



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

500 SF | 173 Malcolm X Blvd | Retail Space w/ Basement for Lease

173 Malcolm X Boulevard, Brooklyn, NY 11221

Shlomi Bagdadi
718.437.6100
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Moshe Akiva
718.437.6100 x116
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	500 SF
Building Size:	2,700 SF
Lot Size:	1,500 SF
Zoning:	R6A

LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Monroe St & Madison St near the Kosciuszko St subway station.

Nearest Transit: J train at Kosciuszko St and the B46 bus line.

Nearby tenants include Key Foodm Passionfruit Coffee, Chez Alex, Walgreens, Therapy Wine Bar 2.0, Natural Bled, Trad Room, LunAtico, Cheri's Bedstuy, MAMA FOX, Saraghina Pizzeria, Chez Oskar, & more!

PROPERTY HIGHLIGHTS

- Glass storefront
- Basement
- Renovated

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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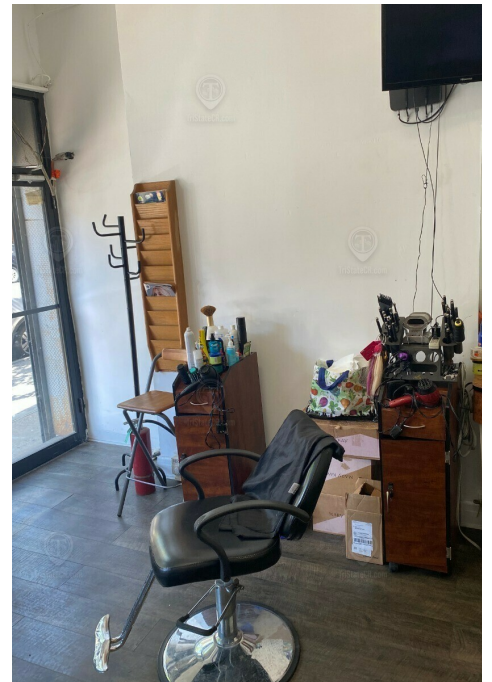
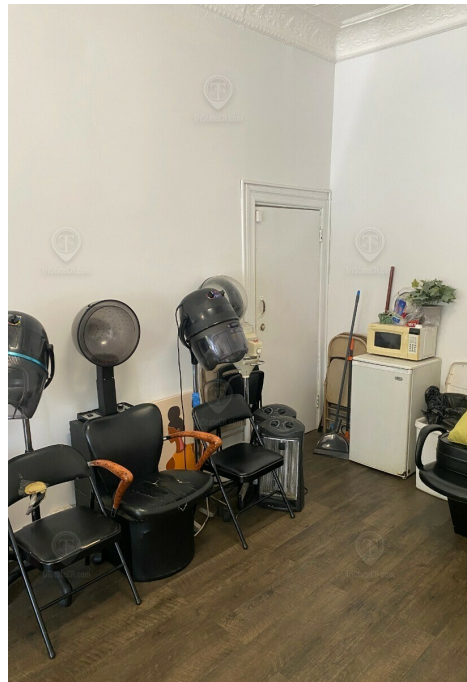
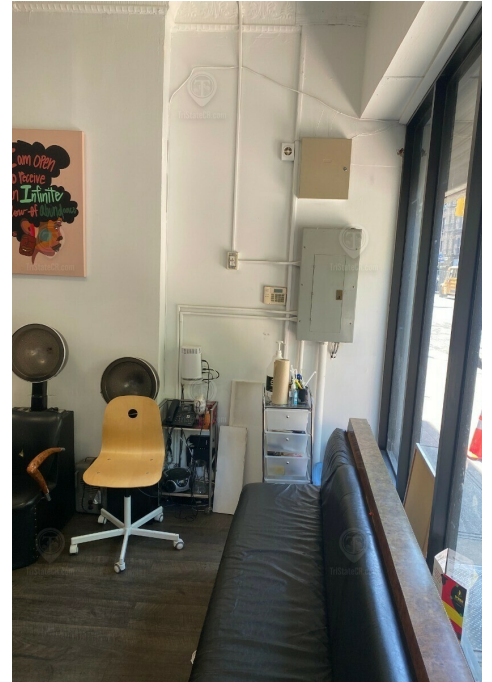
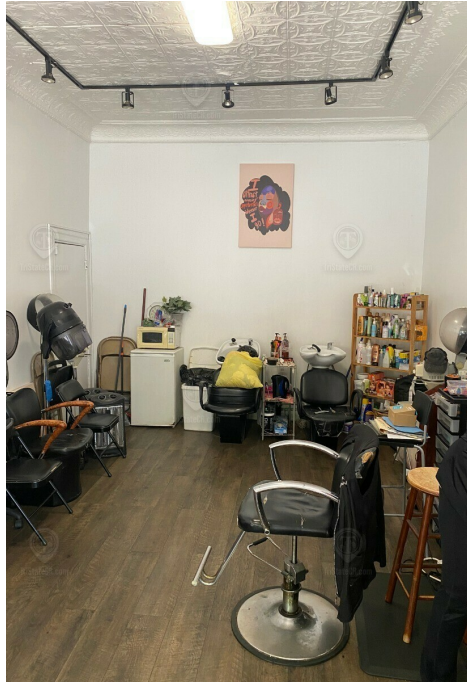
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Additional Photos



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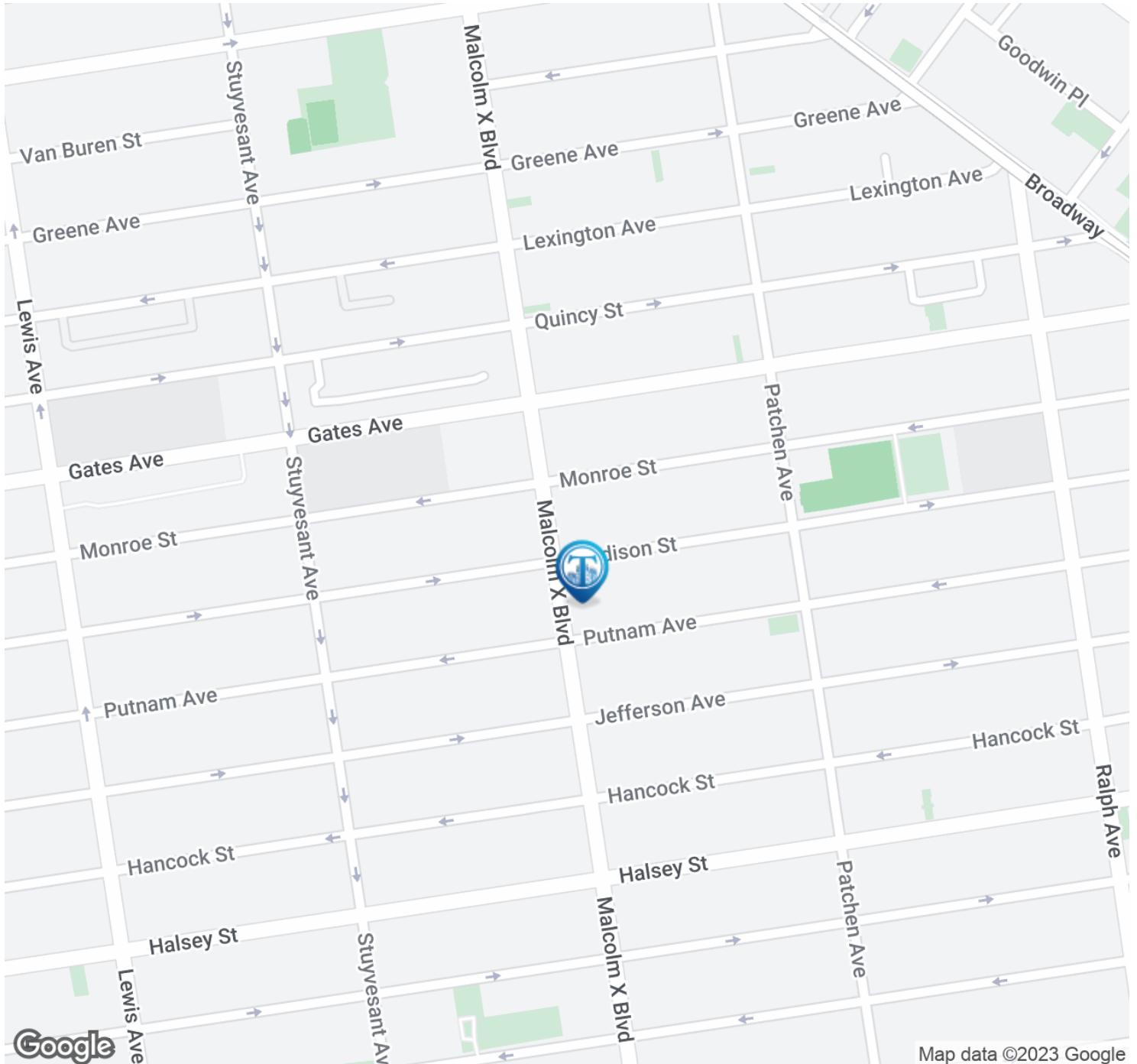
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Location Map



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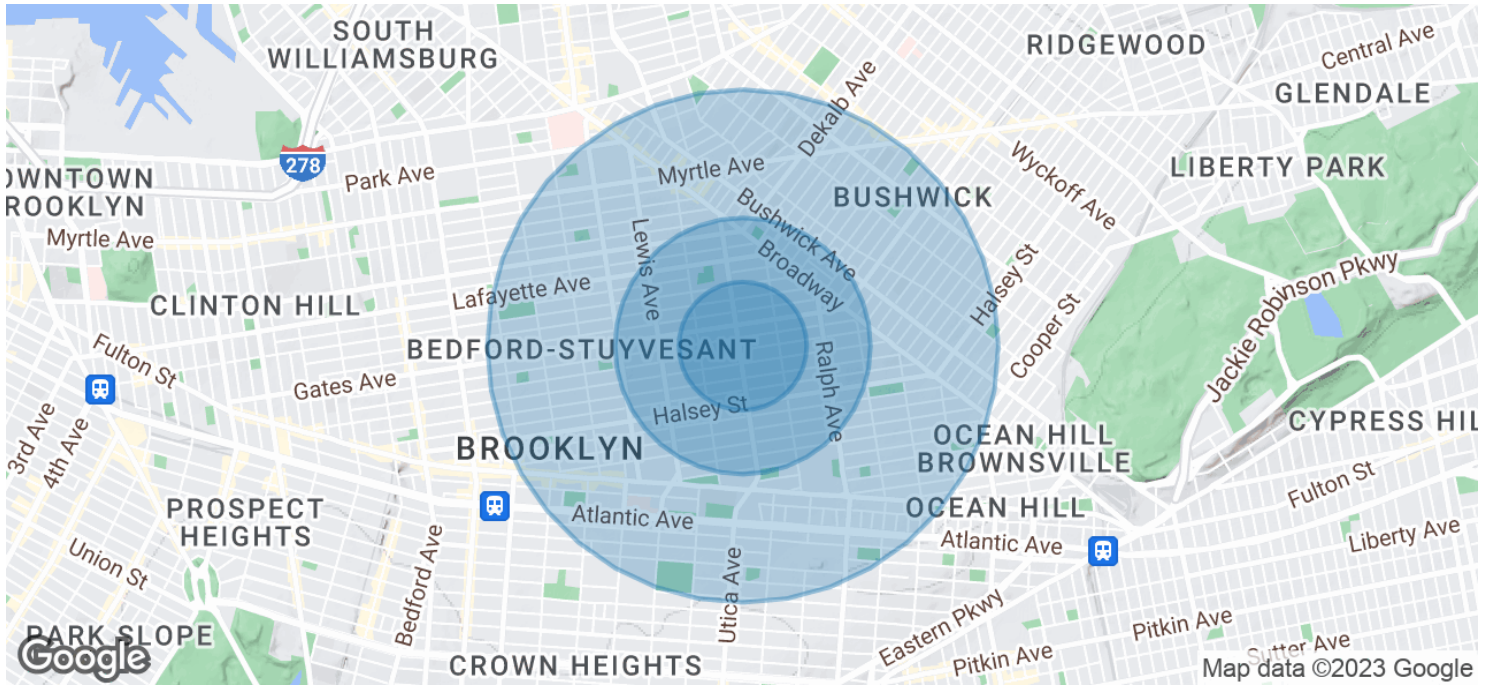
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,962	47,646	186,521
Average Age	35.4	34.8	34.0
Average Age (Male)	33.6	33.6	32.3
Average Age (Female)	37.4	35.8	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,146	20,663	79,923
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$86,769	\$93,274	\$79,435
Average House Value	\$1,016,667	\$995,365	\$742,798

* Demographic data derived from 2020 ACS - US Census

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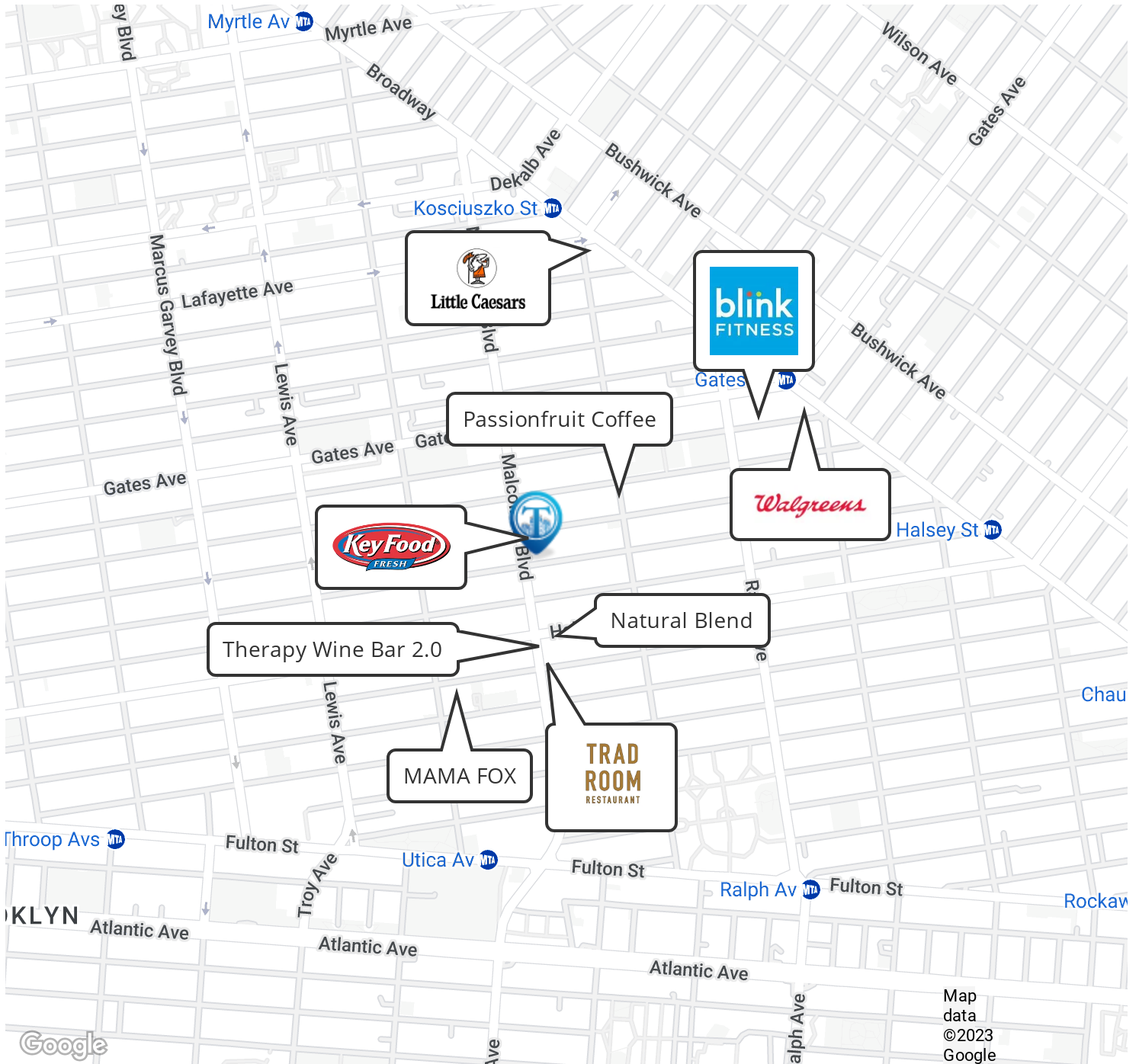
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Retailer Map



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