

**Retail Space for Lease**

**1970 Adam Clayton Powell Jr Blvd | Harlem NY**

Between West 118th and West 119 Streets

**aksr**



1970 Adam Clayton Powell Jr Blvd  
New York, NY 10026

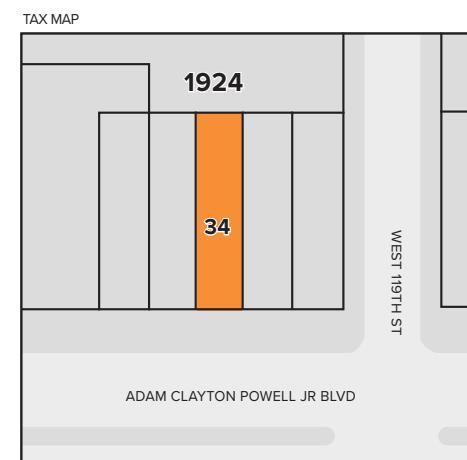
## HIGHLIGHTS

- Situated at the base of a three-story, 7,500 SF building
- High foot traffic area
- Dense residential neighborhood
- Easily accessible via the 2/3 trains at 116th Street / Malcolm X Boulevard and the C/B trains at 116th Street/Frederick Douglass Boulevard
- Great for: businesses such as a dental office, pharmacy, billing center, or other professional services

## PROPERTY OVERVIEW

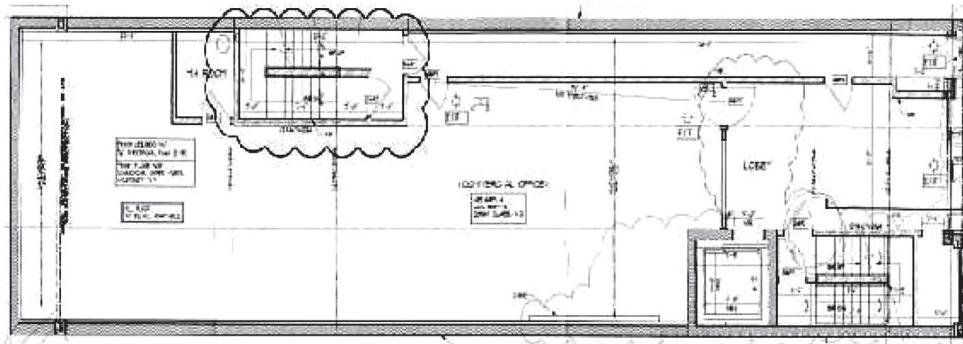
Property Type	Retail
Size	2,500 SF Ground Floor + Basement
Frontage	25'
Possession	ASAP
Transportation	

**ASKING RENT: UPON REQUEST**



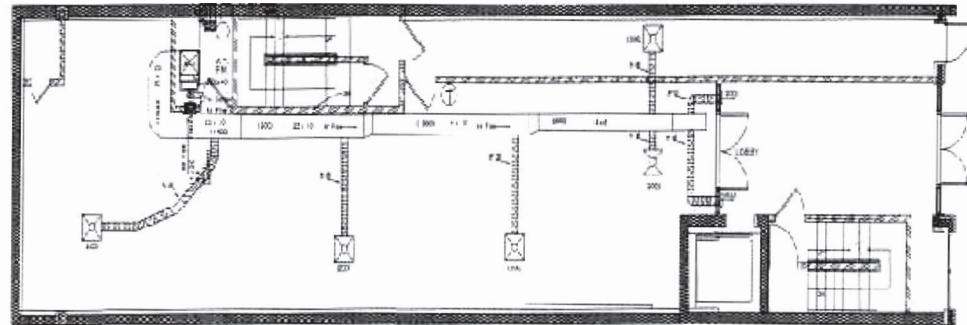
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## SPRINKLER PLANS

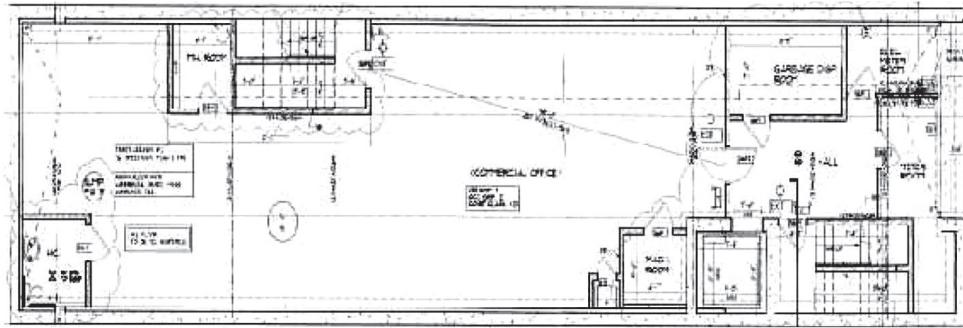


1ST FLOOR

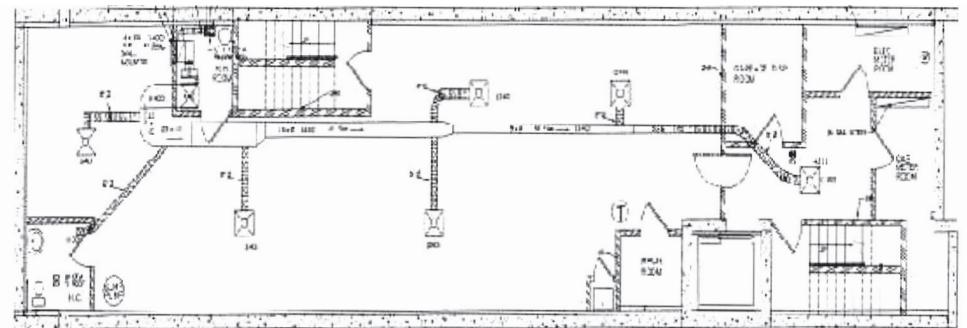
## MECHANICAL PLANS



1ST FLOOR

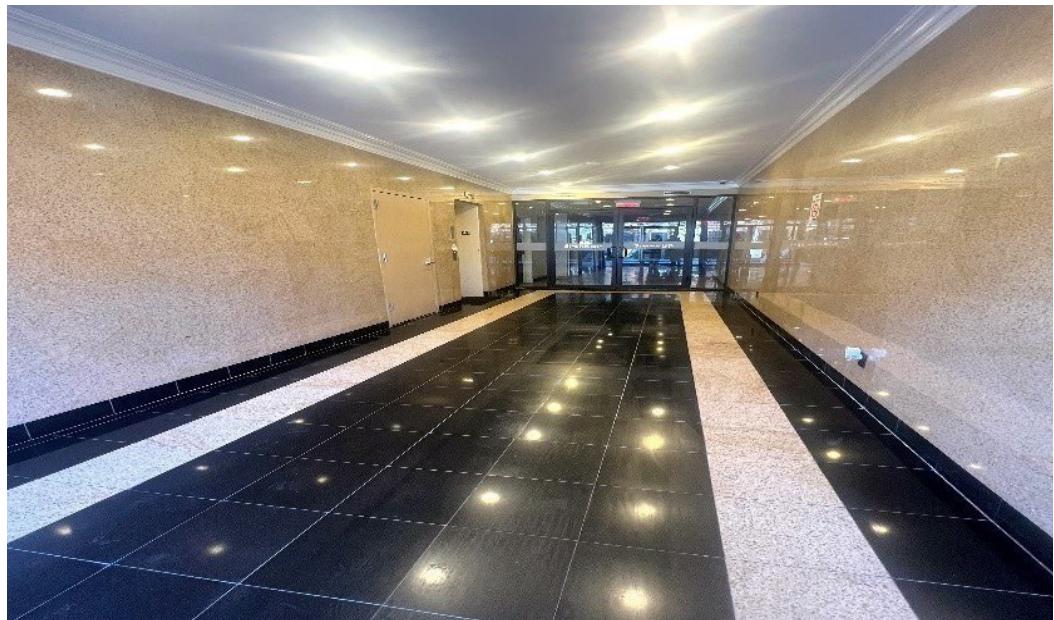


## CELLAR FLOOR



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# INTERIORS



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Adam Clayton Powell Jr. Boulevard is one of Harlem's most iconic streets, running through the heart of the neighborhood in Manhattan. It's named after the influential politician and civil rights leader Adam Clayton Powell Jr. It runs north-south through the heart of Harlem, starting from 110th Street near Central Park and stretching up to 155th Street, at the border of Washington Heights. The boulevard is a vibrant part of Harlem, lined with a mix of residential buildings, small businesses, and cultural landmarks. The architecture along the street includes classic Harlem brownstones and more modern developments, reflecting the neighborhood's ongoing evolution.

The area has a rich musical heritage, with historic venues like the Apollo Theater just a few blocks away. There's a mix of old and new, with trendy restaurants, soul food spots, art galleries, and local shops coexisting alongside traditional institutions like churches and community centers.

The combination of its history and its lively present makes Adam Clayton Powell Jr. Boulevard a kind of heartbeat for Harlem.

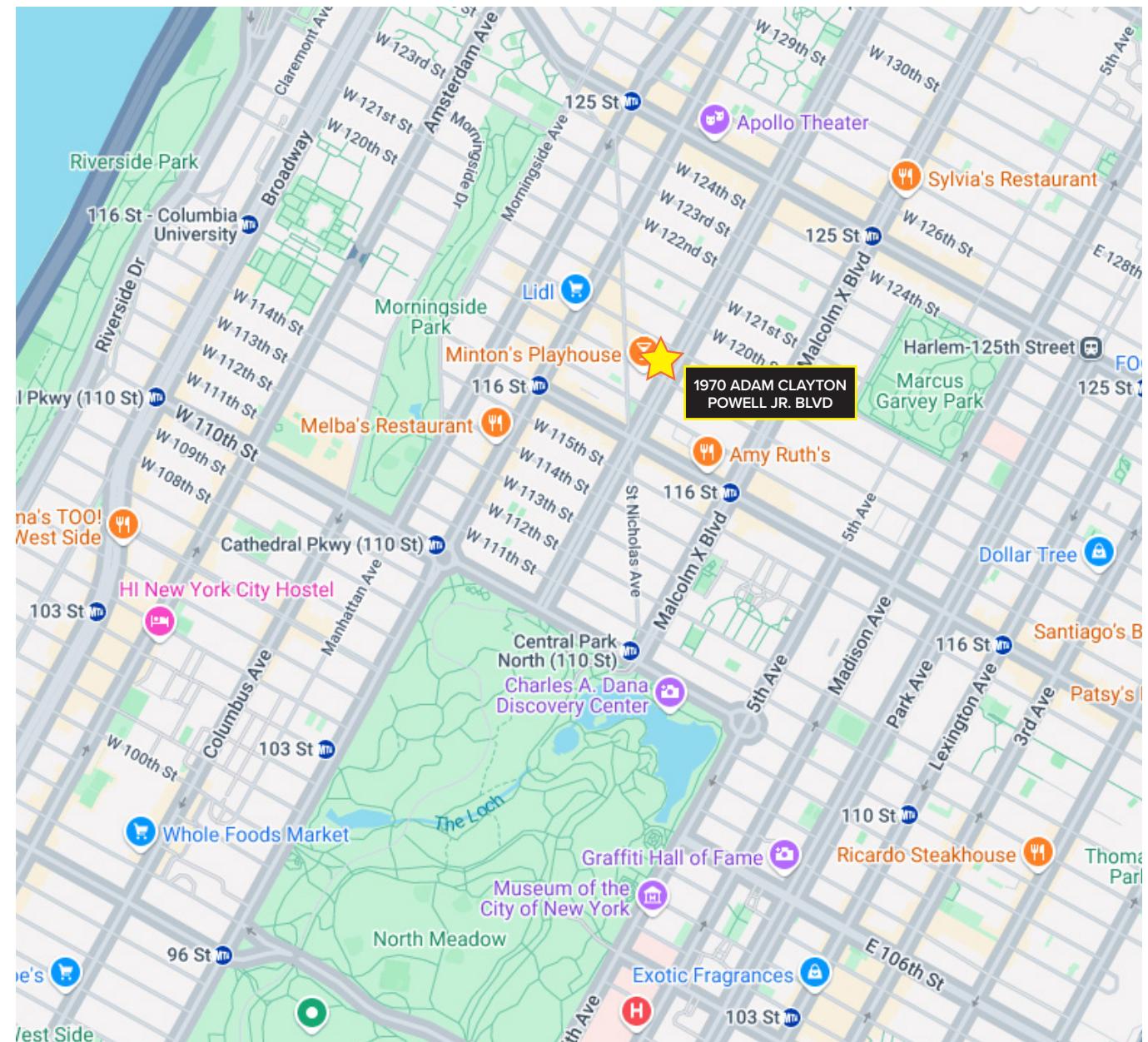
## DEMOGRAPHICS

**615,755**  
POPULATION  
2 mi radius

**277,452**  
HOUSEHOLDS  
2 mi radius

**\$159,827**  
AVG INCOME  
2 mi radius

**350,016**  
DAYTIME POP.  
2 mi radius





FOR MORE INFORMATION,  
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