



CUSHMAN & WAKEFIELD PRESENTS
AN EXCLUSIVE QUEENS
RETAIL OPPORTUNITY

T H E
P R O M E N A D E
S H O P S



WELCOME TO LEFRAK CITY

Having completed a 6-year \$75M master plan redevelopment, LeFrak City features modernized entrances, 24/7 attended lobbies, lush landscaping, state-of-the-art security systems and a new 6-acre private courtyard offering unlimited entertainment for residents.

The Promenade Shops at LeFrak City have been undergoing renovations to their 80,000 SF.

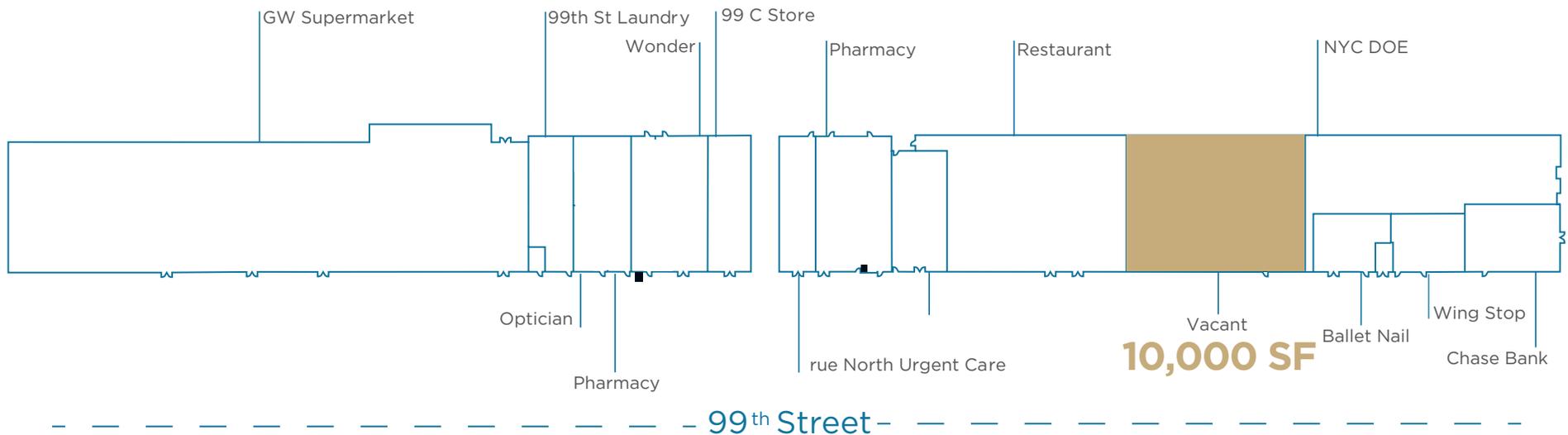
Located on 99th Street in Queens, at the base of the historic 5,000 unit apartment complex, this unique retail offers a rare opportunity to capitalize on an unparalleled residential demographic.



THE PROMENADE SHOPS

RETAIL AVAILABILITY

- Size: Approximately 10,000 SF
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 - Possession: Immediate
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 - Asking Rent: Upon Request
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 - Term: Flexible
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 - Condition: Delivered in white box condition
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 - Ceiling Height: 16' to slab; 14' at lowest point
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 - Frontage: 100' on 99th Street
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 - Entrances: Two ADA-compliant entrances
- Dedicated receiving area
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 - Floors: Leveled concrete throughout
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 - Power: 800 amps, 3-phase electrical
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 - Utilities: New water and sewer lines
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 - Sprinkler System: Fully compliant
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 - Zoning: All uses considered
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 - 120-car parking lot for customers, private parking available
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 - Venerable Ownership



THE PROMENADE SHOPS

IDEAL LOCATION

High-traffic retail location in multi-cultural Corona, Queens, rich with amenities, shopping, restaurants, entertainment and more.

WITHIN
1 MILE RADIUS
200K
RESIDENTS



WITHIN
5 MILE RADIUS
1M
RESIDENTS



LONG ISLAND
EXPRESSWAY VEHICLES
500K
DAILY



NEIGHBORS



TRANSPORTATION

M R Woodhaven Blvd **E F 7** Roosevelt Ave **MTA** Q72 | Q88 | QM10



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MITZI FLEXER
(212) 593-7124

mflexer@bradfordallen.com

GARETT VARRICCHIO
(212) 841-5056

garett.varricchio@cushwake.com

MICHAEL LEARY
(718) 575-4669

mleary@lefrakcommercial.com

