



For Lease

RIPCO
RETAIL LEASING

736 Linden Boulevard

Northeast corner of Linden
Boulevard and Utica Avenue

East Flatbush
Brooklyn, NY

**2,300 SF Ground Floor with
Drive-Thru**

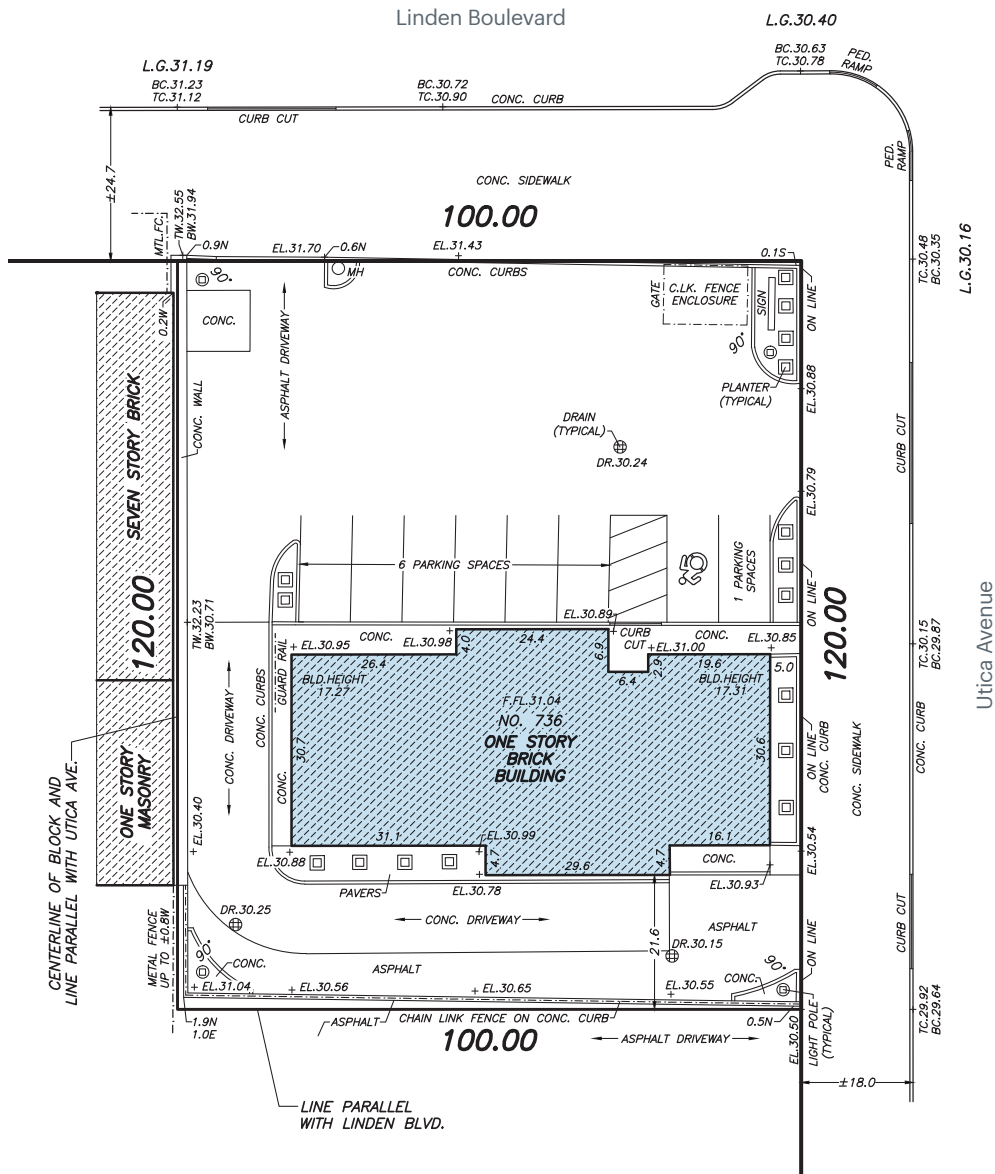
Second generation restaurant located at a corner
signalized intersection

Contact Exclusive Agent

Jack Chera
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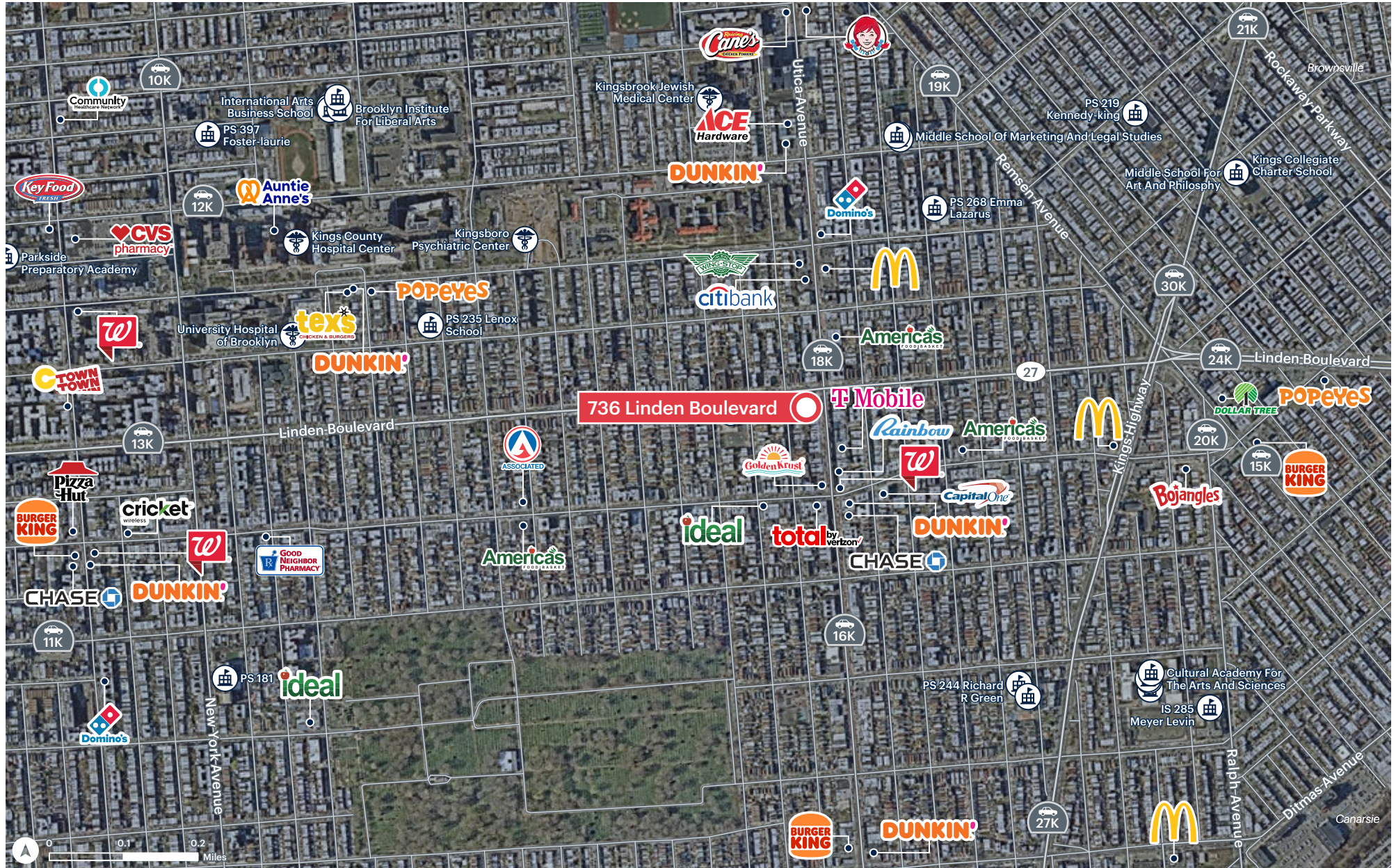
Sol Dweck
SD@encorenyc.com | 917.903.1738

Space Details

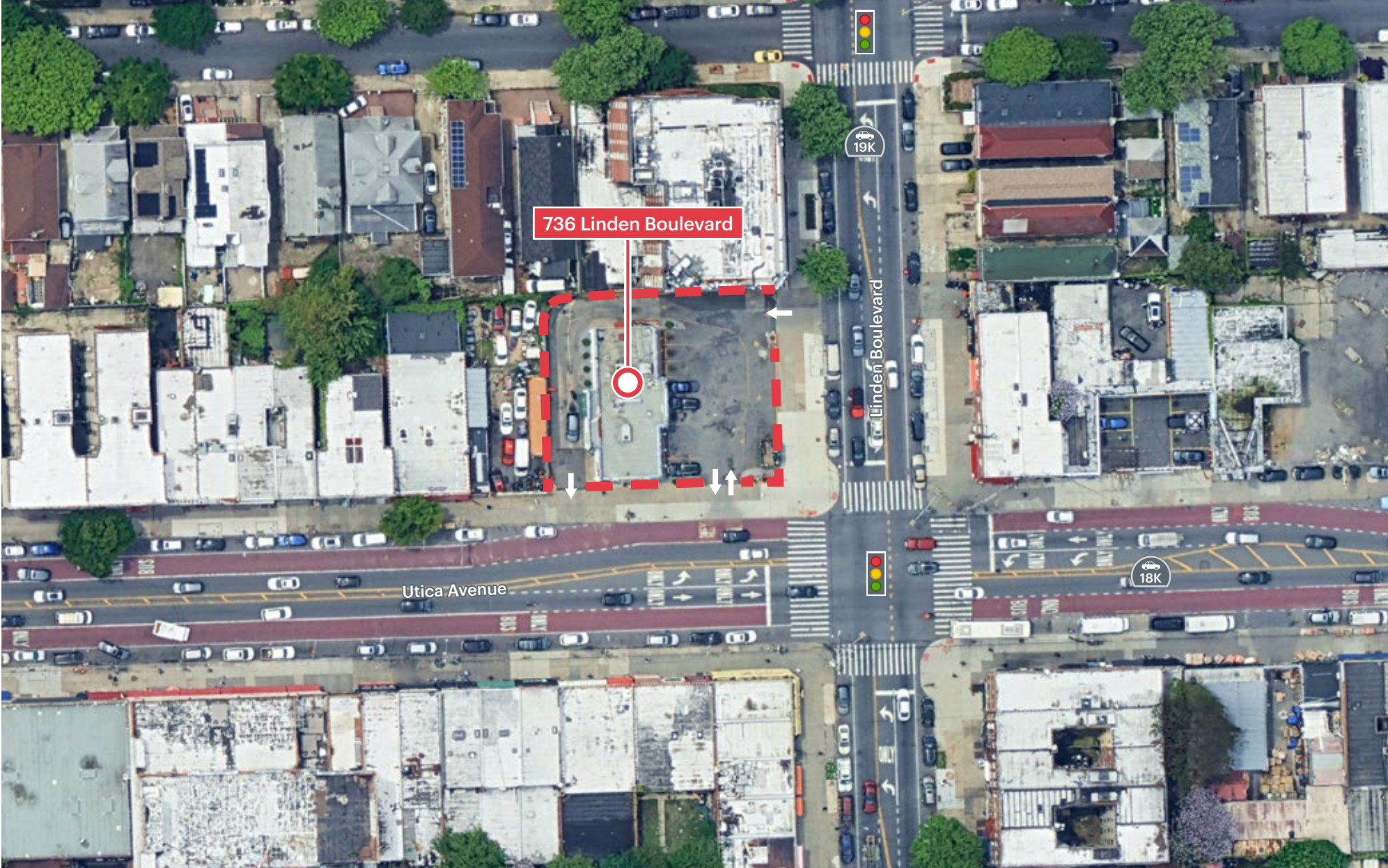


Location	Northeast corner of Linden Boulevard and Utica Avenue
Size	2,300 SF - Ground Floor
Frontage	120 FT on Utica Avenue 100 FT on Linden Boulevard
Rent	Upon request
Taxes	\$77,000.00
Possession	TBD
Term	Negotiable
Neighbors	Walgreens, T-Mobile, United States Post Office, H&R Block, BJ's Gas, Rainbow, Golden Krust & much more
Comments	12,000 SF Lot. Located at a signalized intersection. Curb cuts on Utica Avenue and Linden Boulevard. Drive-thru in place. On-site parking. Pylon signage available. 37,000 cars pass this site daily (19,000 vpd on Linden Boulevard and 18,000 vpd on Utica Avenue) B 46 Bus stop in front of site on Utica Avenue

Market Aerial

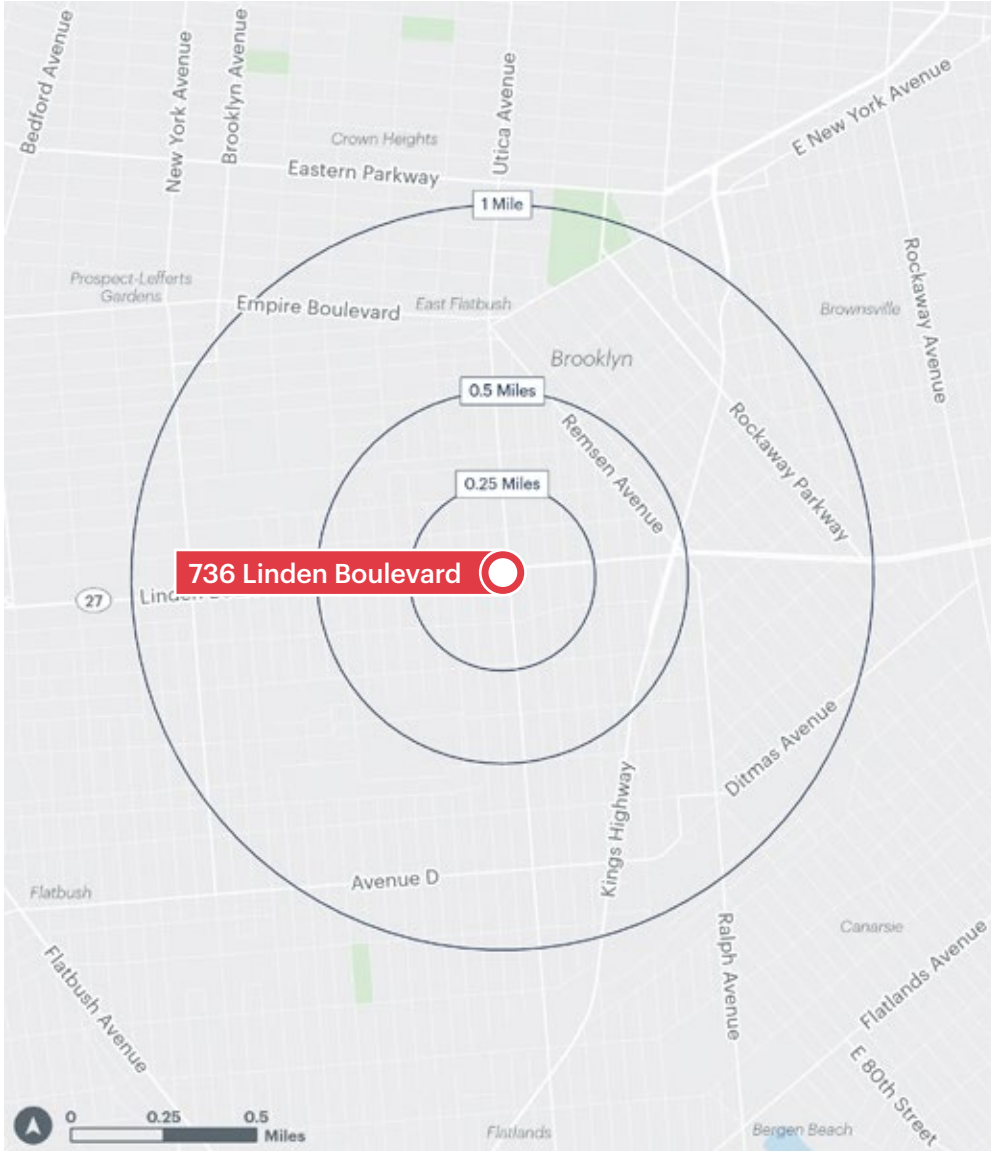


Close Up Aerial



Area Demographics

2025 ESRI Summary Report



	0.25 mile	0.5 mile	1 mile
Total Population	10,432	35,889	144,334
Total Households	3,783	12,607	53,024
Average Household Income	\$88,158	\$94,386	\$89,026
Median Household Income	\$62,421	\$68,080	\$64,880
% Population with Bachelors +	23.71%	24.51%	27.44%
Daytime Population	7,824	30,396	133,471
Total Daytime Employees	2,380	11,872	55,152
Total Businesses	323	718	2,882