



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space w/ Basement for Lease

500 SF

173 Malcolm X Boulevard • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
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# Property Summary

173 Malcolm X Boulevard, Brooklyn, NY 11221



## 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!

## Main Highlights

- ▶ Glass storefront
- ▶ Basement
- ▶ Renovated



**2,700 SF**

Total Building Size



**1,500 SF**

Lot Size



**R6A**

Zoning

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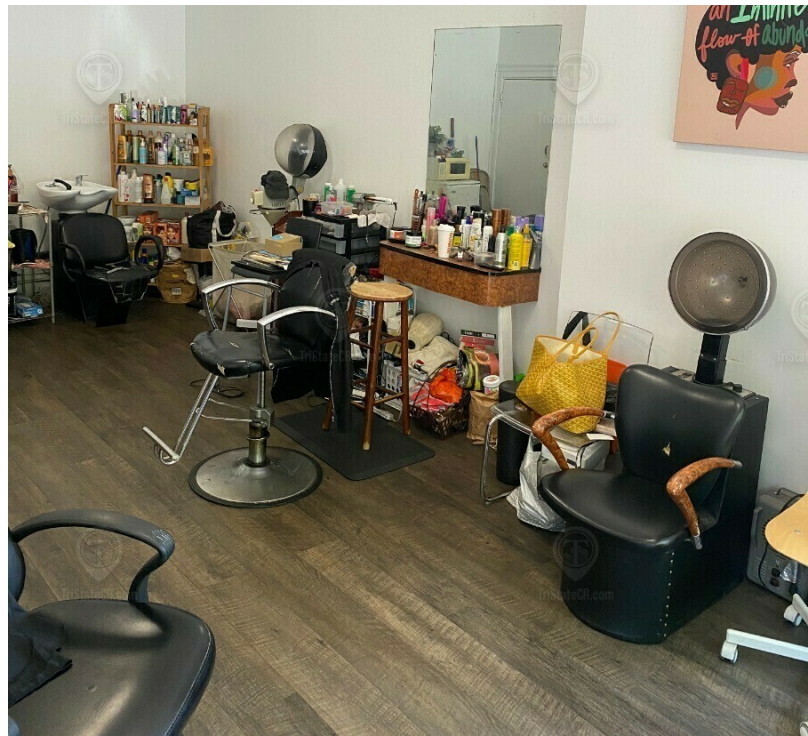
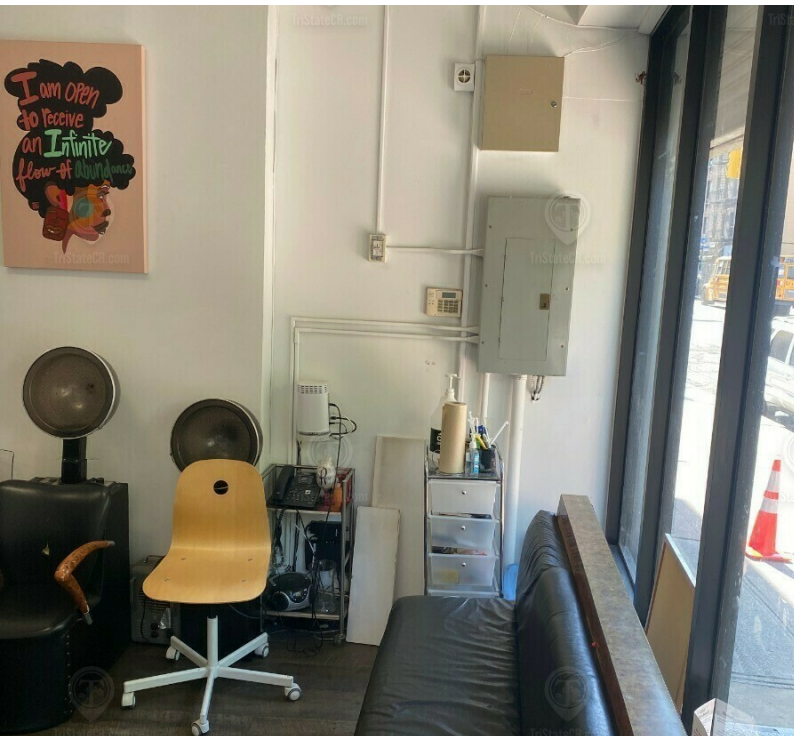
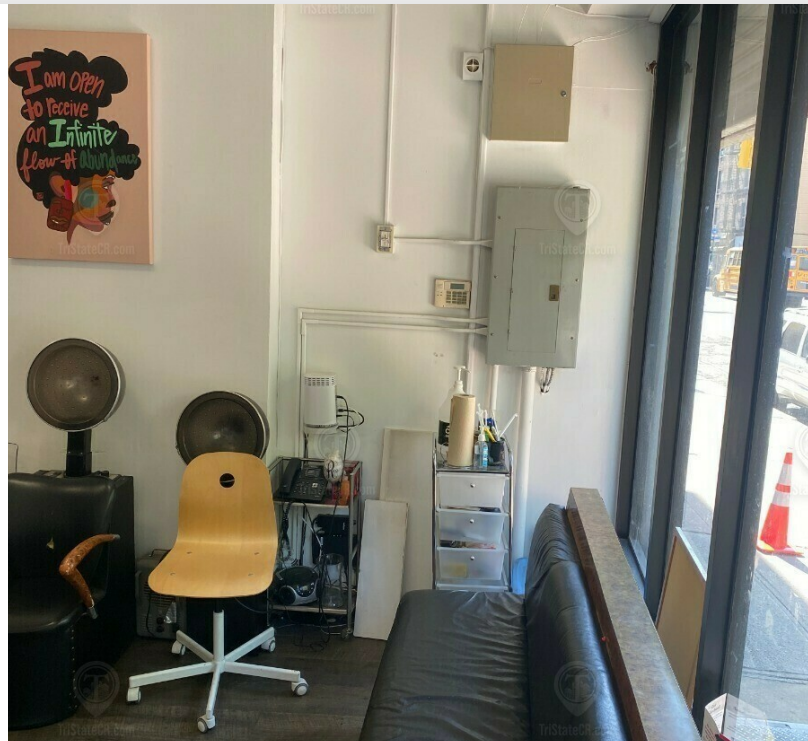
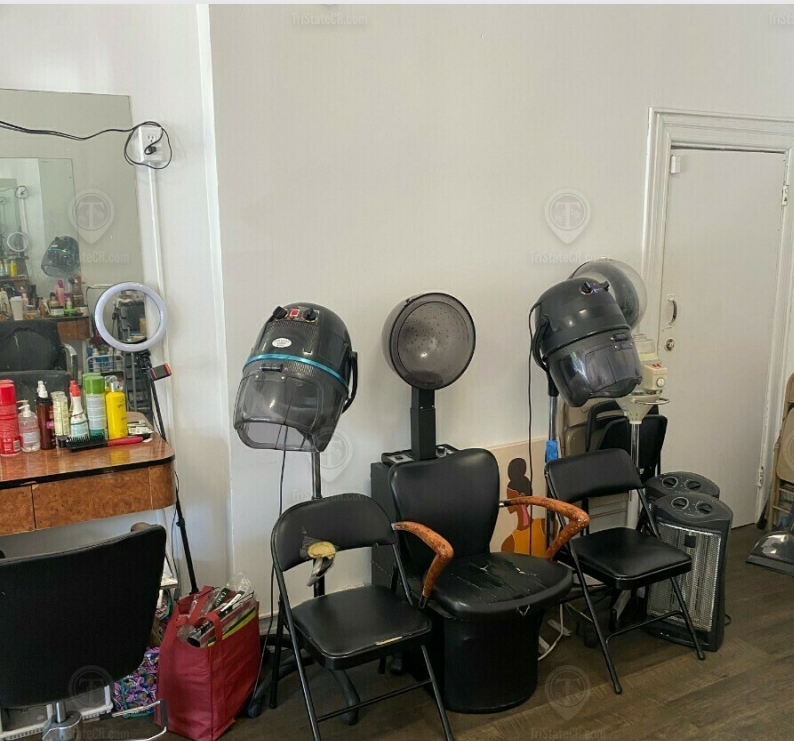
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# Retailer Map

173 Malcolm X Boulevard, Brooklyn, NY 11221



Map  
data  
©2024  
Google

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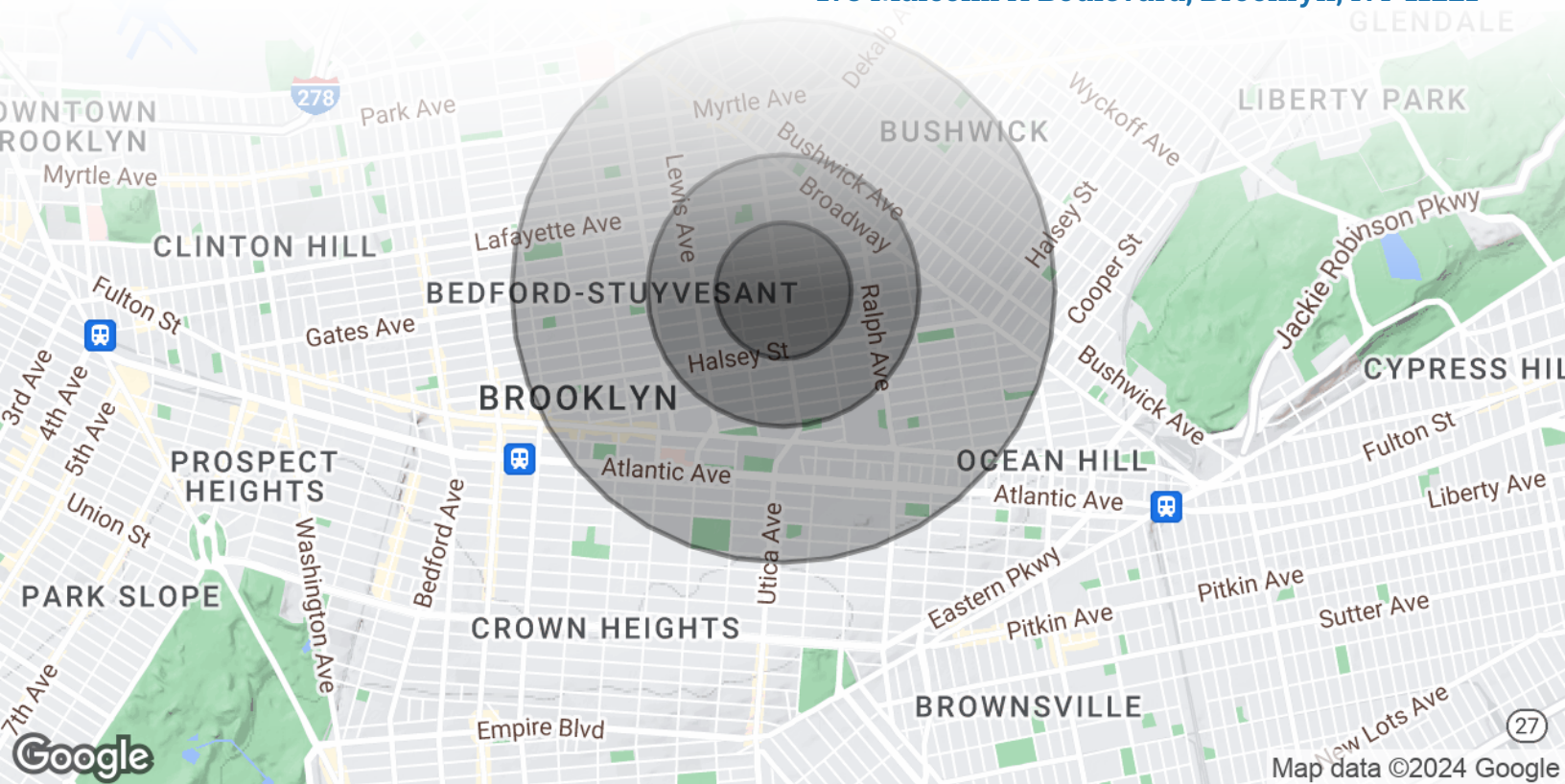




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# Area Demographics

173 Malcolm X Boulevard, Brooklyn, NY 11221



## 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



**186,521**

People within 1 Mile

## 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



**\$79,435**

Avg Household Income

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RETAIL BROKER NETWORK