



RETAIL, MEDICAL, & OFFICE SPACE

LONG ISLAND CITY, NY

48-18 VAN DAM STREET

SIZE

Ground Floor
696 USF

2nd Floor
6,186 USF (Divisible)

CEILING HEIGHTS

13 FT

POSSESSION

Immediate

ASKING RENT

Ground Floor 696 SF -
\$2,500 p/m modified gross

2nd Floor 6,186 SF -
\$35.00 PSF modified gross

CO-TENANTS

New York City School Construction Authority, Primark America Corp.,
D&W Central Station Fire Alarm

NEIGHBORS

Public Storage, Dunkin', Spandex World, Kong Kee Food Corp.,
Enterprise, Con Edison

COMMENTS

- Retail space of 696 USF on ground floor and perfect for all types of uses including office & medical
 - Has its own entrance right next to the building's lobby entrance
- Office space of 6,186 USF (divisible) on the 2nd floor; open to all uses including medical and non-profit
 - Lobby entrance with 24/7 security and receptionist for the upper floor office spaces and is serviced by elevators
 - High ceilings and clean space with open layout
 - Window exposure all along Van Dam Street providing abundance of light and air
- Ownership invested in building infrastructure with new HVAC, roof and exterior work
- Loading docks available
- Multiple bus routes servicing the property
- Great frontage and visibility on the busy Van Dam Street that leads to the Long Island Expressway

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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Please visit us at 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.

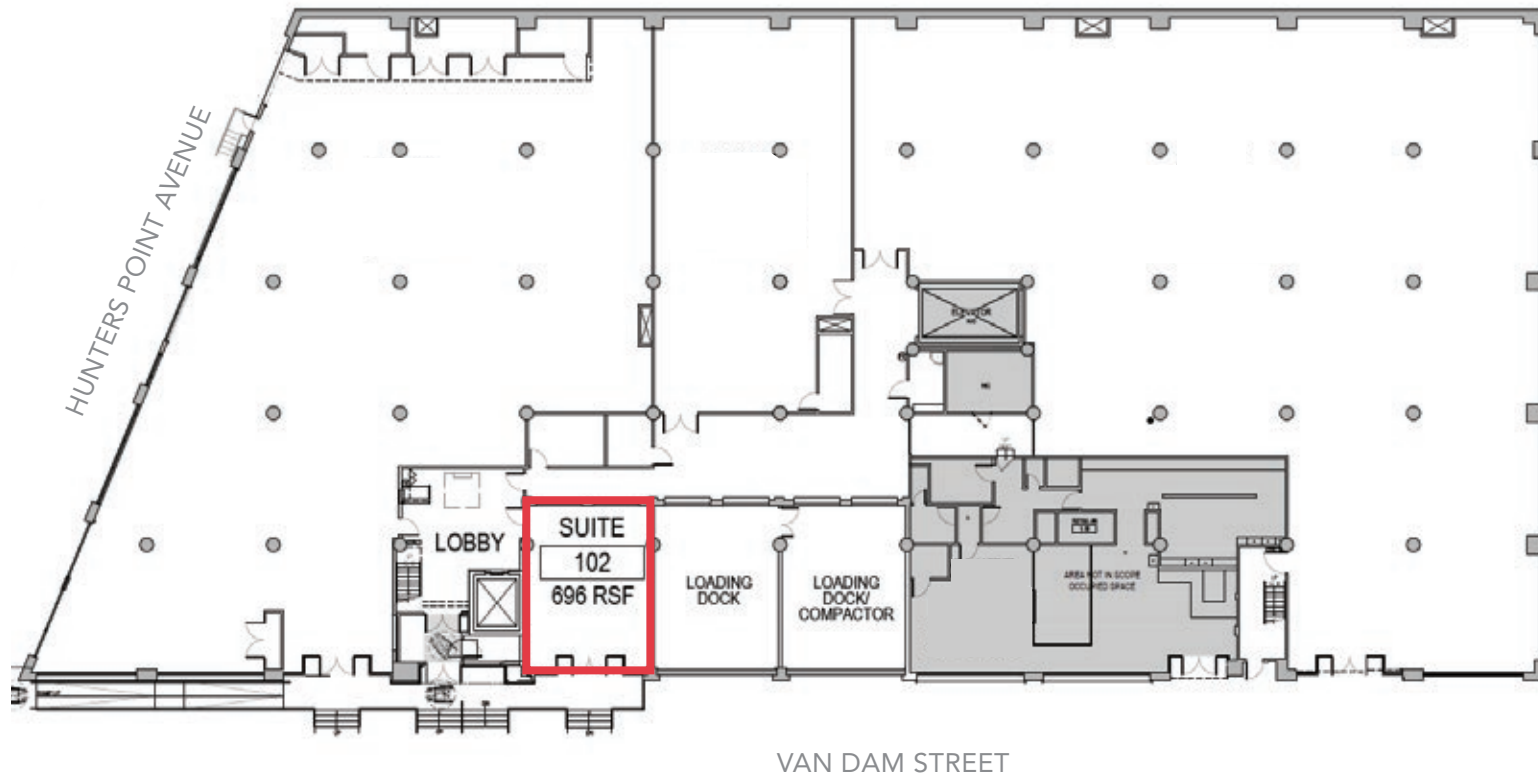
MARKET AERIAL



48-18 VAN DAM STREET

SITE PLAN

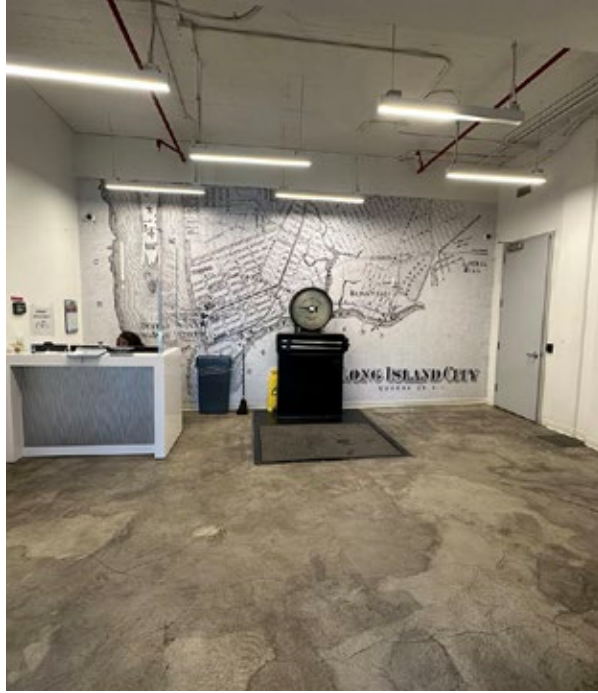
GROUND FLOOR



SECOND FLOOR



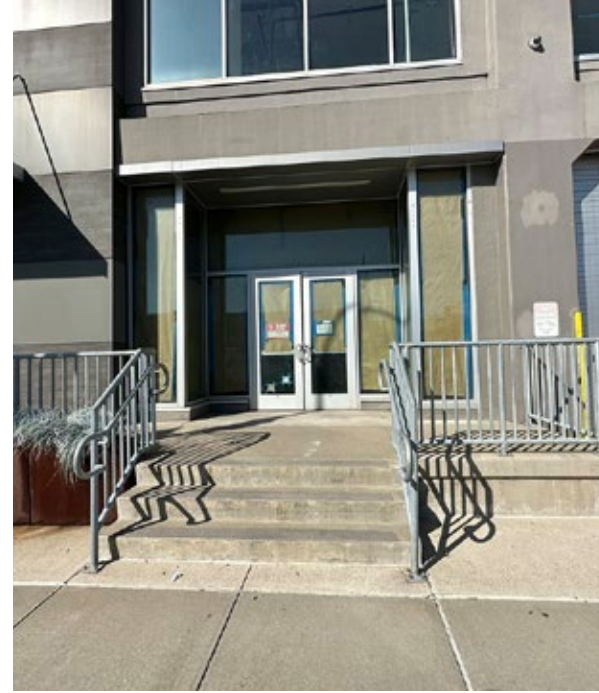
BUILDING PHOTOS



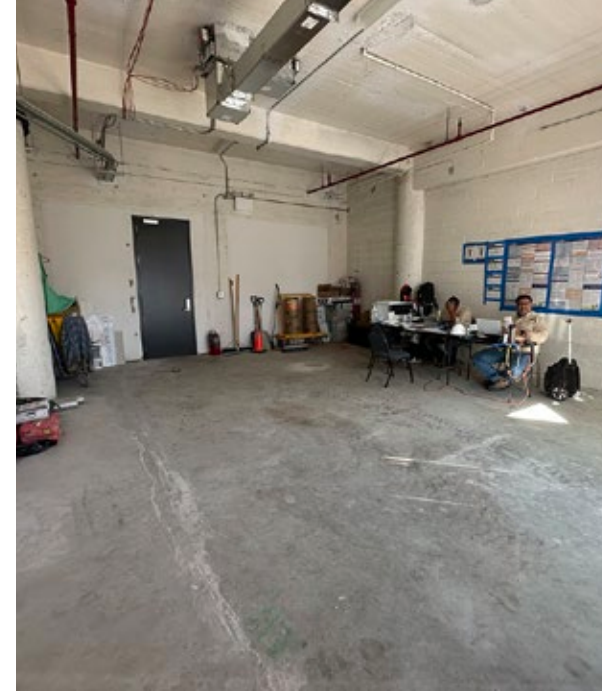
OFFICE LOBBY



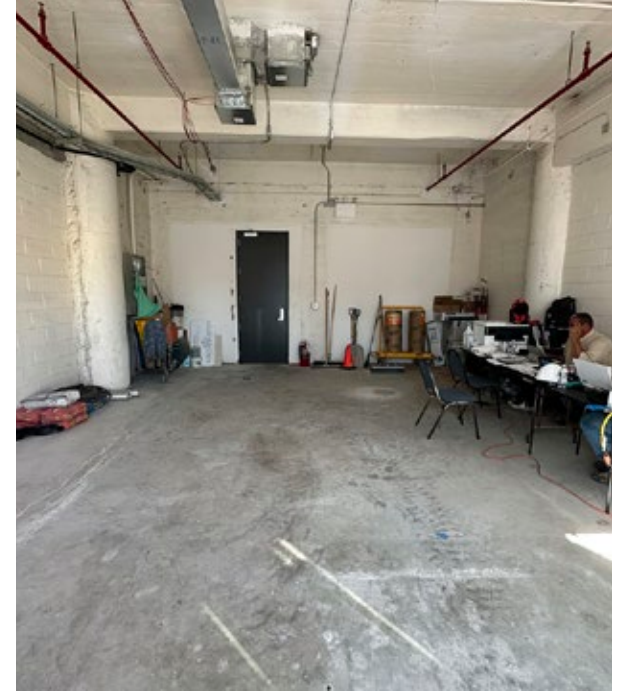
ENTRANCE TO SPACES



DEDICATED ENTRANCE TO GROUND FLOOR UNIT



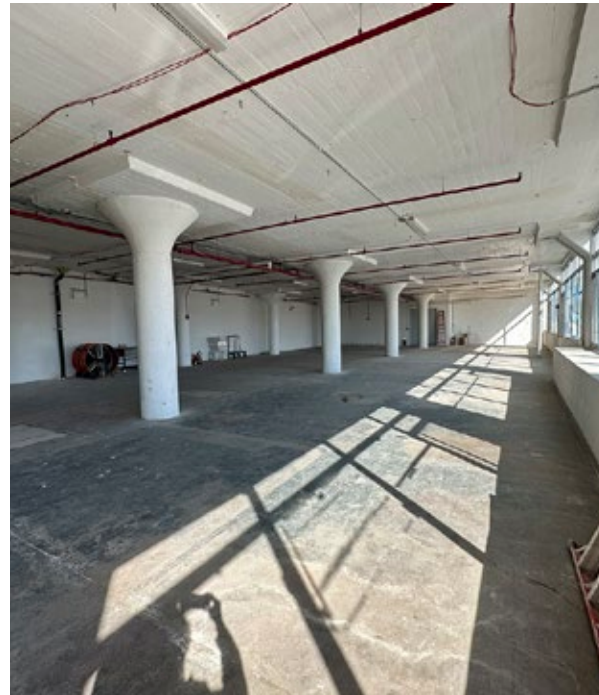
GROUND FLOOR SPACE



GROUND FLOOR SPACE



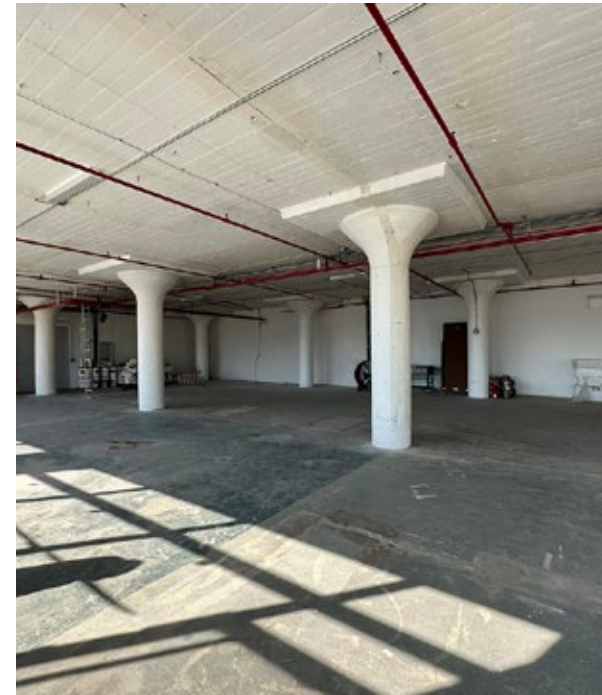
ELEVATOR FOR 2ND FLOOR



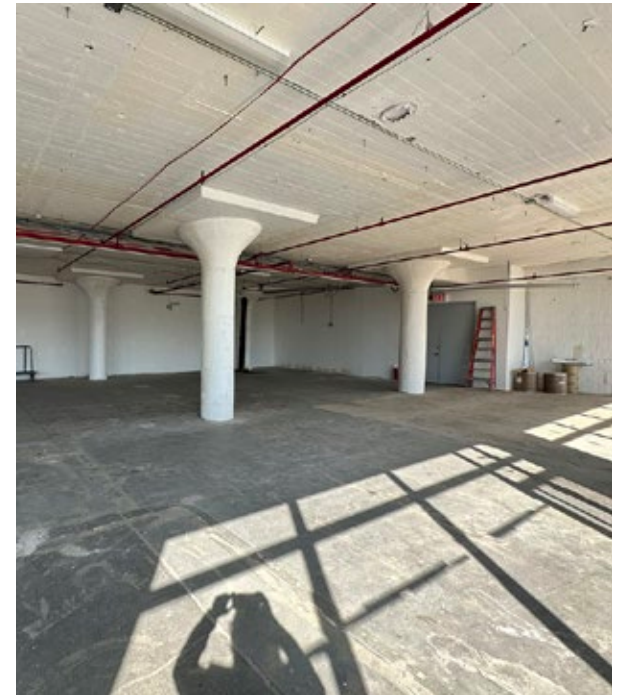
2ND FLOOR INTERIOR PHOTO



2ND FLOOR INTERIOR PHOTO



2ND FLOOR INTERIOR PHOTO

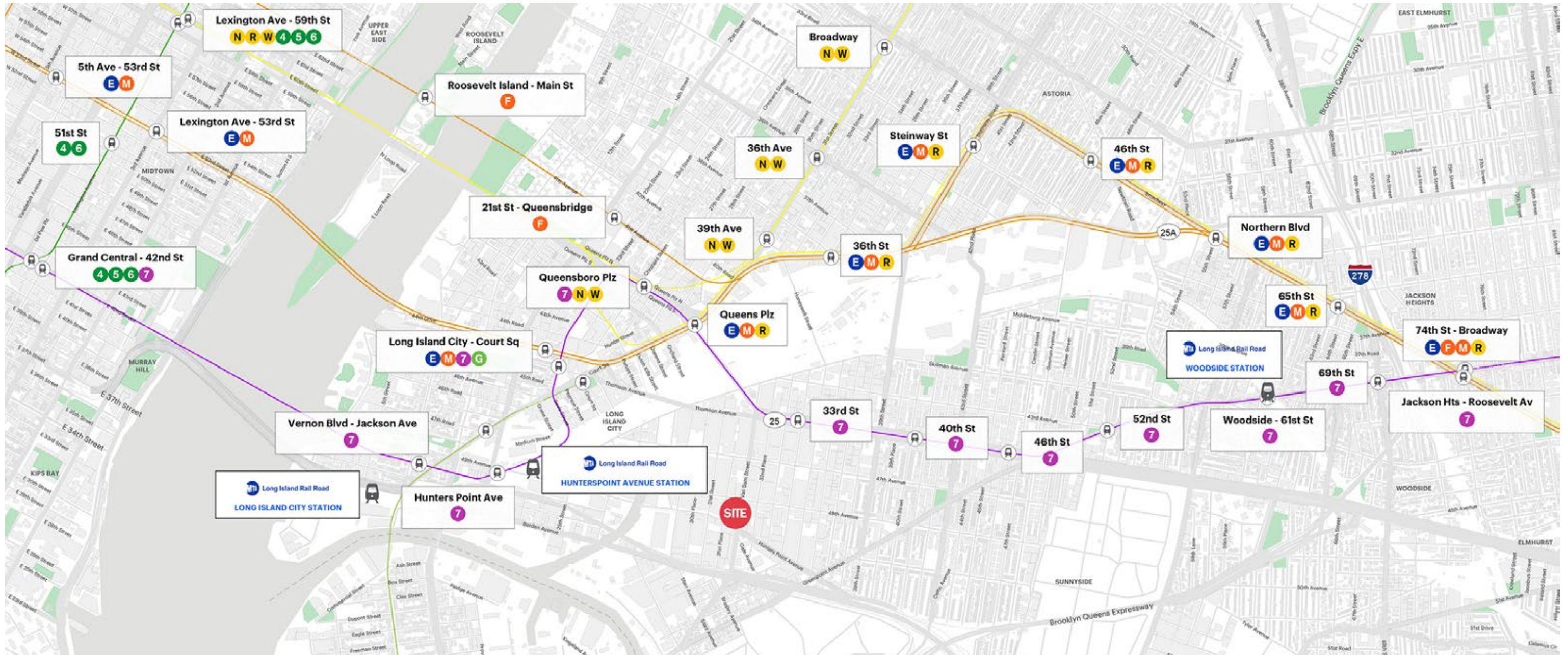


2ND FLOOR INTERIOR PHOTO

TRANSIT MAP



Long Island City Markets consist of 8 subway lines transporting residents to and from Manhattan, Brooklyn, and Queens along with easy connections to LaGuardia and John F. Kennedy Airports. The area also has 13 bus lines connecting riders to NYC.



SURROUNDING TENANCY

LIC BRAND HEADQUARTERS/CORPORATE PRESENCE



WORLD CLASS MEDICAL & EDUCATIONAL INSTITUTIONS

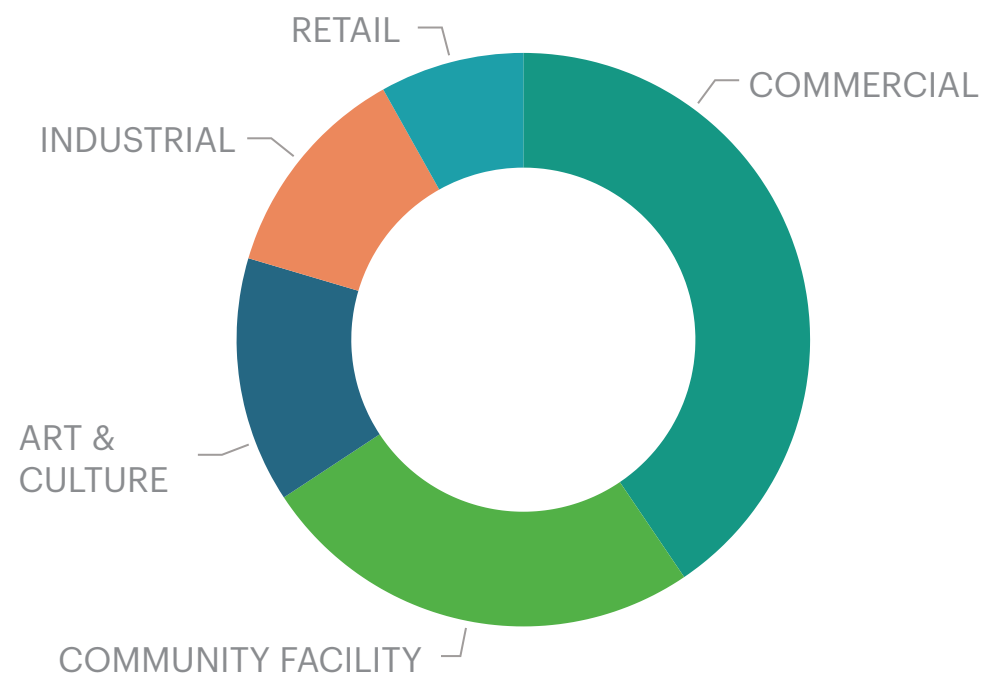


DYNAMIC BUSINESS MIX

One of the most vibrant business communities in NYC and the largest manufacturing center in NYS, Long Island City is Home to **7,900+ highly productive businesses** and **131K+ jobs across all sectors**.

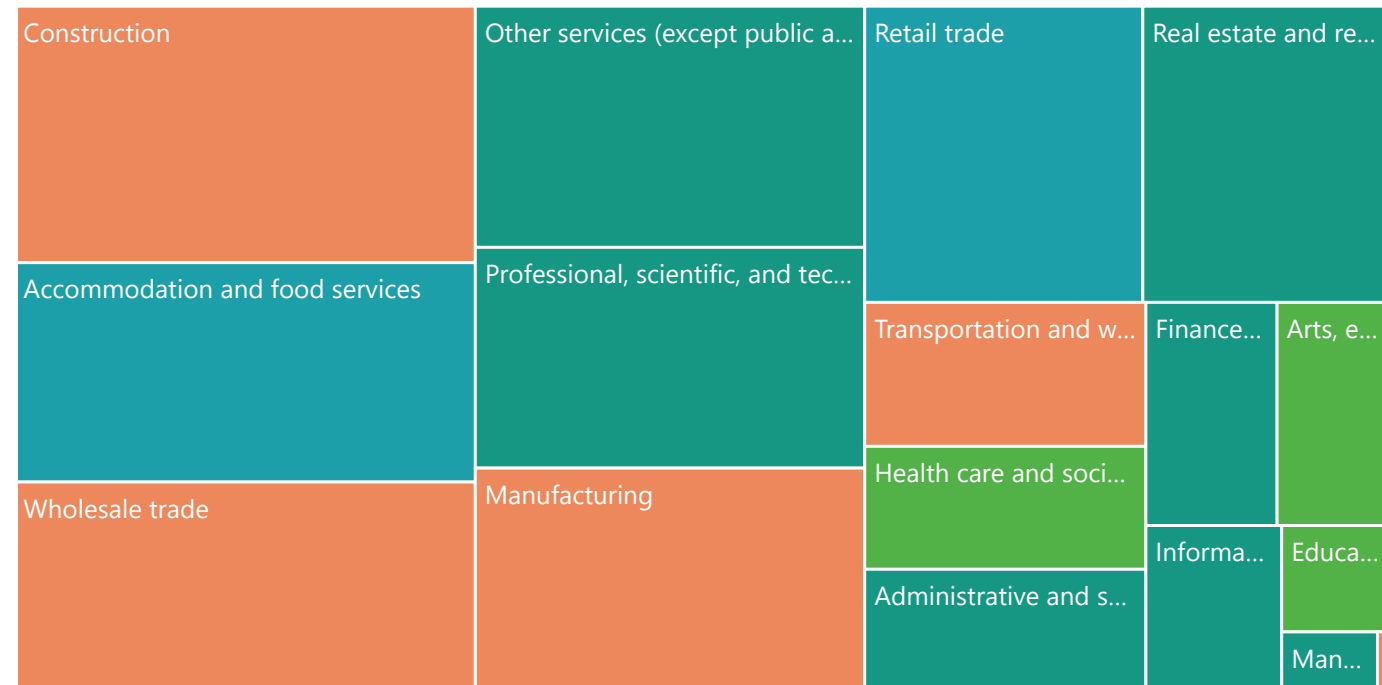
PROPORTION OF LIC WORKERS BY SECTOR

Source: On the Map



NUMBER OF BUSINESS IN ZIP CODE 11101

Source: Zip Code Business Patterns



NEIGHBORHOOD SNAPSHOT

Long Island City Partnership tracks data on economic development and the community, producing Neighborhood Snapshots, which provide key insights into our dynamic, mixed-use, livable community. This fall, we explore the unique attributes that position LIC to be the model neighborhood for New York’s post-pandemic recovery.

DEVELOPMENT AT A GLANCE

Residential 33,000+ completed units since c. 2006	Retail 1.1M+ sq. ft. existing new & renovated	Comm. & Ind. 11M+ sq. ft. existing new & renovated	Hotels 47/4,800+ hotels rooms developed	
Residential 9680+ added units by 2025 announced	Retail 318K+ added sq. ft. by 2025 announced	Comm. & Ind. 2.8M+ added sq. ft. by 2025 announced	Hotels 32/3,700+ hotels rooms in planning/construction	

RAPIDLY GROWING NEIGHBORHOOD

Long Island City’s population grew by 40% between 2010 and 2020 - **5x faster than the rate of growth for New York City.** Jobs grew twice as fast in Long Island City compared to New York City.

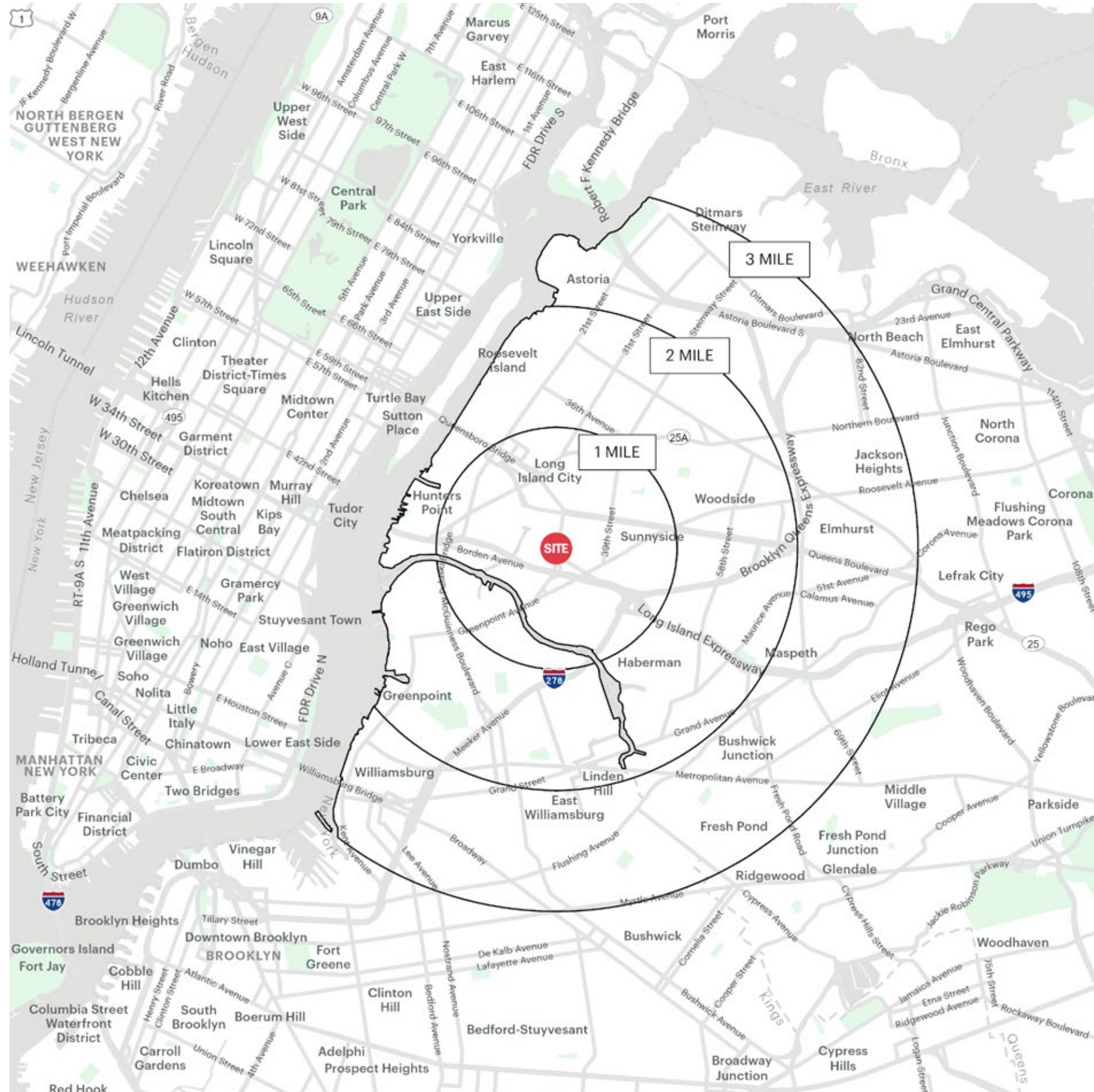
Residential Population	2010	2020	% Change
Core LIC	69,316	96,988	40%
NYC	8,175,133	8,804,190	8%

*Most recent year data reported, Zip Codes 11101, 11106, 11109
 Source: US Decennial Census

Jobs in:	2010	2019*	% Change
LIC	88,959	131,693	48%
NYC	3,698,646	4,603,187	24%

*Most recent year data reported, Zip Codes 11101, 11102, 11103, 11104, 11106, 11109 | Source: On the Map

AREA DEMOGRAPHICS



48-18 VAN DAM STREET LONG ISLAND CITY, NEW YORK

1 MILE RADIUS

POPULATION

69,419

HOUSEHOLDS

31,485

AVERAGE HOUSEHOLD INCOME

\$143,207

MEDIAN HOUSEHOLD INCOME

\$96,971

COLLEGE GRADUATES (BACHELOR'S +)

31,501 - 60.0%

TOTAL BUSINESSES

3,757

TOTAL EMPLOYEES

59,391

DAYTIME POPULATION (W/ 16 YR +)

92,042

2 MILE RADIUS

POPULATION

311,661

HOUSEHOLDS

140,097

AVERAGE HOUSEHOLD INCOME

\$133,435

MEDIAN HOUSEHOLD INCOME

\$88,870

COLLEGE GRADUATES (BACHELOR'S +)

135,155 - 256.0%

TOTAL BUSINESSES

12,862

TOTAL EMPLOYEES

176,166

DAYTIME POPULATION (W/ 16 YR +)

314,881

3 MILE RADIUS

POPULATION

785,862

HOUSEHOLDS

318,876

AVERAGE HOUSEHOLD INCOME

\$118,989

MEDIAN HOUSEHOLD INCOME

\$79,814

COLLEGE GRADUATES (BACHELOR'S +)

276,388 - 48.0%

TOTAL BUSINESSES

26,323

TOTAL EMPLOYEES

313,336

DAYTIME POPULATION (W/ 16 YR +)

700,431

AREA DEMOGRAPHICS

