



RETAIL SPACE FOR LEASE

CYPRESS HILLS · BROOKLYN

150 CRESCENT ST

Fulton Street retail at the J train

DISCOUNT MART

PIZZA & PASTA

5,400^{SF}

GROUND FLOOR · DIVISIBLE

80^{FT}

FULTON STREET FRONTAGE

JTRAIN

STEPS TO CRESCENT ST

SPACE SPECIFICATIONS

1412 Jerome Ave, Bronx NY, 10452
Btwn E 171 st St & E 170th St

5400 SF

GROUND FLOOR (DIVISIBLE)

80 FT

FULTON STREET FRONTAGE

J TRAIN

STEPS TO CRESCENT ST

SRG

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PROPERTY HIGHLIGHTS

- 5,400 SF (divisible) Ground floor
 - 80 ft on Fulton Street Frontage
 - Condition Built-out, flexible
 - Uses Retail, F&B, medical, wireless, services
 - Neighborhood Cypress hills
 - Cross streets fulton street & crescent street
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Neighborhood Retail Map

- Key Food
- Popeyes
- Capital One
- Baskin-Robbins
- Mike's Pizza
- Clear Choice Vision

- Dunkin'
- Chase Bank
- USPS
- Metro by T-Mobile
- Rainbow
- Papa Johns

TRANSPORTATION

- J** Crescent St · at corner
- J Z** Cypress Hills · 0.3 mi
- A C** Euclid Av · 0.6 mi
- Q 2 4** Fulton St bus · at corner

RETAIL SPACE FOR LEASE · MT EDEN BRONX
 MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE





150 CRESCENT STREET · CYPRESS HILLS, BROOKLYN
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AREA DEMOGRAPHICS

101,958

Residents
ZIP 11208 population

\$62,077

MEDIAN INCOME
Household, 2024

44.9%

TRANSIT COMMUTE
Higher than 99% of U.S.

Sources: U.S. Census Bureau (ACS 2020–2024 5-Year Estimates); Walk Score®; NeighborhoodScout. Figures are for ZIP 11208.

THE CATCHMENT

Dense, transit-driven, high-volume.

Over 100,000 residents in ZIP 11208 alone, with one of the highest transit-use rates in America — driving sustained daily foot traffic past the storefront on Fulton Street.

AGE & INCOME PROFILE

AGE DISTRIBUTION



KEY INCOME STATS

- \$72,386** median family household income
- 38.6%** households with zero-car ownership
- 3.14** avg. household size (ZIP 11208)

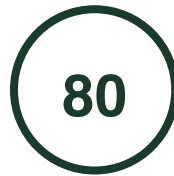
FOOT TRAFFIC & ACCESS



TRANSIT SCORE
Rider's paradise



WALK SCORE
Walker's paradise



BIKE SCORE
Very bikeable

TRADE AREA HIGHLIGHTS

- J train at corner; A/C at Euclid Av (0.6 mi)
- 101,958 residents in ZIP 11208 alone
- 44.9% commute by train — top 1% of U.S. neighborhoods
- Fulton Street is eastern Brooklyn's dominant retail spine

SRG

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5,400 SF
FOR LEASE.

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