

2253

ADAM CLAYTON POWELL JR. BOULEVARD
HARLEM, NYC

Between West 132nd & 133rd Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

350 SF
Additional Non-Contiguous Basement

ASKING RENT

\$4,000/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

15 FT

COMMENTS

- In white-box condition
- Bathroom in place
- 7-day-a-week foot traffic
- In-line with strong retailers including Harlem Café, Renaissance Harlem, and Chez Maty

NEIGHBORS

Harlem Children's Zone • Mini Market • Renaissance Restaurant • Harlem Café • Lambrda Lounge • Bill's Place • Be Creative Salon • Lion Wine & Spirits

TRANSPORTATION

2 3



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

COLE KLEPPINGER

Associate
212.468.5993
ckleppinger@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

NEIGHBORS

2253 ADAM CLAYTON POWELL JR. BLVD

W 134TH STREET

- Calabar Imports
- Elley's Hair Salon
- DENNY MOE'S
- New Life Juice Bar 2
- La Bella Mixteca
- Vered Organic Botanicals
- DEMOCRACY PREP PUBLIC SCHOOLS
- 2278 Deli & Grocery
- Askeya By Marion
- Bea's Royal Salon
- Ethereal Aromatherapy and Skin Care
- Luxur Hair Collection Studio
- Muhammad Ali Isamic Center
- Deli Boyz Gourmet
- Ro Barber
- Shrine World Music Venue
- YATENGA
- Africa Kin
- Rusty's
- Virile Barber & Shop
- She' Sha Hair Salon
- St John AME Church
- Rainbow Nails & Spa
- 88 Chinese Restaurant
- Nasa Pizza
- Lenox Beauty Supply
- text's
- Kuttingink tattoo
- New York Fire Department - Engine 59
- LGM LENOX GOLD MARKET

W 133RD STREET

- Azal's Deli
- Queen Maman
- Big Russ' Beauty Salon
- JUICED HARLEM
- Adja Hair Braiding
- Heritage Pharmacy & Surgical Supplies
- MRDA
- Kissa African Hair Braiding
- "The Parlour Shoppe"
- MoneyGram
- M.E Beauty Bar
- Harlemmonk Barbershop
- Bill's Place
- Grace Gospel Chapel
- FRAMED BY THE TREE
- 449LA
- Rally Home Furniture
- New View Baptist Church

W 132ND STREET

- Ivy Branch Industries
- Mini Market
- Leonel Mini Market
- Frederick Community Pharmacy
- Passion Smoke Convenience Shop
- Yummy Foods Center
- Good Vibes
- SlidEnzz
- Tear Drops of Elegance
- Be Creative Salon
- Sarh Deli & Grocery
- Shiloh Bapt Church
- JTW Fit
- Williams Institutional CME Church
- Revolution * Books
- Regis Salon
- LATIN ON LENOX
- Crown Fried Chicken
- K&S Deli Corp
- Tasty sips
- Tios Bistro
- New Testament Baptist Church

W 131ST STREET

- Lion Wine & Spirits
- Crown Grocery
- Trinity Church
- Friendship Baptist Church
- BEULAH
- New Amsterdam Musical Association
- Downtown Baptist Church
- Grace Cleaners

Harlem Children's Zone

JAMES FAMULARO
 President
 646.658.7373
 jfamularo@meridiancapital.com

COLE KLEPPINGER
 Associate
 212.468.5993
 ckleppinger@meridiancapital.com



MERIDIAN
 RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.