

RETAIL  
SPACE  
FOR  
LEASE

# 477 MALCOLM X BLVD

AKA 100 W 134TH ST NEW YORK, NY



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# PROPERTY OVERVIEW

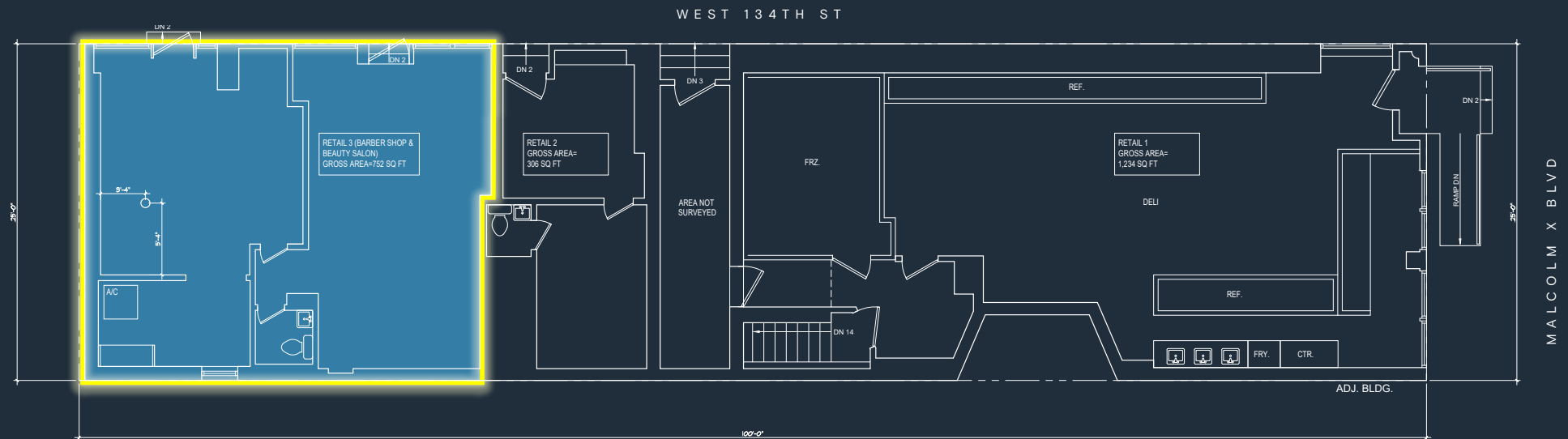
## DETAILS:

- Ground Floor: 750 SF
- Lower Level: Full
- Frontage: 26 FT
- Ceiling Heights: 10 FT
- Bathroom: 1

## HIGHLIGHTS:

- Expansive frontage with 2 means of egress
- Former Salon Space with infrastructure in place
- Strong neighborhood service co-tenants in a thriving residential corridor

# FLOOR PLAN



477 LENOX AVE.  
GROUND FLOOR PLAN 1/4" = 1'-0"

# TRANSPORTATION

135th Street **2** **3**

2,237,928 Annual Riders

# DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
POPULATION	15,183	61,488	110,265
HOUSEHOLDS	7,303	27,725	48,890
EMPLOYEES	8,351	26,124-	59,944
AVERAGE HH INCOME	\$111,500	\$95,436	\$98,084

