



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Vanilla Box Retail Space For Lease

1,500 SF

253 Malcolm X Boulevard • Brooklyn • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Mendel Sears**  
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mendel.s@tristatecr.com



## Location Overview

Located in the neighborhood Bed-Stuy of Brooklyn between Halsey St & Macon St near the Utica Ave subway station.

Nearest Transit: C & A trains at Utica Ave and the B46, B26, B25, B52, B46-SBS, B15, & B47 bus lines.

Nearby tenants include Waffle House, Key Food, CrossFit, Golden Krust, Caribbean Bakery, Compare Foods, Bravo, Blink Fitness, Bank of America, Flagstar, Foodtown, Trad Room, Z&E wines and spirits, Mac Shack, Metro by T-Mobile, Mama Kitchen NY, C&C Laundry and Cleaner 1803 Fulton, Global Wealth Clothing INC., Filly Luv - The Best Fried Chicken Sandwich and Boba Tea, and more!

## Main Highlights

- ▶ Delivered renovated
- ▶ Vanilla box
- ▶ Glass storefront
- ▶ Central Air
- ▶ New Lighting
- ▶ New Bathrooms
- ▶ Updated electric



**4,125 SF**

Total Building Size



**1,762 SF**

Lot Size



**R6A**

Zoning

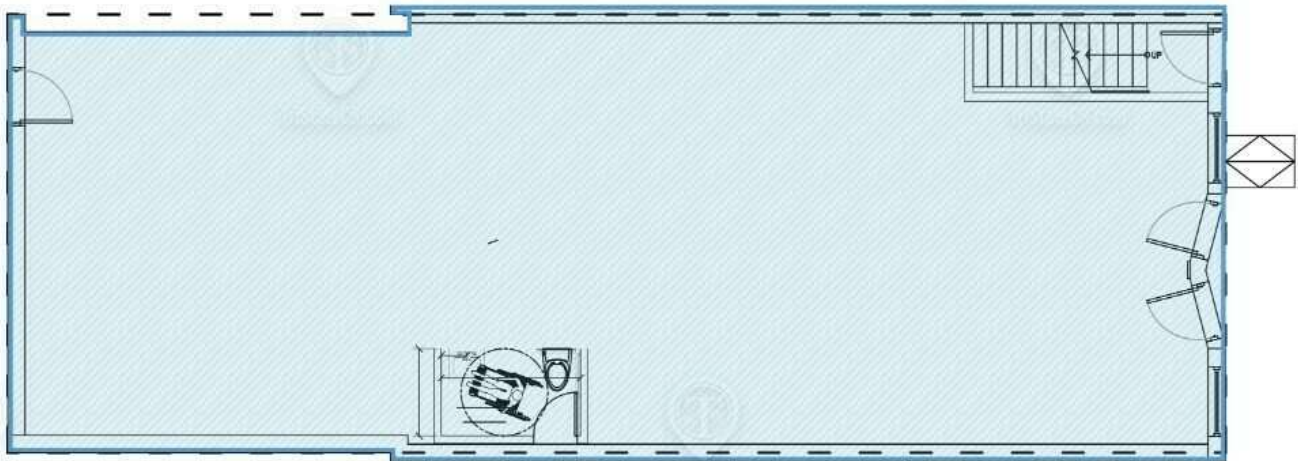
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## 253 MALCOLM X BOULEVARD

TOTAL AVAILABLE SPACE: 1,500 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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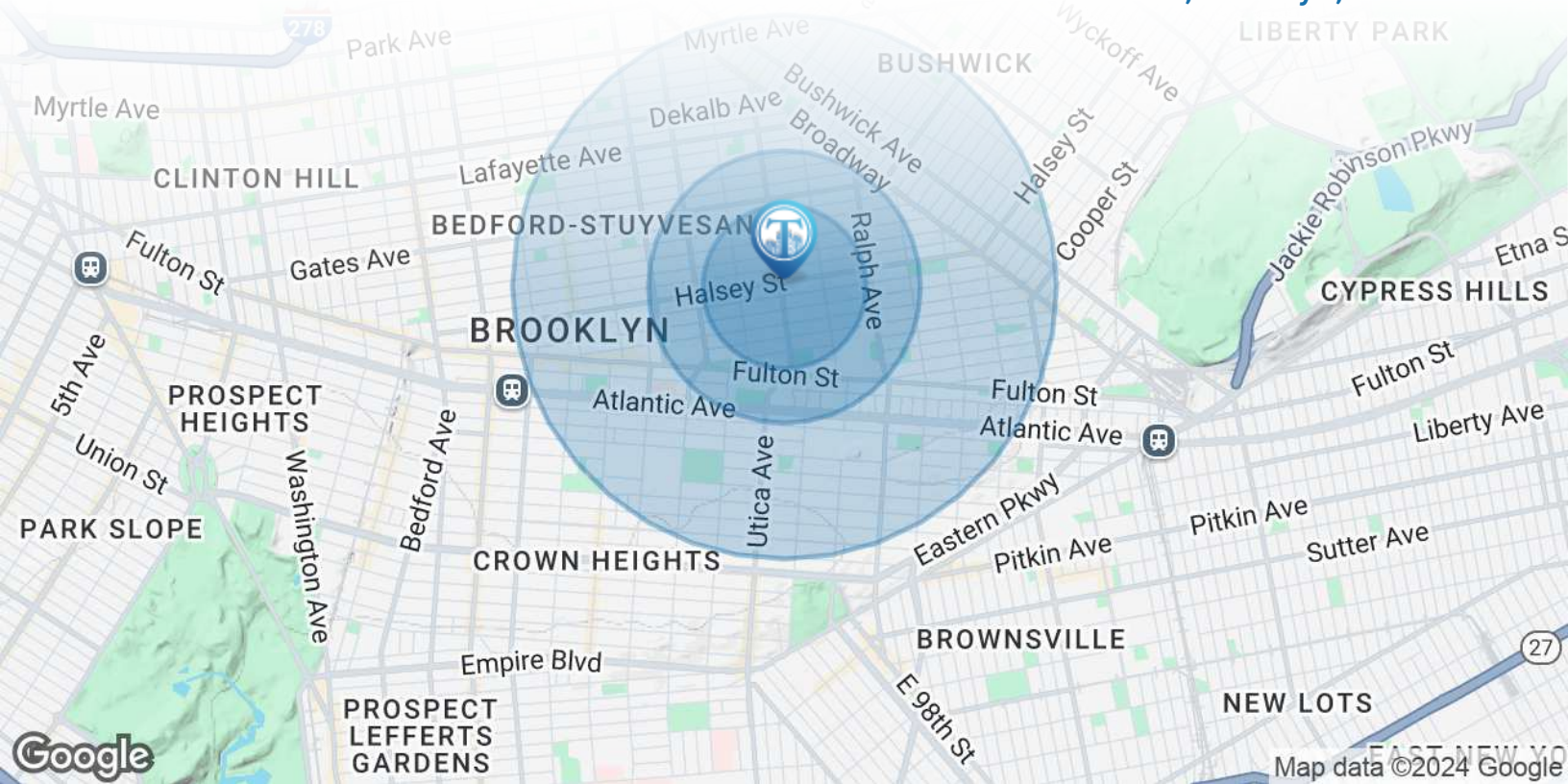
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# Area Demographics

253 Malcolm X Boulevard, Brooklyn, NY 11233



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,260	42,097	177,182
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,671	17,030	69,831
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$131,329	\$113,525	\$98,399
Average House Value	\$1,487,895	\$1,396,105	\$1,199,138



**177,182**

People within 1 Mile



**\$98,399**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK