



For Lease

**RIPCO**  
RETAIL LEASING

# 349 Lenox Avenue

West block between  
West 127th and 128th Streets

Central Harlem  
Manhattan, NY

| 529 SF

Second generation non-cooking food space along  
Lenox Avenue (also known as Malcolm X Blvd)

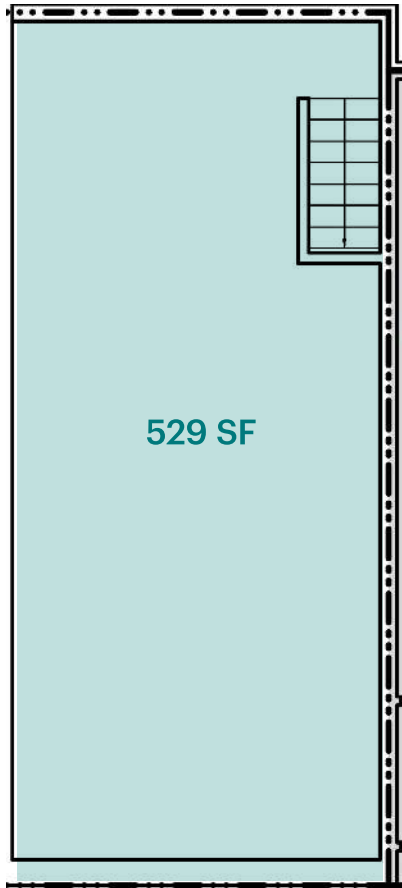
Contact Exclusive Agents

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# Space Details

Ground Floor



Lenox Avenue

Basement



<b>Location</b>	West block between West 127th and 128th Streets	
<b>Size</b>	Ground Floor	529 SF
	Basement	826 SF
	<b>Total</b>	<b>1,355 SF</b>
<b>Possession</b>	Immediate	
<b>Status</b>	Vacant	
<b>Term</b>	Negotiable	
<b>Rent</b>	\$5,500 per month	
<b>Co-Tenants</b>	Sylvia's, Fusion Nails, Corner Social, Cucina Italian, Courtside Seafood, Red Rooster, Kangol, Sky Jewelry, The Handpulled Noodle	
<b>Comments</b>	Second generation non-cooking food space Prime Lenox Avenue Opportunity	

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150 East 58th Street, 15th Floor, New York, NY 10155 | [ripcony.com](http://ripcony.com)  
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

# Area Retail



## Area Demographics

<b>Population</b>	.25 mile	15,805	<b>Average Household Income</b>	.25 mile	\$119,139	<b>Transportation</b>	125th Street	<b>2 3</b>	
	.50 miles	58,600		.50 miles	\$111,200		2024 Ridership Report	Annual	2,978,249
	.75 miles	126,194		.75 miles	\$105,451			Weekday	9,178
<b>Day Population</b>	.25 mile	16,763	<b>Total Consumer Spending - Retail Goods</b>	.25 mile	\$213,636,622		Weekend	11,679	
	.50 miles	62,582		.50 miles	\$765,899,115		Malcolm X Blvd/W 127 St	<b>M 7 M 102</b>	
	.75 miles	119,664		.75 miles	\$1,557,581,273		Annual	2,551,337	
						Weekday	7,403		
						Weekend	12,180		

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