

9885

QUEENS BLVD

REGO PARK • QUEENS

*Retail, Medical & Office Space
Base of 170-Unit Mixed-Use Development
Up to 14,984 SF Remaining
Wrap Around Retail Frontage on Entire City Block*

JOIN

 **Northwell**
Health®

 S I N Y DERMATOLOGY

RIPCO
REAL ESTATE

INTERIOR / EXTERIOR PHOTOS





REGO PARK

THE RETAIL OPPORTUNITY

COMMENTS

- Join Northwell-GoHealth Urgent Care, SINY Dermatology, Dental Pro, and Pharmacy MD
- Prime Rego Park intersection between Queens Blvd, 99th Street and 66th Ave
- Base of brand new 16-story, 225,000 SF residential building
- Delivery is Immediate
- New 15 Year ICAP Abatement

VEHICLES PER DAY

- Roughly 50,000 vehicles pass per day

DAYTIME POPULATION

- 136,000 daytime population

SIZE

- Two levels totaling approx. up to 14,984 SF of remaining retail space:
 - Ground Floor - 4,592 SF (Divisible with Ceiling Heights of 18 FT)
 - Lower Level - 10,392 Gross SF (Divisible with Ceiling Heights of 18 FT)
 - Dedicated entrance of 511 SF for Lower Level with its own exclusive use of elevator
- Multiple division options for ground floor and lower level

TRANSPORTATION

- Near major transportation hubs and thru-ways
 - One block away from the 67th Avenue Subway Lines of the **E**, **F**, **M** & **R**
 - Queens Blvd leads to the Midtown Tunnel, The Long Island Expressway & Grand Central Parkway

1-MILE AREA DEMOGRAPHICS



136K

TOTAL DAYTIME POPULATION

\$78K

MEDIAN HOUSEHOLD INCOME



\$1.5B

TOTAL RETAIL GOODS EXPENDITURE

61K

TOTAL HOUSEHOLDS

150K

TOTAL POPULATION



7.7%

POPULATION UNDER THE AGE OF 44

76.9%

WHITE COLLAR WORKERS



MARKET SNAPSHOT

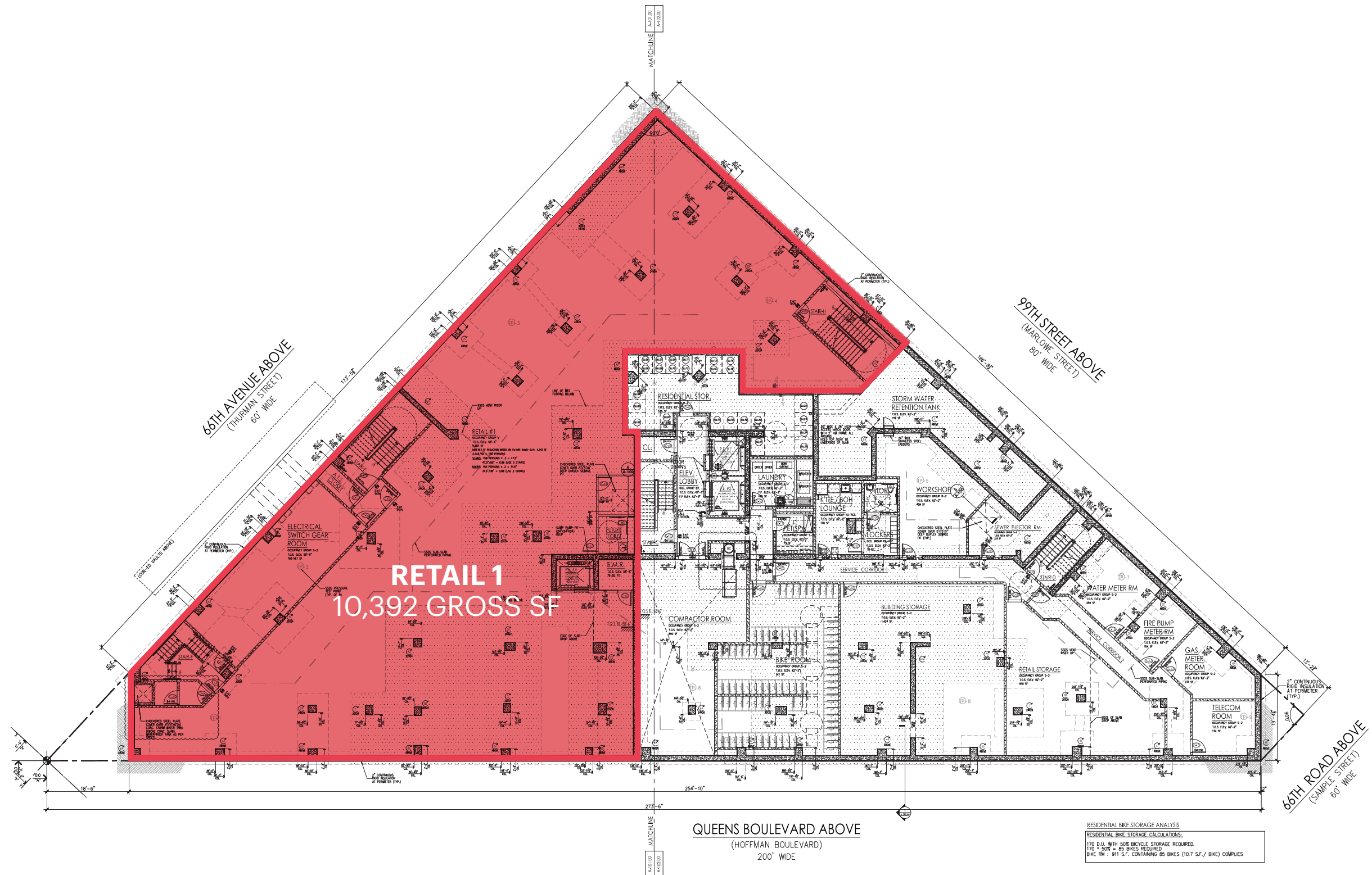


[illegible]

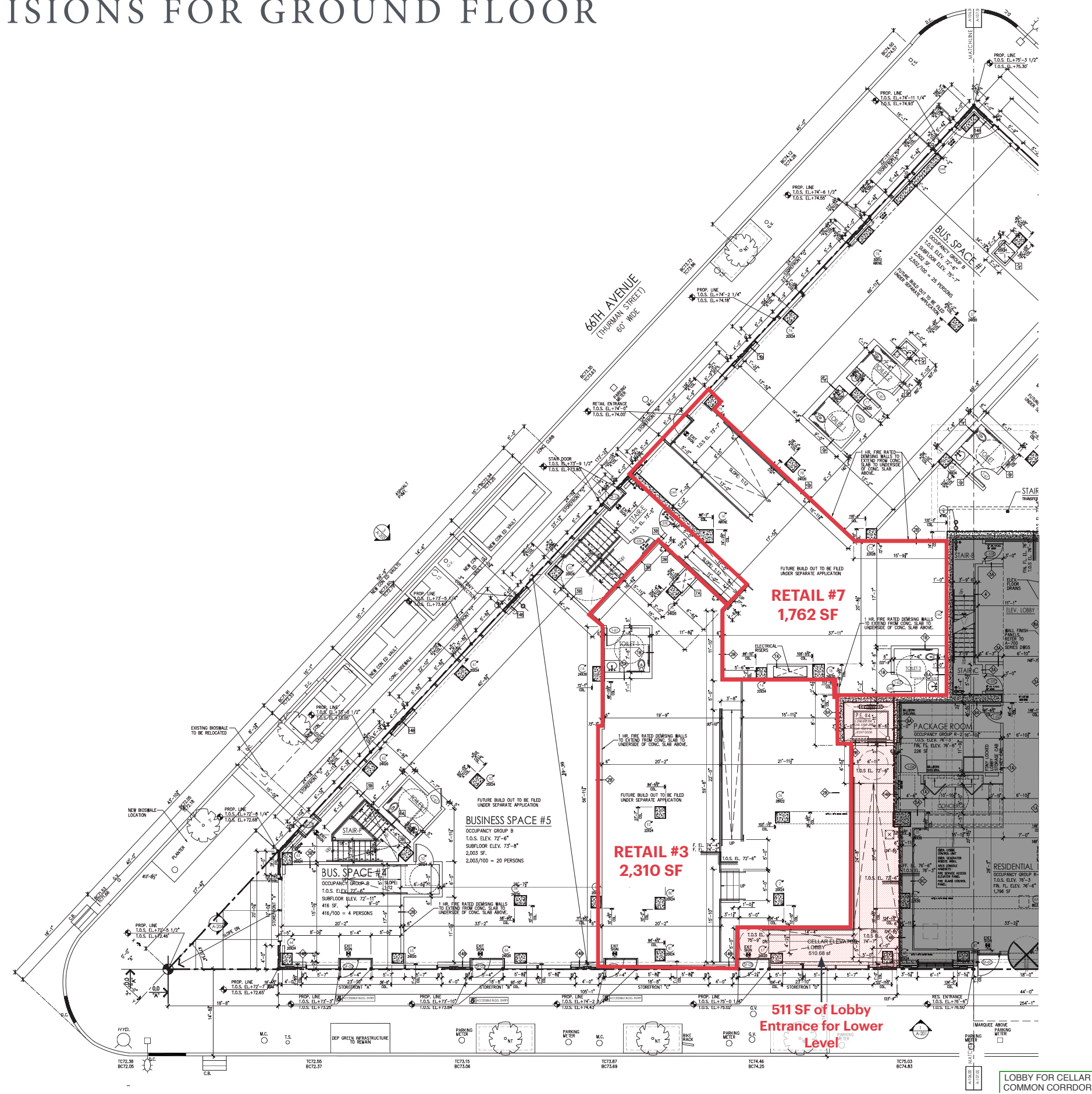
GROUND LEVEL FLOOR PLAN
CEILING HEIGHT - 18 FT



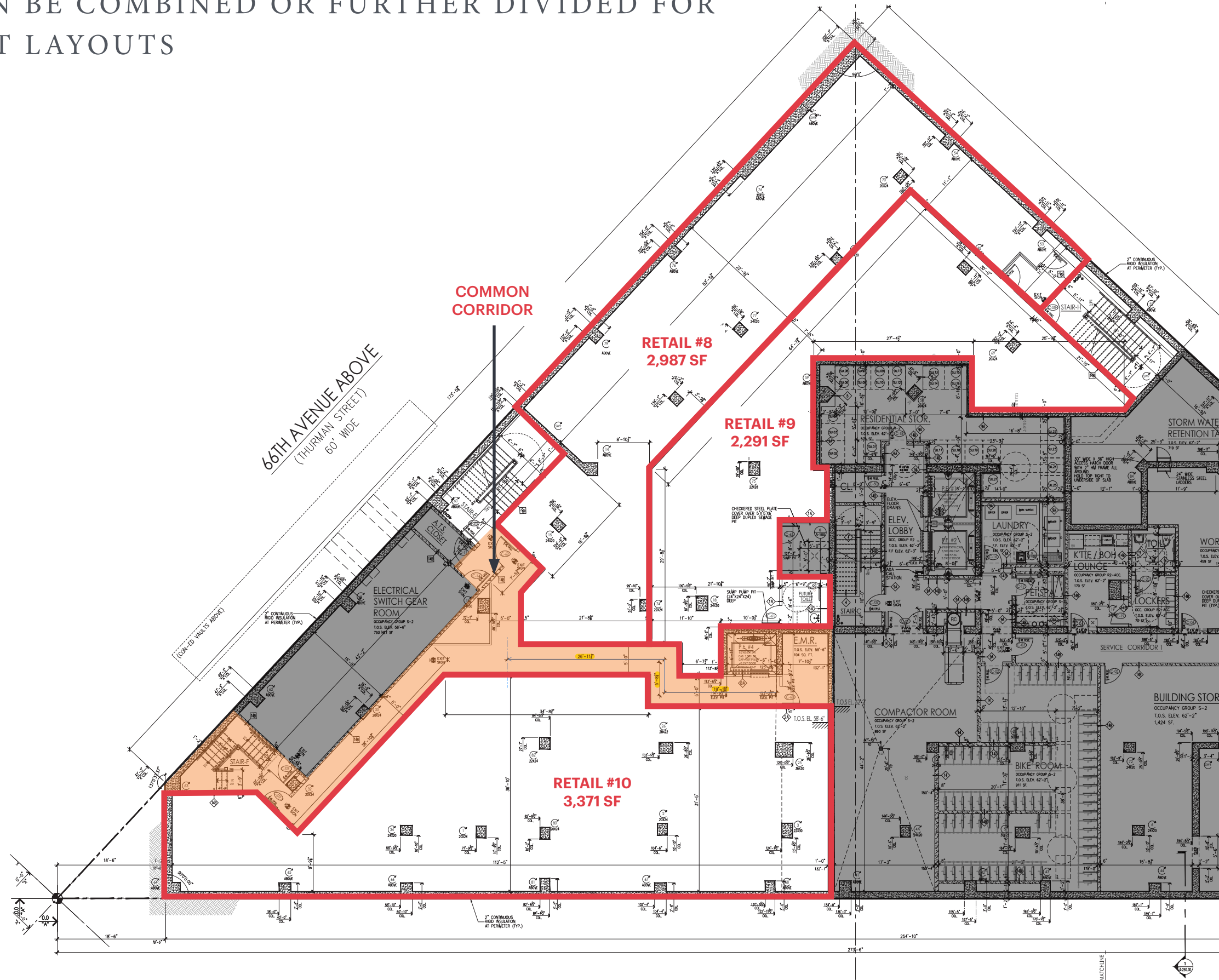
LOWER LEVEL FLOOR PLAN
CEILING HEIGHT - 16 FT



PROPOSED DIVISIONS FOR GROUND FLOOR



UNITS CAN BE COMBINED OR FURTHER DIVIDED FOR
DIFFERENT LAYOUTS



9885

QUEENS BLVD

REGO PARK • QUEENS

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV

mabramov@ripcony.com

718.663.2652

GREG BATISTA

gbatista@ripcony.com

516.342.8277

BRIAN KRAKOWER

bkrakower@ripcony.com

718.663.2656

RIPCO
REAL ESTATE

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

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.