



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 3,800 SF | 2600 Frederick Douglass Blvd | Newly Finished Corner Retail Space

3,800 SF

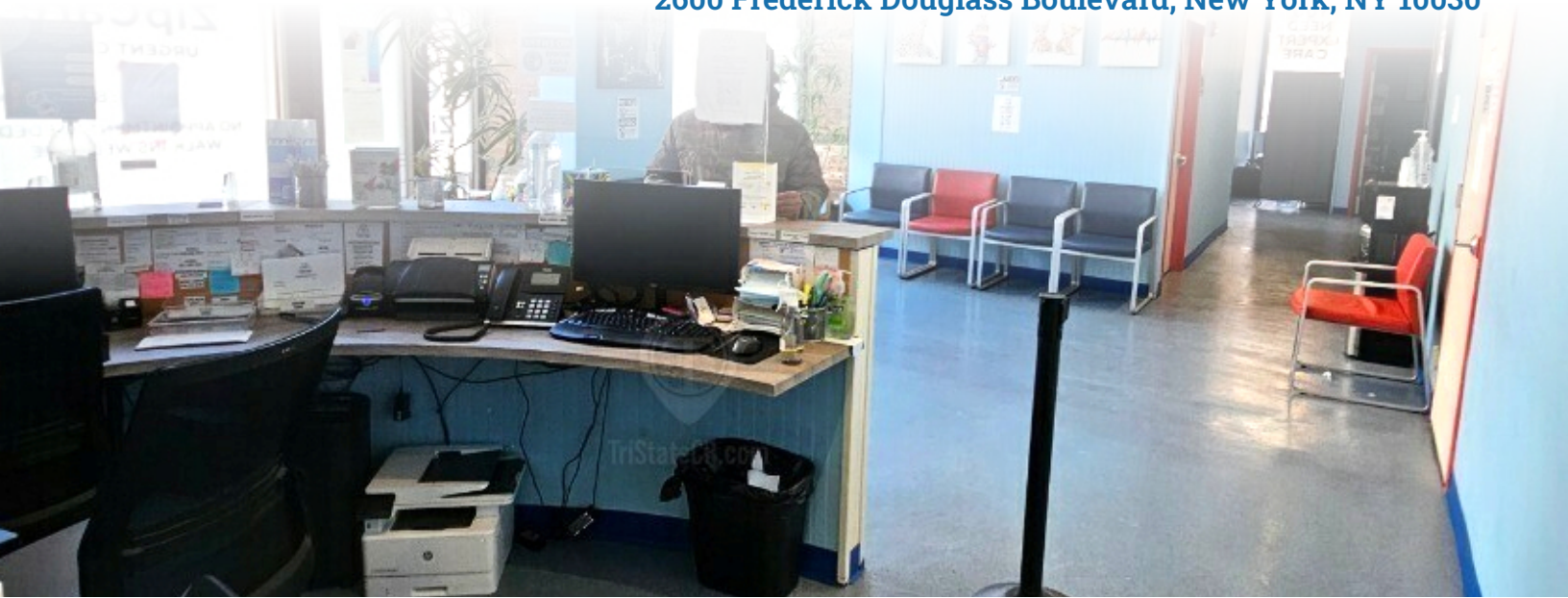
2600 Frederick Douglass Boulevard • New York • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Dov Bleich**  
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## Location Overview

Located on a prime corner in the Striver's Row neighborhood of Manhattan between W 138th St & W 139th St near the 135th St subway station.

Nearest Transit: A, B, & C trains at 135th St and the M10 bus line.

Nearby tenants include Duane Reade, Harlem Biscuit Company, Popeyes, McDonald's, Harlem Chocolate Factory, Chase Bank, SluttyVegan, Key Food Supermarkets, The Edge, Manhattanville Coffee, Reverence, Harlem Nights, Ponty Bistro, and more!

## Main Highlights

- ▶ 3,000 SF on the ground floor
- ▶ 800 SF legal DOB mezzanine
- ▶ Basement available
- ▶ Newly finished corner space
- ▶ Captivating historic landmark building
- ▶ 80 feet of wrap-around glass frontage
- ▶ Custom high-glass panels
- ▶ 15 ft ceilings
- ▶ Maximum sunlight
- ▶ Kitchenette
- ▶ Multiple bathrooms
- ▶ Modern feel



**13,828 SF**

Total Building Size



**4,147 SF**

Lot Size

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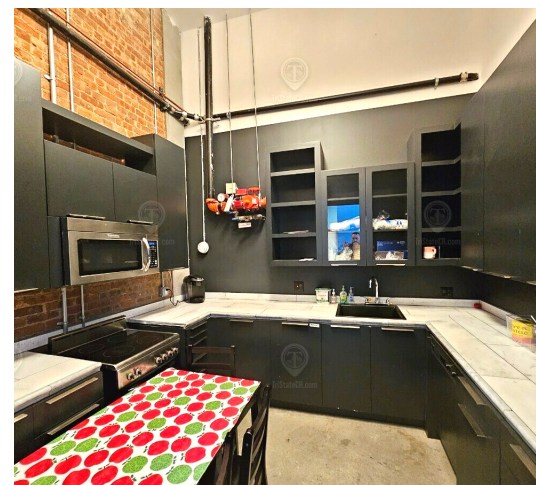
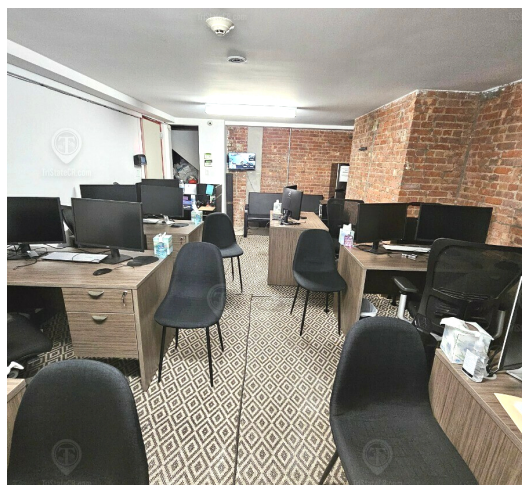
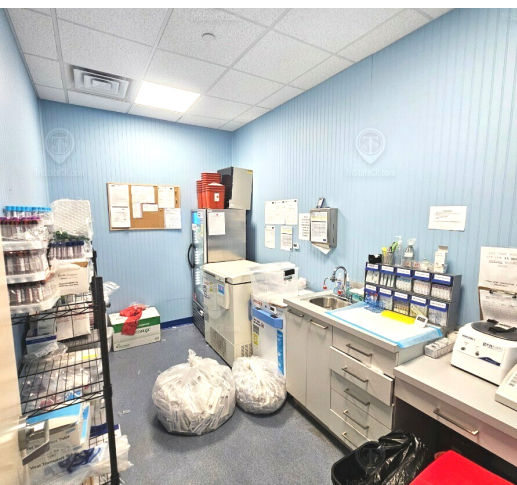
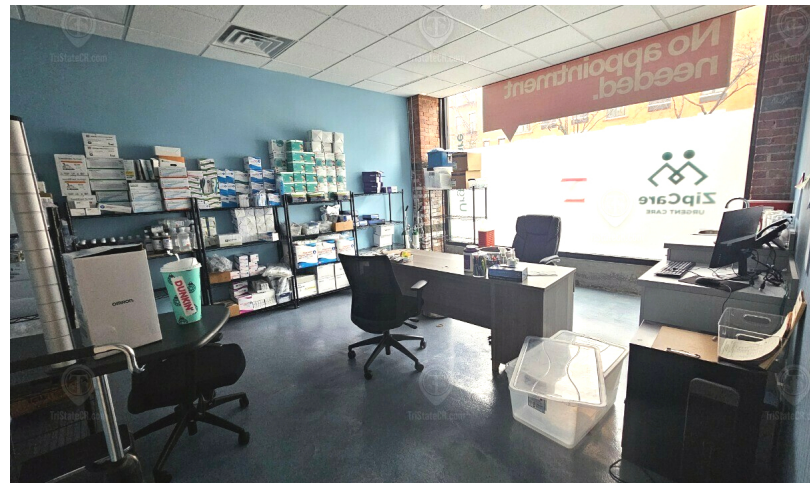
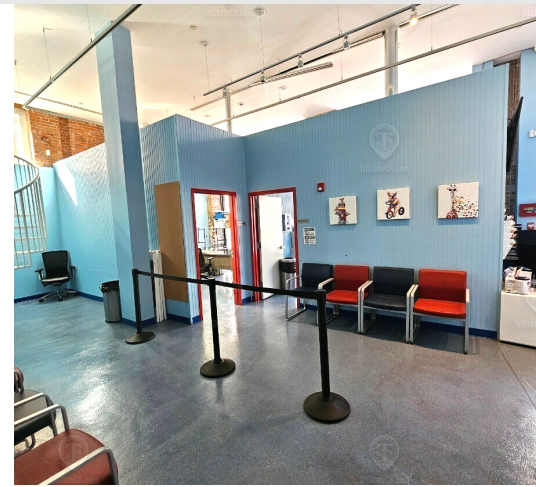
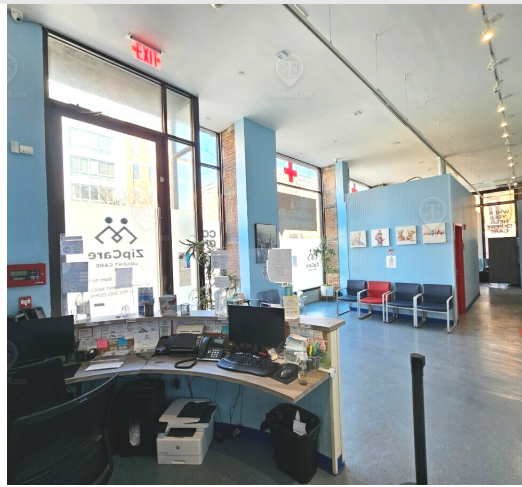
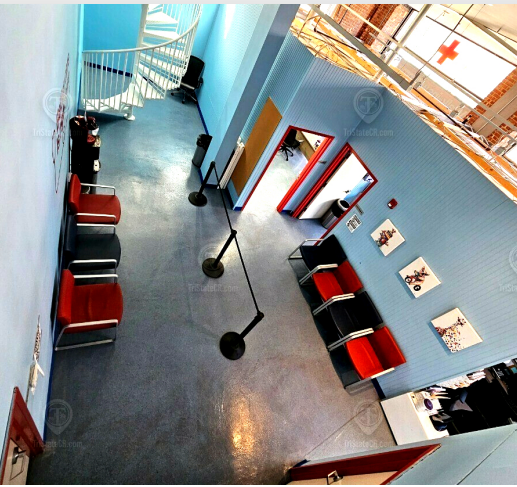
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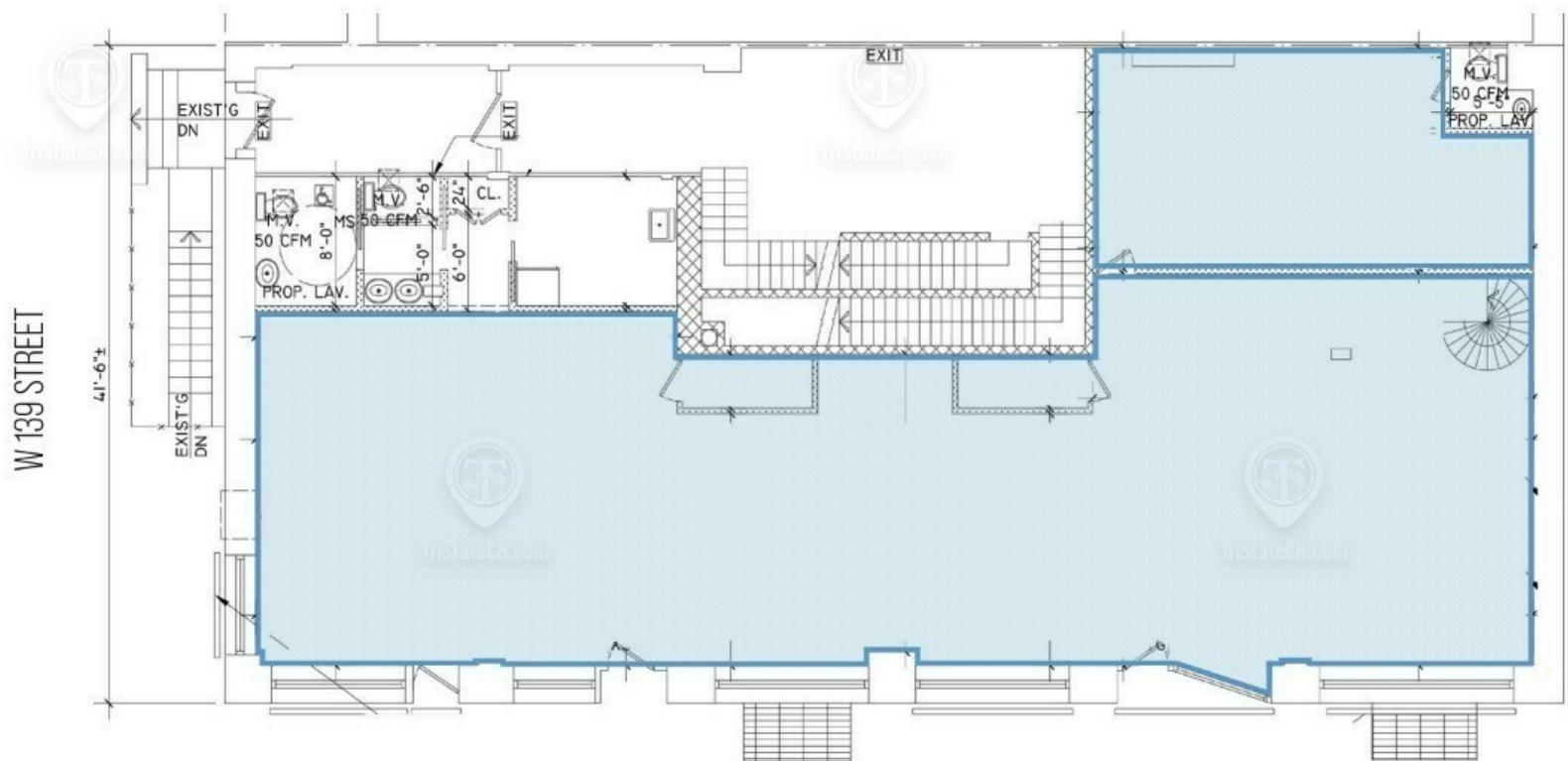




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# Floor Plans

2600 Frederick Douglass Boulevard, New York, NY 10030



FREDRICK DOUGLASS BOULEVARD

2600 FREDRICK DOUGLASS BOULEVARD

TOTAL AVAILABLE SPACE: 3,800 SF

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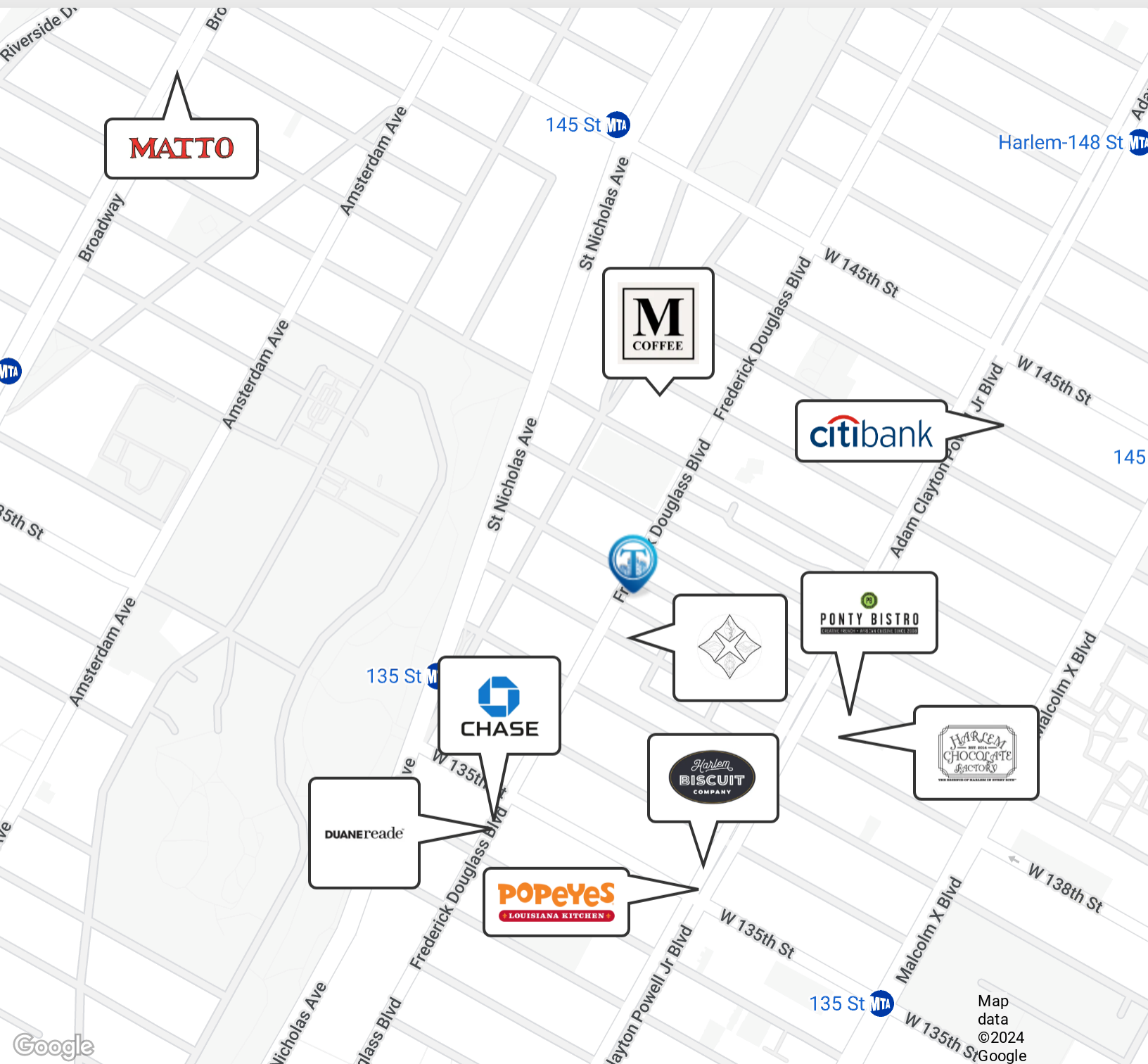




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# Retailer Map

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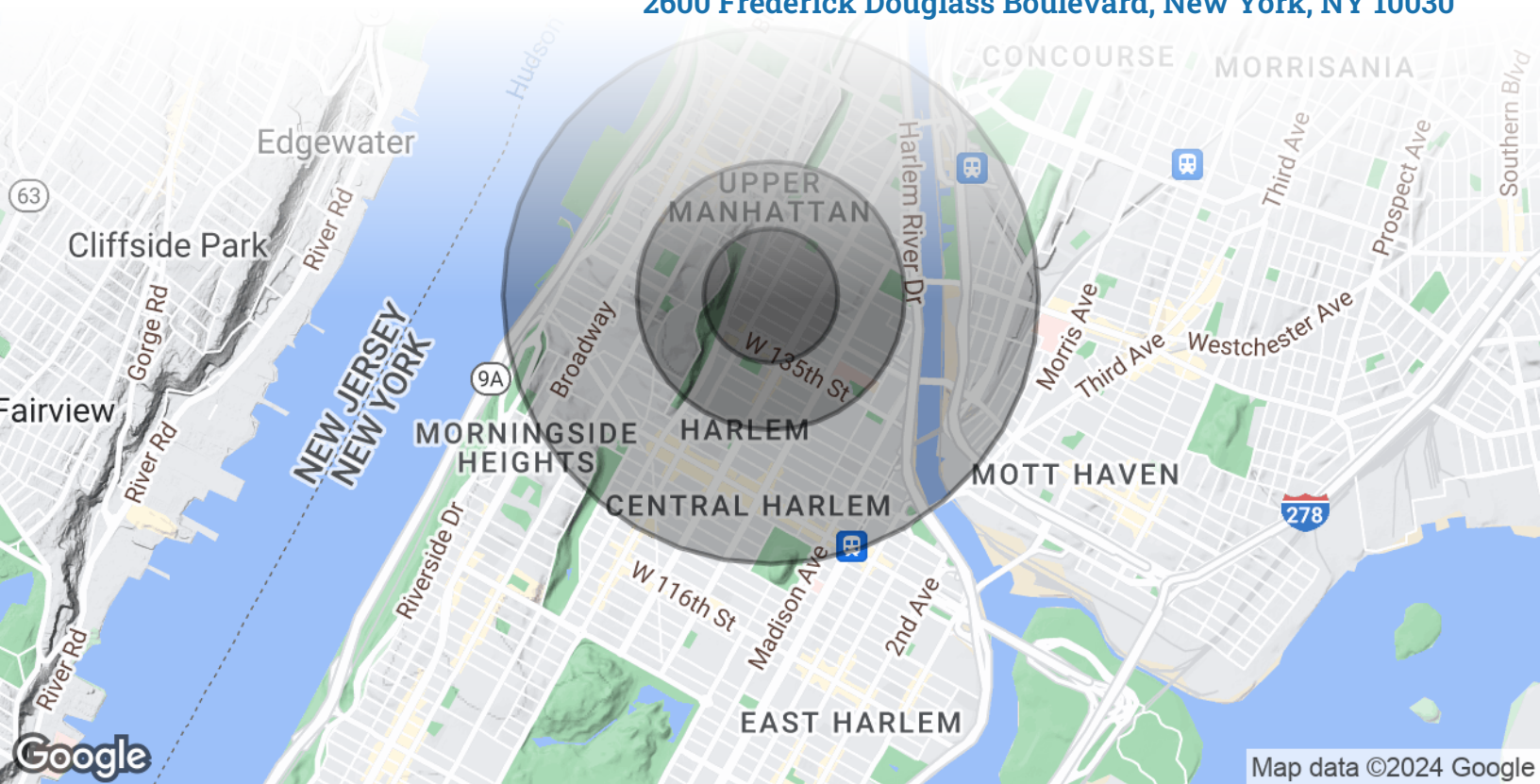




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# Area Demographics

2600 Frederick Douglass Boulevard, New York, NY 10030



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 16,373 | 70,338 | 205,473 |
| Average Age          | 38.0   | 36.4   | 35.8    |
| Average Age (Male)   | 36.0   | 33.9   | 33.8    |
| Average Age (Female) | 39.2   | 37.7   | 37.6    |



**205,473**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,658     | 32,026    | 90,547    |
| # of Persons per HH | 2.1       | 2.2       | 2.3       |
| Average HH Income   | \$83,641  | \$72,696  | \$71,962  |
| Average House Value | \$319,127 | \$294,885 | \$303,002 |



**\$71,962**

Avg Household Income

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