



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Prime Location Retail Space for Lease

600 SF

255 Malcolm X Boulevard • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Robert Mitchell**  
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## Location Overview

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

Nearest Transit: A & C trains at Utica Ave and the B46, & B26 bus lines.

Nearby tenants include Trad Room, MAMA FOX, Natural Blend, Filly Luv, Turtles All The Way Down, Cher's, Therapy Wine Bar, Chez Oskar, Nana Ramen, Vibez Training, Peri Peri Grill House, Therapy Wine Bar 2.0, Peaches, Saraghina Pizzeria, LunAtico, and more!

## Main Highlights

- ▶ Amazing location surrounded by local tenants
- ▶ High foot traffic
- ▶ Glass frontage



**6,760 SF**

Total Building Size



**3,215 SF**

Lot Size

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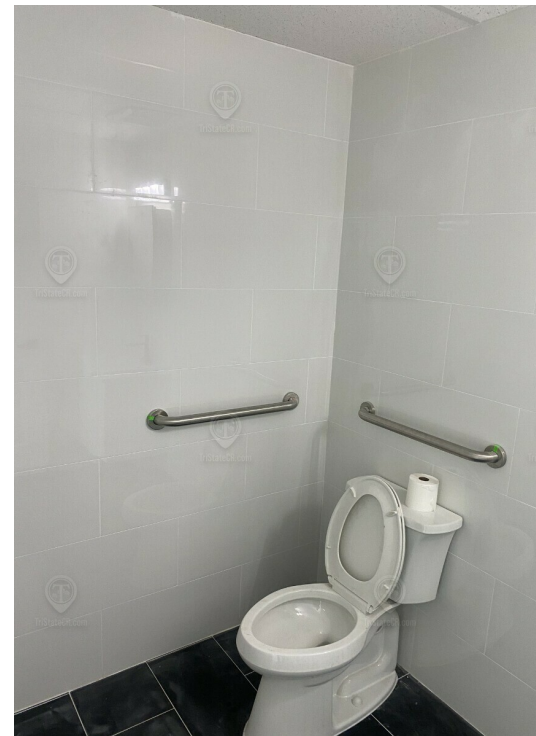
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# Retailer Map

255 Malcolm X Boulevard, Brooklyn, NY 11233



Map  
data  
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Google

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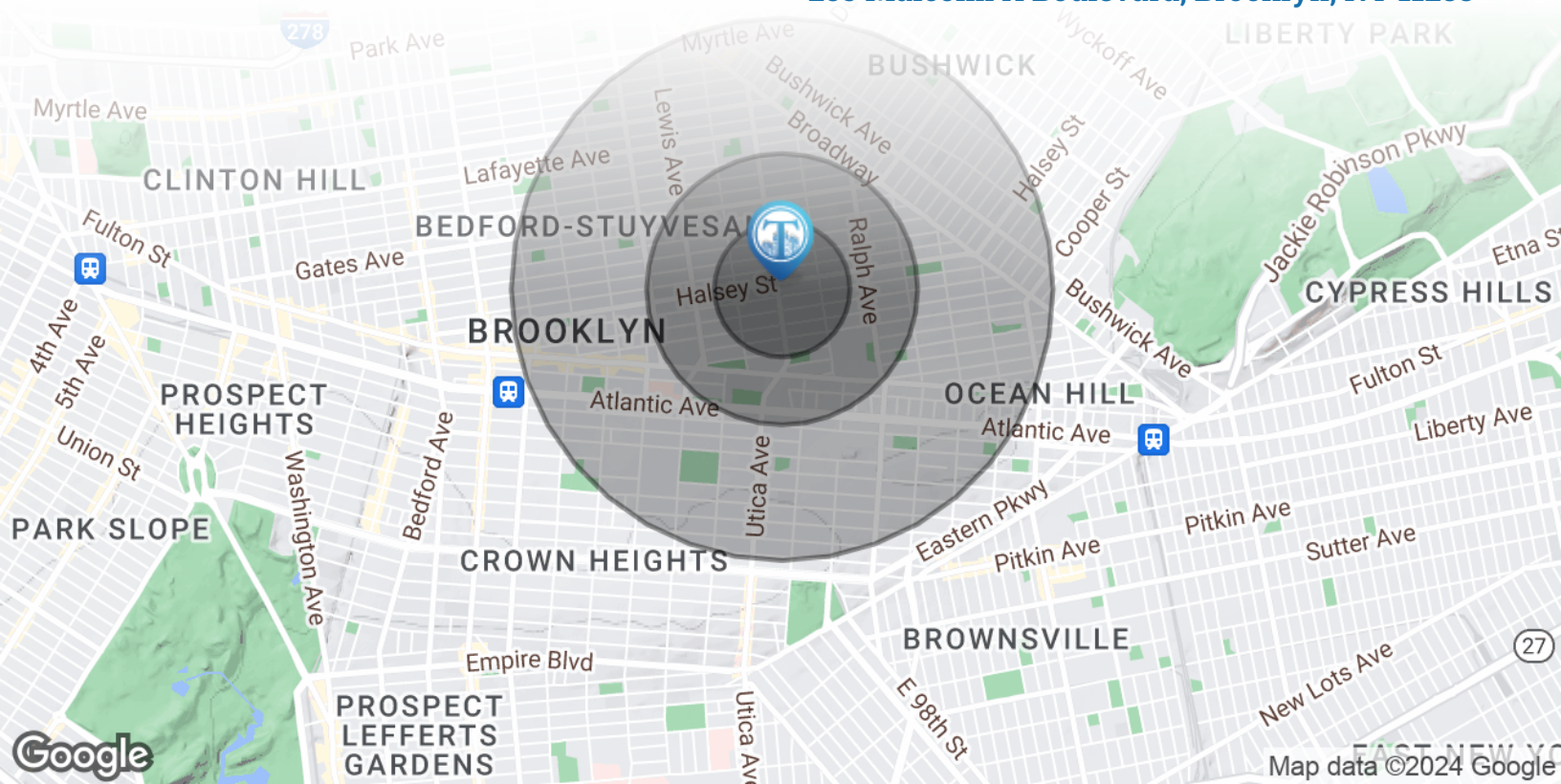




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# Area Demographics

255 Malcolm X Boulevard, Brooklyn, NY 11233



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	12,235	46,062	187,651
Average Age	35.7	36.1	34.5
Average Age (Male)	34.5	34.6	32.6
Average Age (Female)	35.6	37.5	36.4



**187,651**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	5,284	19,984	81,613
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$98,637	\$92,394	\$77,126
Average House Value	\$1,218,988	\$953,441	\$784,538



**\$77,126**

Avg Household Income

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