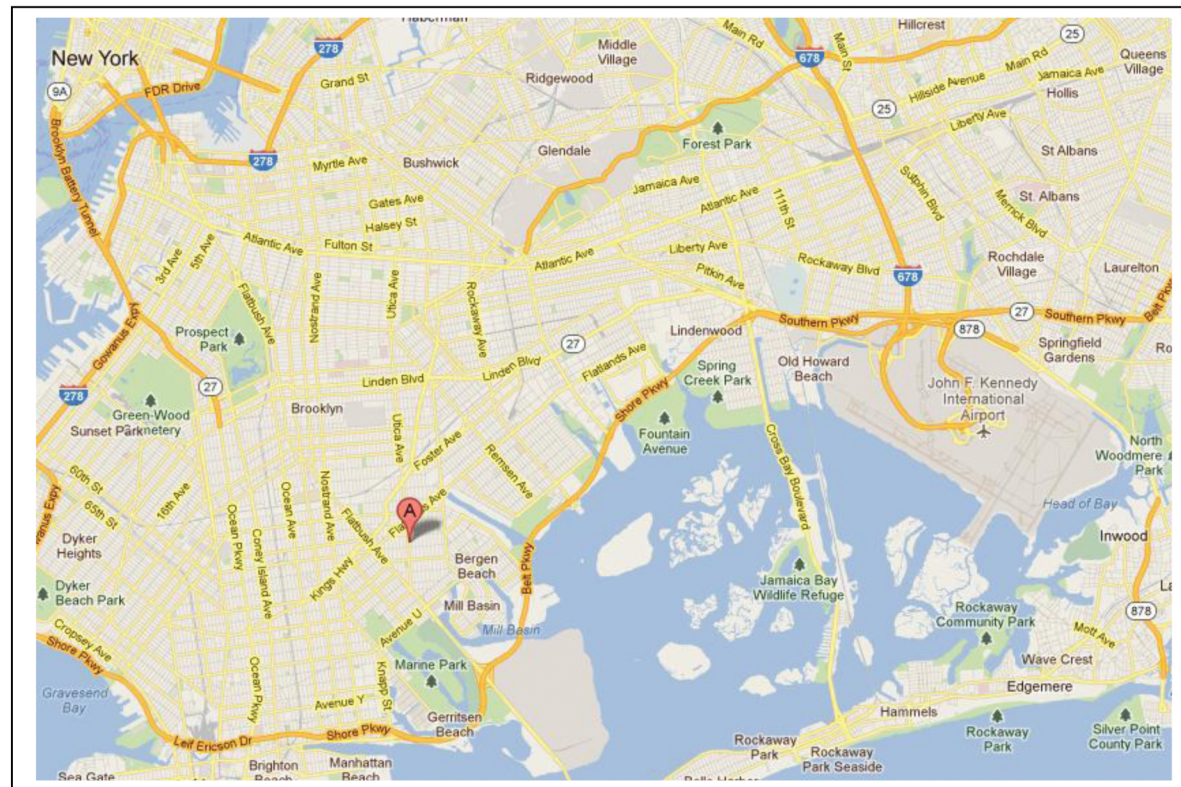
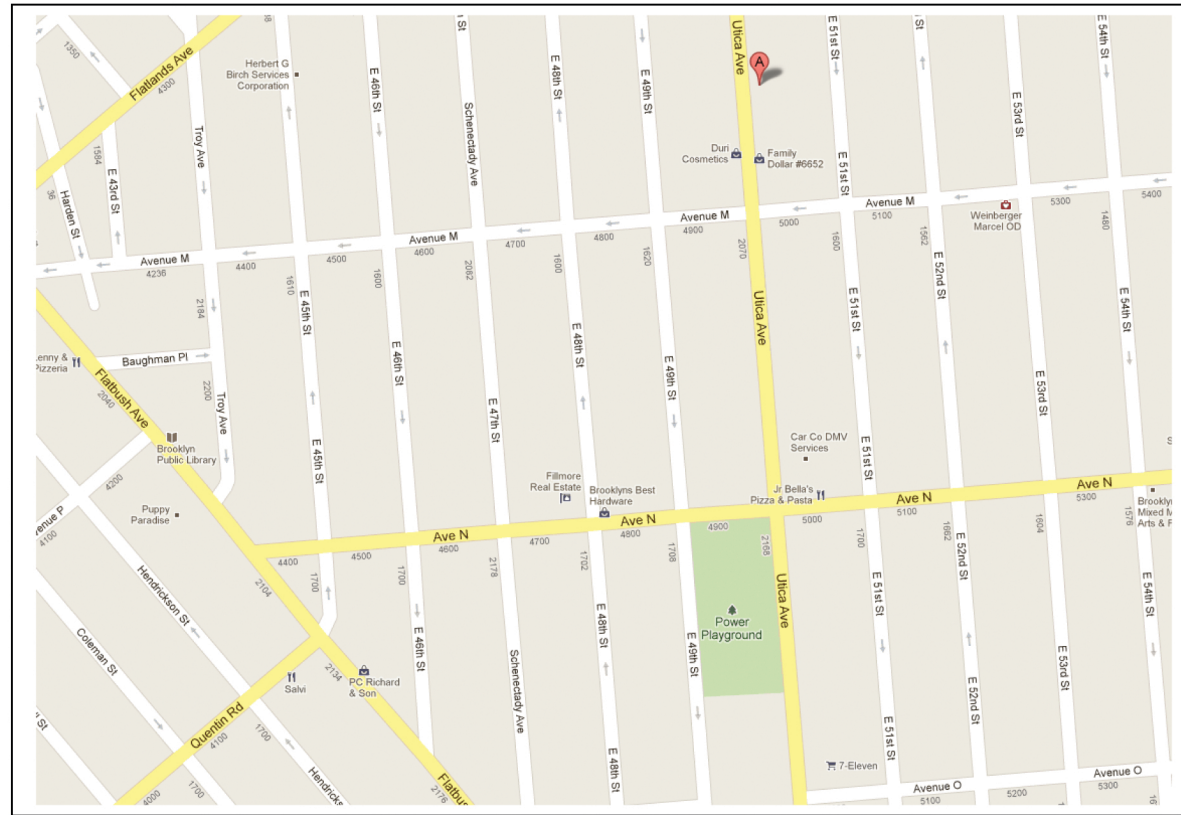
*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

Malachite Group LTD
Real Estate Investment & Management

48 E Old Country Road, Suite 203
Mineola, New York 11501
Ph: 516-877-1677 / Fx: 516-877-1680
www.malachitegroup.com

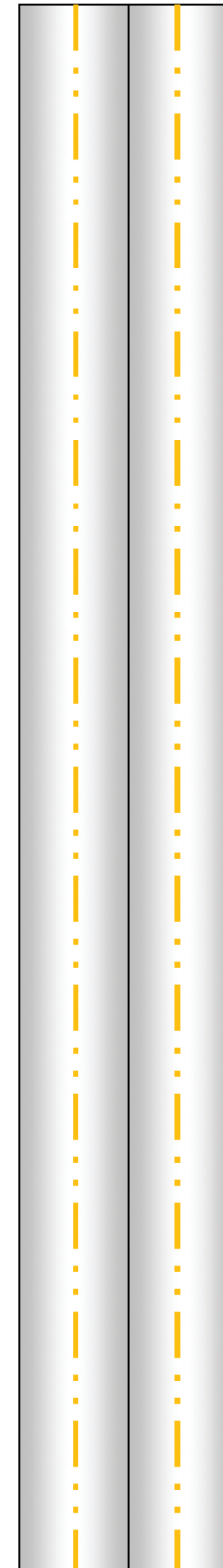
UTICA AVENUE

Maps



UTICA AVENUE

Site plan



Parking Lot

Loadings

7,600 sf Available

2,000 sf Available

Laundromat

Occupied

Occupied