

35-YEAR TAX ABATEMENT IN-PLACE



← CORNER WRAP AROUND FRONTAGE OF  
158 FT ON NORTHERN BLVD & 215TH PL →

## CONTACT EXCLUSIVE AGENTS

**MICHELLE ABRAMOV**  
mabramov@ripcony.com  
718.663.2652

**GREG BATISTA**  
gbatista@ripcony.com  
516.933.8880

**BRIAN KRAKOWER**  
bkrakower@ripcony.com  
718.663.2656

**RIPCO**  
REAL ESTATE

80-02 Kew Gardens Rd  
3rd Floor  
Queens, NY 11415  
718.663.2650

Please visit us at [ripcony.com](https://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**RETAIL, QSR, MEDICAL &  
FITNESS SPACE**

# BAYSIDE, NY

**215-16 NORTHERN BLVD**

**NEW DEVELOPMENT/BUILD-TO-SUIT  
OPPORTUNITY**

**SIZE**

4,035 SF (Divisible)

**CEILING HEIGHTS**

12 FT 9 IN

**ASKING RENT**

Upon Request

**DELIVERY**

Q3 2025

**FRONTAGE**

Northern Blvd: 100 FT 7 IN

215th Place: 57 FT 5 IN

215th Street: 36 FT

**CO-TENANT**

Verizon

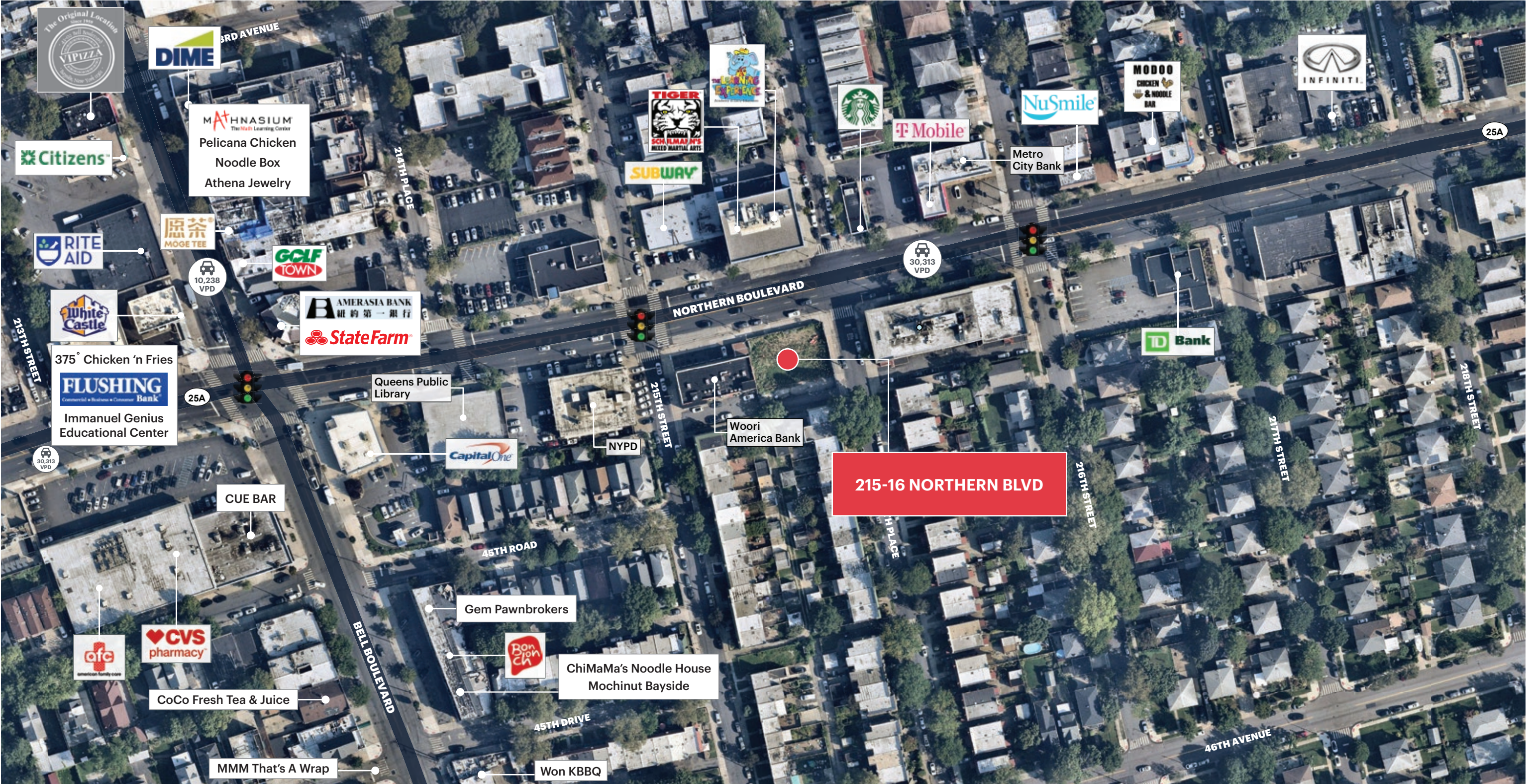
**NEIGHBORS**

Tiger Schulmann's, Starbucks, T-Mobile, Metro City Bank, TD Bank, Woori America Bank, BOLT Fitness, Infiniti, BMW of Bayside, Queens Library, Capital One Bank, State Farm, White Castle, CVS, Lenox Hill Radiology

**COMMENTS**

- Rare ground up development in the heart of Bayside with build-to-suit opportunity for tenants
- Up to 4,035 SF of retail space available with logical divisions available
- Impressive corner wrap around frontage of 158 FT on Northern Boulevard and 215th Place
- Retail at base of 38 rental apartments
- Site is located across the street from Starbucks, The Learning Experience, Tiger Schulmann's and many office/medical offices
- 35-year tax abatement secured
- Development will have parking which can be made available for retail
- Anticipated TCO/possession in Q3 of 2025
- Open to all retail uses including medical, fitness, QSRs & restaurants





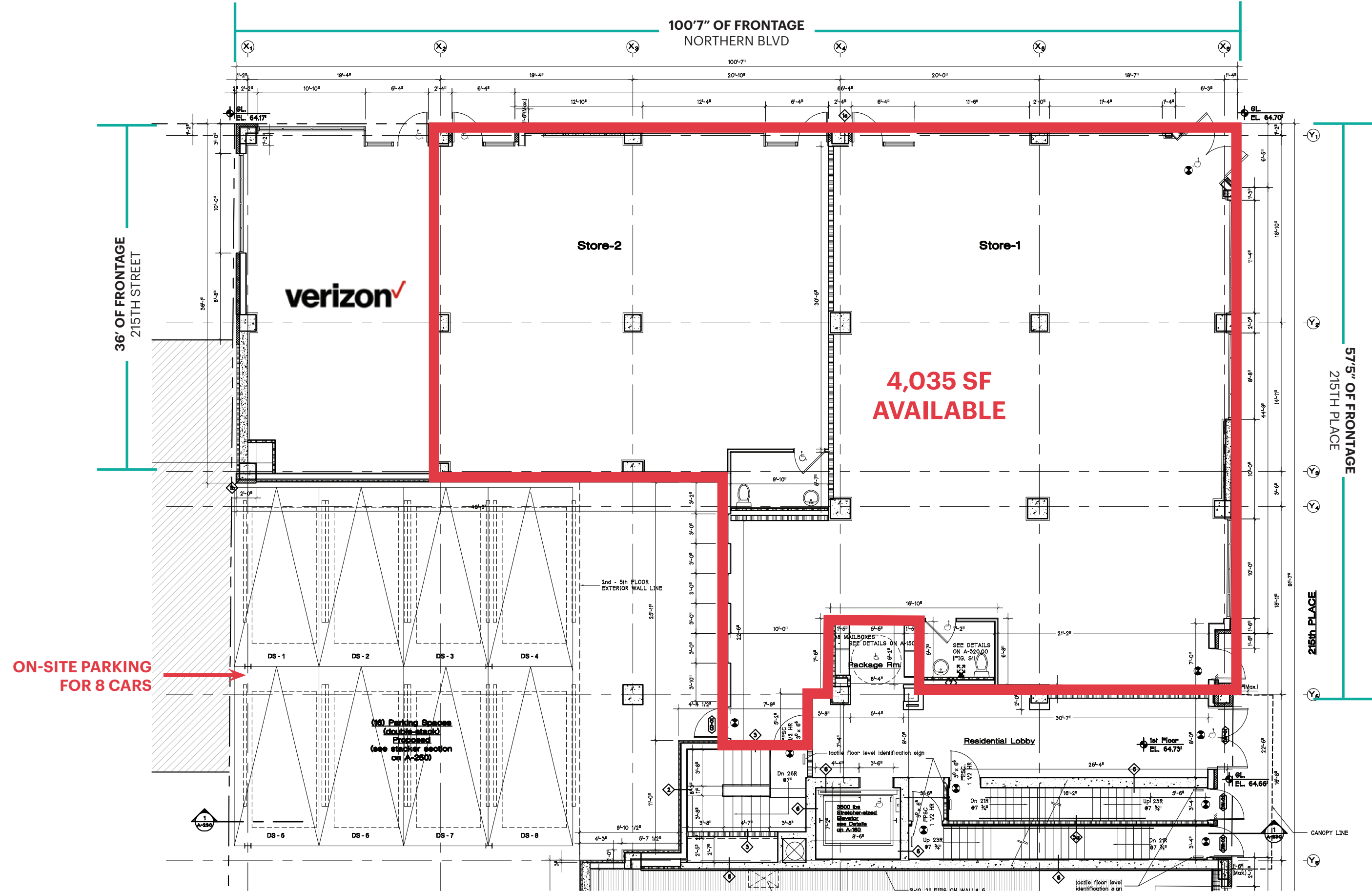


MARKET AERIAL





FLOOR PLAN



AREA DEMOGRAPHICS



215-16 NORTHERN BLVD BAYSIDE, NY

1 MILE RADIUS

POPULATION

41,688

HOUSEHOLDS

15,028

AVERAGE HOUSEHOLD INCOME

\$128,324

MEDIAN HOUSEHOLD INCOME

\$94,281

COLLEGE GRADUATES (BACHELOR'S +)

14,731 - 33.0%

TOTAL BUSINESSES

1,443

TOTAL EMPLOYEES

16,891

DAYTIME POPULATION (W/ 16 YR +)

38,706

2 MILE RADIUS

POPULATION

157,210

HOUSEHOLDS

60,042

AVERAGE HOUSEHOLD INCOME

\$121,391

MEDIAN HOUSEHOLD INCOME

\$86,167

COLLEGE GRADUATES (BACHELOR'S +)

56,160 - 32.4%

TOTAL BUSINESSES

4,252

TOTAL EMPLOYEES

46,028

DAYTIME POPULATION (W/ 16 YR +)

130,264

3 MILE RADIUS

POPULATION

383,186

HOUSEHOLDS

142,332

AVERAGE HOUSEHOLD INCOME

\$116,050

MEDIAN HOUSEHOLD INCOME

\$79,675

COLLEGE GRADUATES (BACHELOR'S +)

125,354 - 29.5%

TOTAL BUSINESSES

9,924

TOTAL EMPLOYEES

108,531

DAYTIME POPULATION (W/ 16 YR +)

317,830



AREA DEMOGRAPHICS

