

X REAL ESTATE GROUP EXCLUSIVELY PRESENTS



**REAL ESTATE
— GROUP —**

It Marks The Spot

STARK PLAZA 1720-1725 Village Lane Far Rockaway, NY

59,000 SF RETAIL SPACE AVAILABLE (DIVISIBLE) - LOCATED WITHIN 1.8 MILLION SF DOWNTOWN VILLAGE DEVELOPMENT - 1700+ APARTMENT UNITS ABOVE

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STARK PLAZA
1720-1725 VILLAGE LANE
FAR ROCKAWAY, NY

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EXCLUSIVE SPACE OFFERINGS

STARK PLAZA - DOWNTOWN FAR ROCKAWAY

BUILDING B SPACES

B2-100 – 4,020 SF PRIME CORNER RESTAURANT
(DIVISIBLE)

B3-101 – 3,200 SF CORNER RESTAURANT / RETAIL

B2-103 – 1,064 SF (RETAIL)

B21-103 – 4,500 SF (RETAIL / RESTAURANT)
(DIVISIBLE)

B21-104 – 4,500 SF (RETAIL / RESTAURANT)
(DIVISIBLE)

B21-105 – 4,410 SF (RETAIL / RESTAURANT)
(DIVISIBLE)

BUILDING C SPACES

C2-102 – 2,000 SF CORNER RETAIL

C2-101 – 4,550 SF CORNER RETAIL / MEDICAL
(DIVISIBLE)

C1-101 – 30,000 SF
(BIG BOX RETAIL / GYM / RESTAURANT / RETAIL)
(DIVISIBLE)



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DOWNTOWN FAR ROCKAWAY REVIVAL

SITE DESCRIPTION – NEW CENTERPIECE DEVELOPMENT COMPRISED OF 8 BUILDINGS TOTALING OVER 2,000,000 SF & 3,500 RESIDENTIAL UNITS.

CURRENTLY 1700 RESIDENTIAL UNITS ARE COMPLETED AND OCCUPIED COMPRISED OF 1,2 & 3 BEDROOM SITUATED DIRECTLY ABOVE RETAIL SPACES.

UNDERGROUND PARKING FOR TENANTS

HIGH FOOT TRAFFIC AREA WITH OVER 5,000,000 SF OF NEW DEVELOPMENT WITHIN .5 MILES.

TRANSPORTATION HUB - LOCATED DIRECTLY ACROSS FROM BEACH 21ST STREET A-TRAIN & 1 MINUTE WALK TO LIRR FAR ROCKAWAY LINE

15 MINUTES TO JFK AIRPORT

STARK PLAZA

DOWNTOWN FAR ROCKAWAY

59,000 RETAIL SF AVAILABLE – (DIVISIBLE)

9 SPACES - (DIVISIBLE)

1700+ UNITS MIXED USE DEVELOPMENT

1.8 MILLION SF DOWNTOWN VILLAGE PLAZA

STARK PLAZA - FAR ROCKAWAY
1720-1725 VILLAGE LANE

RETAIL, MEDICAL, FITNESS & RESTAURANT SPACE

ASKING RENT
UPON REQUEST

CO-TENANTS
SUPERMARKET, DUNKIN' DONUTS

NEIGHBORS
NORTHWELL HEALTH, MOTT PHARMACY, OAK STREET HEALTH, USPS,
DELMONT MEDICAL CENTER

AREA TENANTS
MCDONALD'S, TACO BELL, POPEYE'S, DOMINO'S PIZZA, GOLDEN KRUST,
QUEENS LIBRARY, SHOP FAIR, CVS, CHASE, RAINBOW, VIM, RENT A CENTER,
METRO PCS, CRICKET MOBILE, BOOST MOBILE, AND MORE

HEART OF THE DOWNTOWN FAR ROCKAWAY
QUALIFIED OPPORTUNITY ZONE

BUILDING B ANCHORED BY SUPERMARKET

UNDERGROUND PARKING AVAILABLE FOR RETAIL SPACES

ACROSS THE STREET FROM FAR ROCKAWAY - MOTT AVENUE A SUBWAY
(SEES OVER 1.5 MILLION ANNUAL RIDERS) AND LIRR

SPACE OFFERINGS

SPACE	B2-100	B3-101	B2-103	B1-103	B1-104	B1-105	C1-101	C2-101	C2-102
Square Footage (SF)	4,020	3,200	1,064	4,500	4,500	4,410	30,000	4,550	2,000
Location	Corner space, Building B	Corner space, Building B	Middle space, Building B, next to B3-101	Next to B2-100	Next to B1-103	North East corner, next to B1-104	North corner of the courtyard, extends across the building	South corner, next to C1-01, separated by a parking garage	Closer to the courtyard and Building B
Asking Rent per SF	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx	\$xx.xx

1720-1725 VILLAGE LANE, FAR ROCKAWAY, NY

59,000 SF RETAIL SPACE AVAILABLE (DIVISIBLE) - LOCATED WITHIN 1.8 MILLION SF

DOWNTOWN VILLAGE DEVELOPMENT - 1700+ APARTMENT UNITS ABOVE

ACROSS THE STREET FROM FAR ROCKAWAY - MOTT AVENUE A SUBWAY 1.5 MILLION ANNUAL RIDERS (LIRR)

HIGHLY FOOT TRAFFICKED AREA DOWNTOWN FAR ROCKAWAY

5 MINUTES TO BEACH 9TH STREET (BEACH & WATER) - 2.9 MILES TO JFK AIRPORT

LOUIS COTRONE

PRESIDENT

X REAL ESTATE GROUP

917-420-0045

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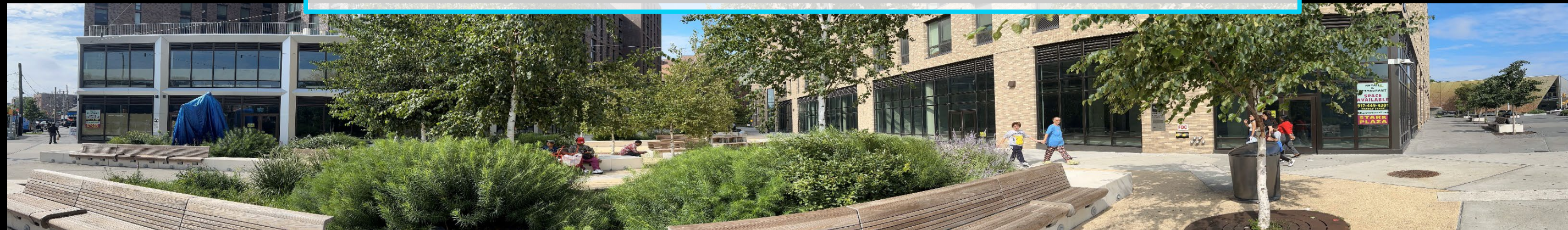


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STARK PLAZA - DOWNTOWN FAR ROCKAWAY



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STARK PLAZA - DOWNTOWN FAR ROCKAWAY



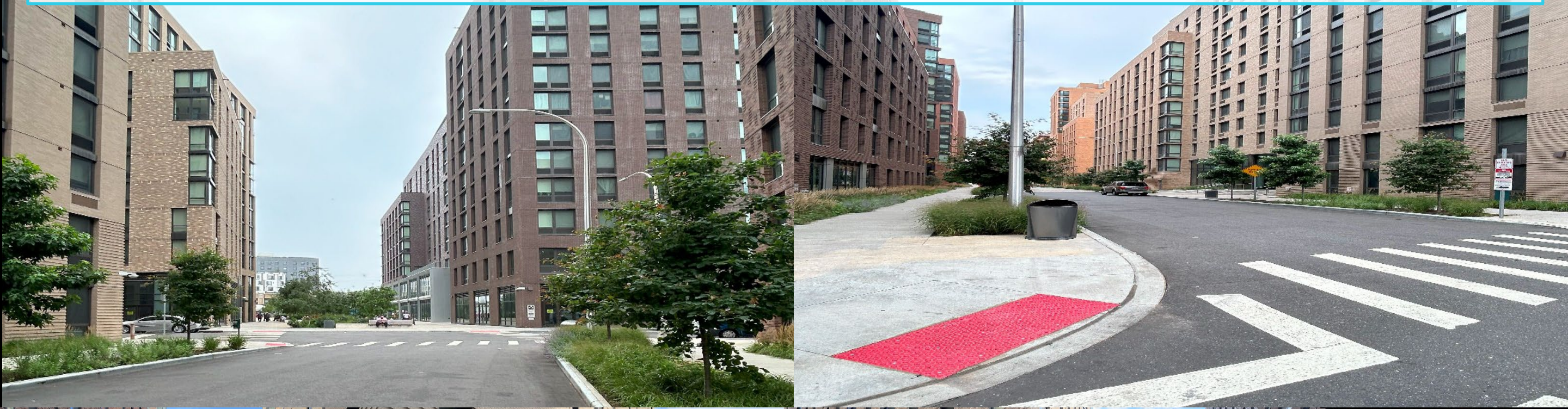
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ROCKAWAY VILLAGE – NEW DEVELOPMENT APARTMENT COMPLEX



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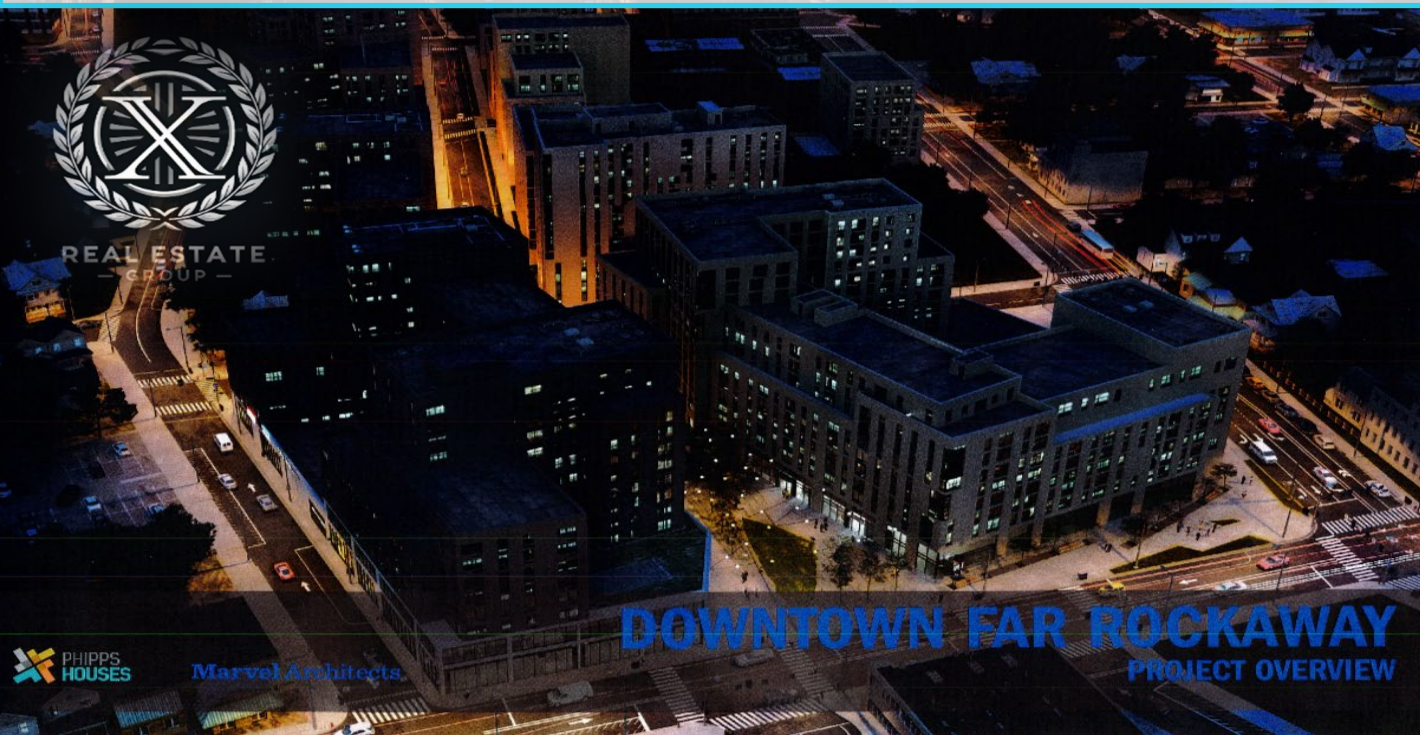
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