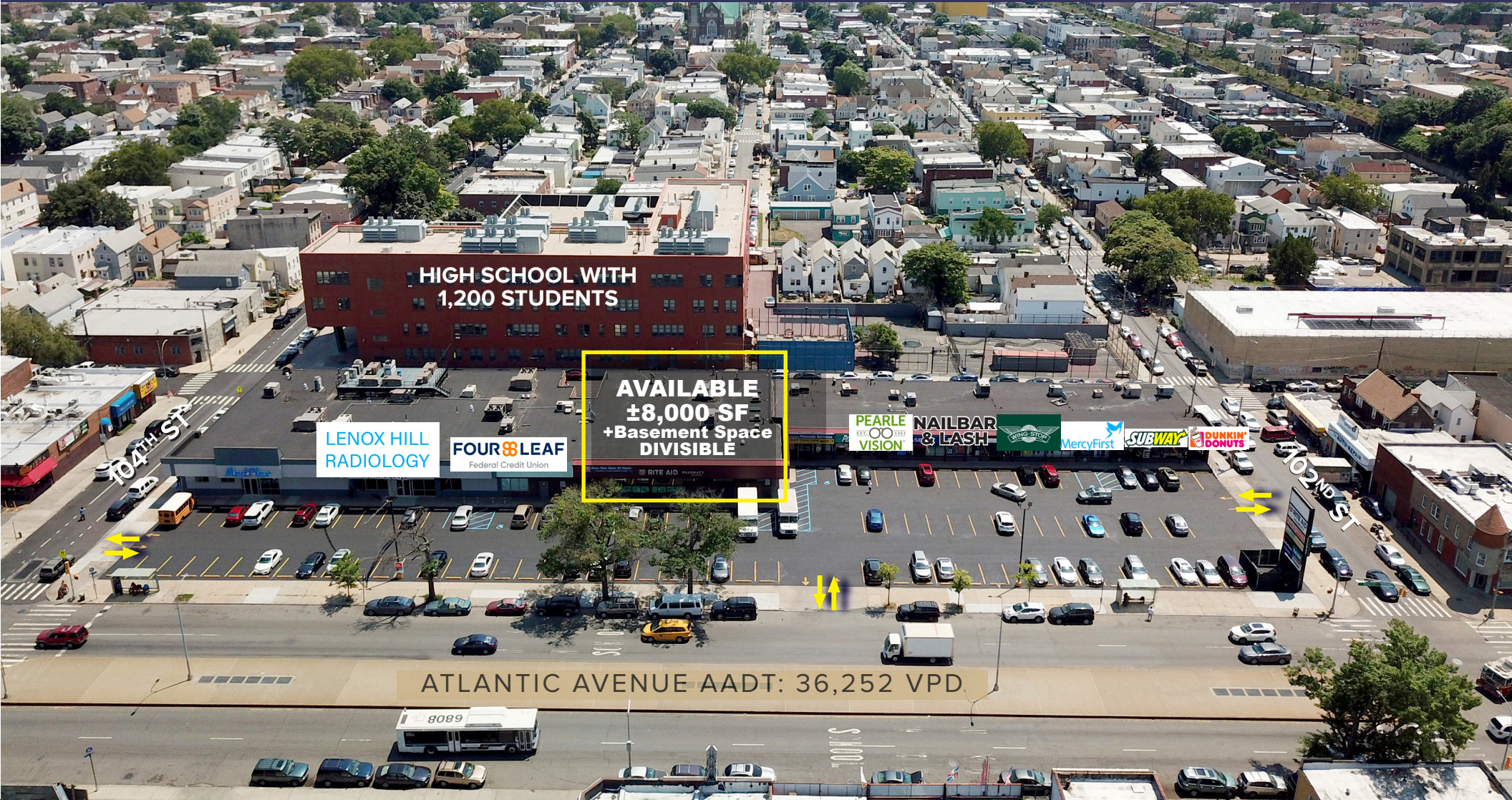


ATLANTIC PLAZA SHOPPING CENTER

102-20 ATLANTIC AVENUE | OZONE PARK, NY 11416



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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VIEW PROPERTY VIDEO



516-496-8888

[schuckmanrealty.com](https://www.schuckmanrealty.com)

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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PROPERTY INFORMATION

SITE: 102-20 ATLANTIC AVENUE | OZONE PARK, NY 11416

SIZE AVAILABLE: 8,000 SF + ±3,000 SF BASEMENT SPACE

FRONTAGE: CENTER HAS OVER 450' ON ATLANTIC AVE.

PARKING: APPROX. 115 SPACES

GLA: APPROX. 35,000 SF

COMMENTS:

- 1,000 STUDENT HIGH SCHOOL LOCATED ON ADJOINING BLOCK
- OVER 36,000 VEHICLES PER DAY ON ATLANTIC AVENUE
- DEDICATED PARKING

JOIN:

**LENOX HILL
RADIOLOGY**

WING•STOP

SUBWAY

MercyFirst

NAILBAR & LASH **FOUR LEAF**
Federal Credit Union

**PEARLE
VISION**

**DUNKIN'
DONUTS**



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SITE PLAN - GROUND LEVEL



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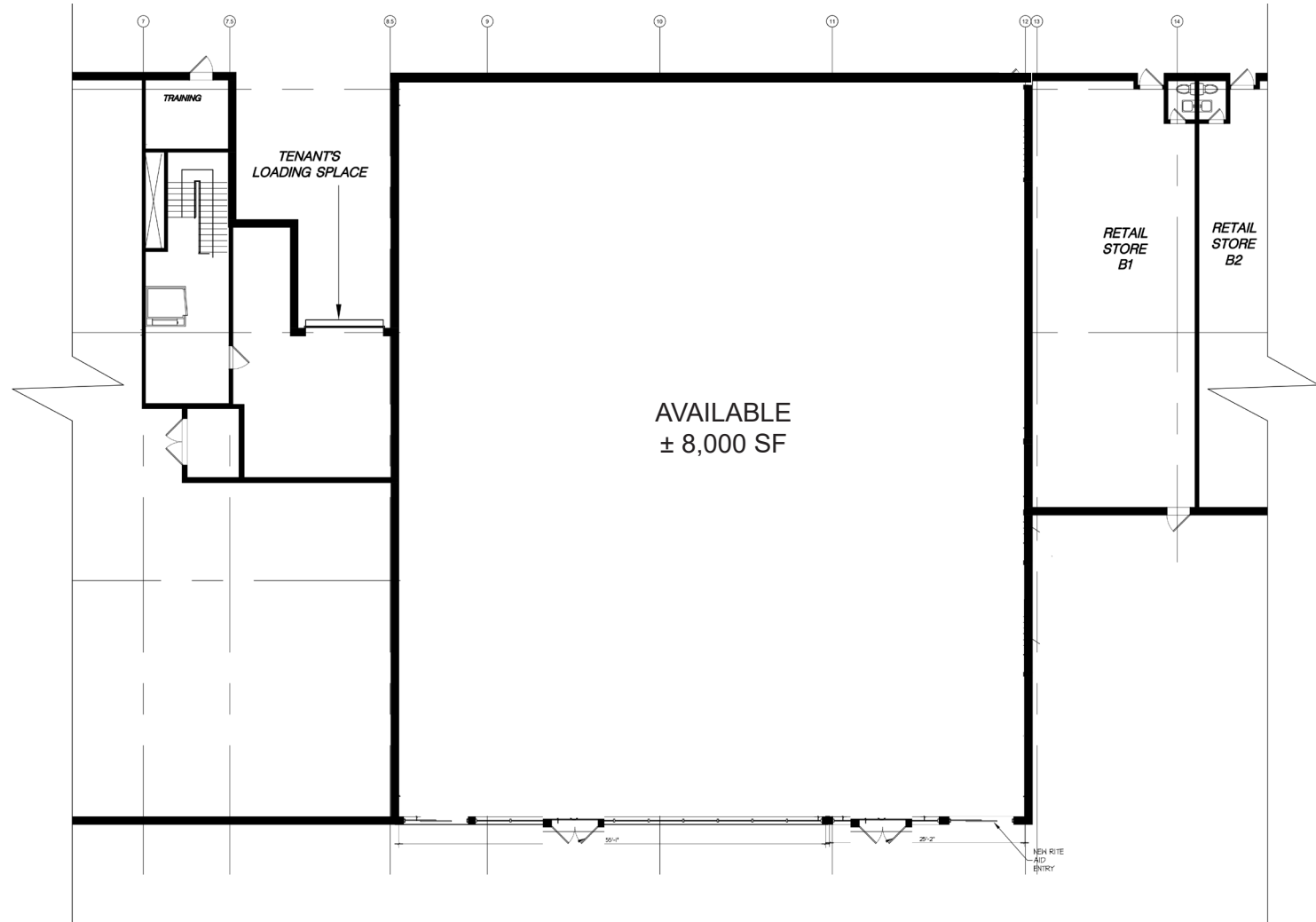
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FLOOR PLAN - 8,000 SF SPACE



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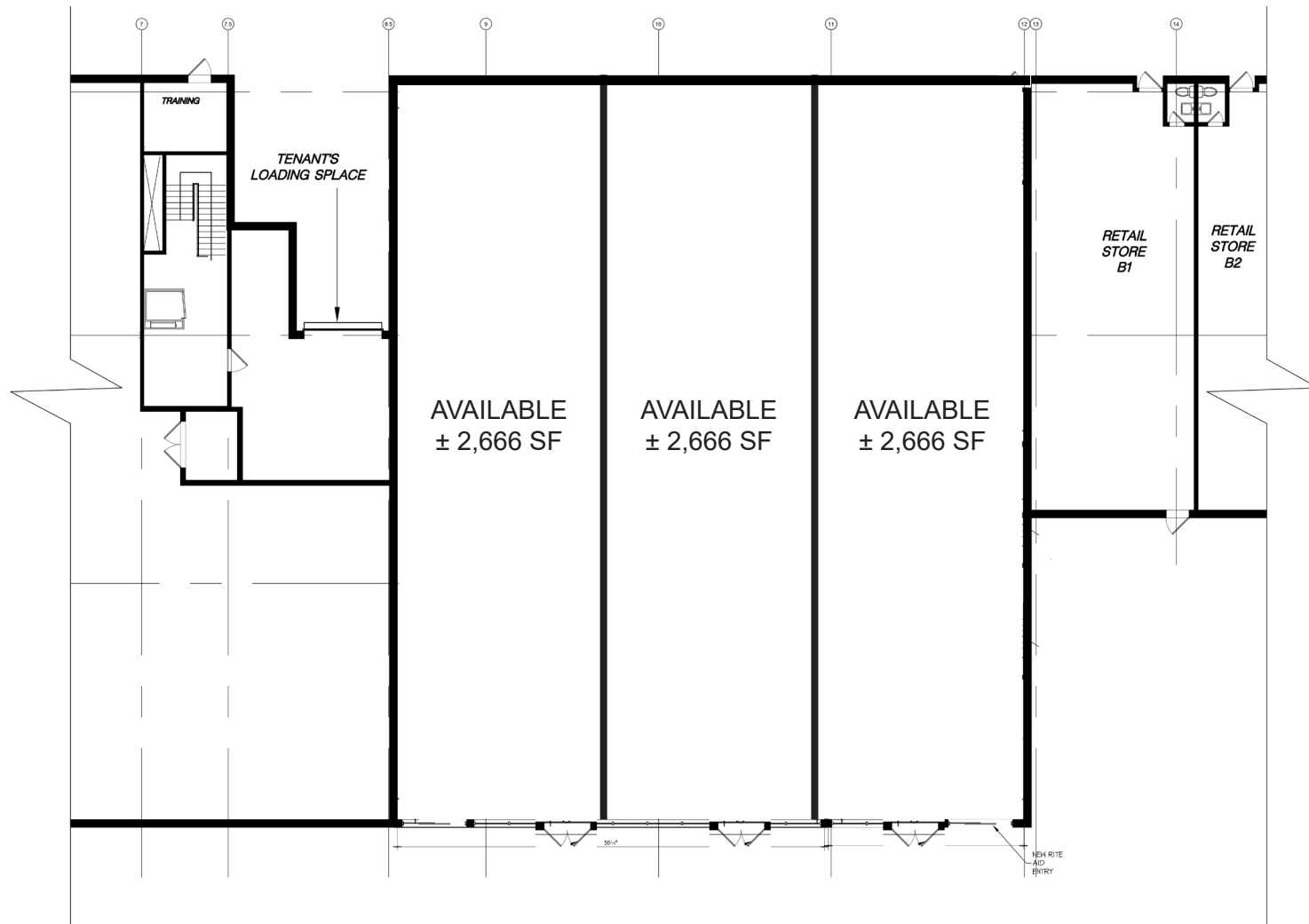
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FLOOR PLAN - 8,000 SF SPACE -POTENTIAL DIVISIONS



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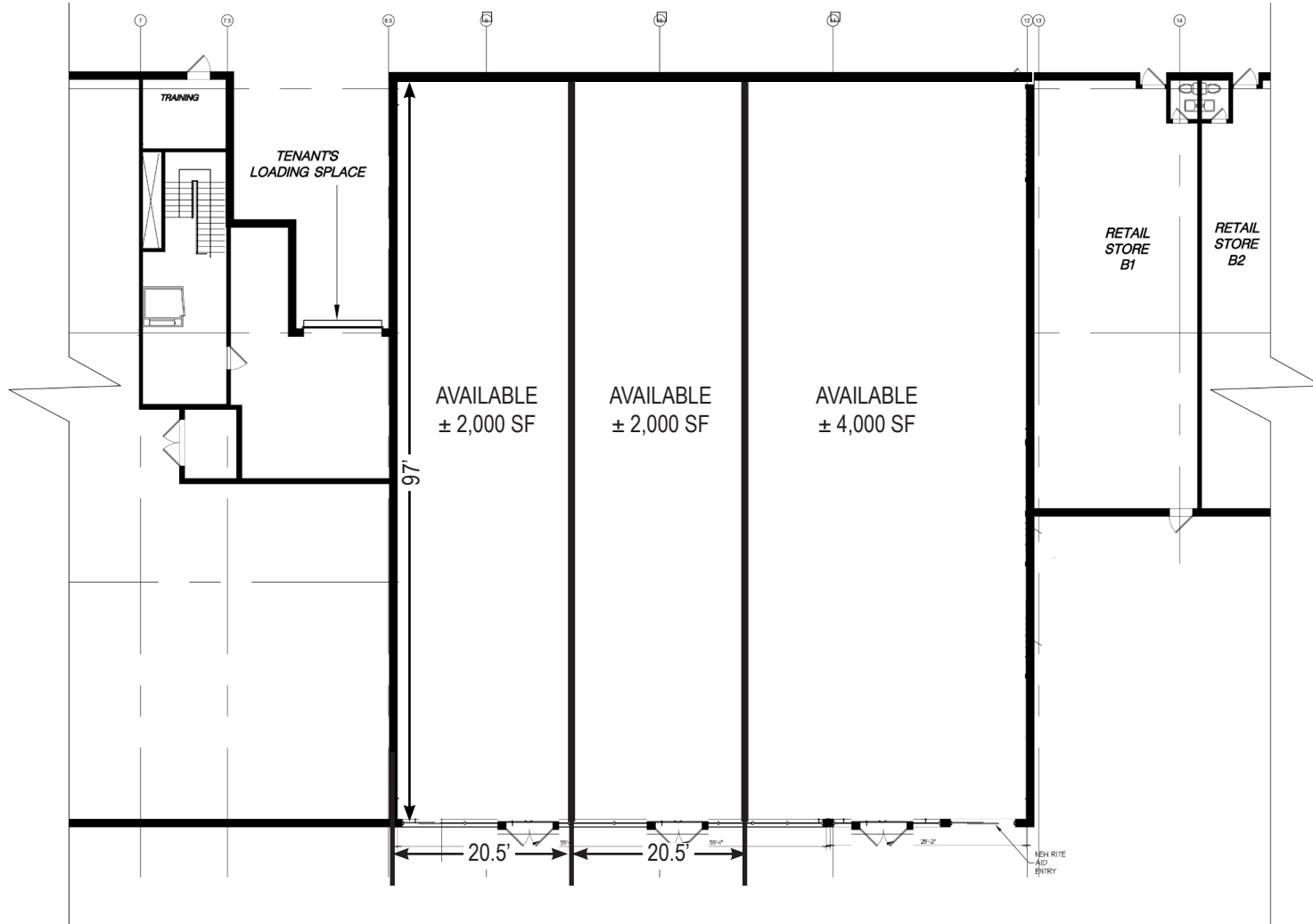
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FLOOR PLAN - 8,000 SF SPACE -POTENTIAL DIVISIONS



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Architectural floor plan showing a large rectangular building footprint divided into a grid system. The grid lines are numbered 1 through 13 horizontally and A through E vertically. Dimensions are provided for each grid segment.

Key areas and features include:

- FUTURE TENANT SPACE**: 19,200 SQ. FT.
- 3,000 SF** area (highlighted in red).
- TRAINING** room.
- TOILET** and **RESTROOM**.
- KITCHEN** and **OFFICE**.
- CORR. REAR** (Corridor Rear).
- WC WHEEL CHAIR LIFT**.
- EXISTING ELECTRICAL FOR NEW TENANT**.
- PRODUCT LIFT**.
- EXIST. RAMP ON**.

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DEMOGRAPHICS



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A collage of logos for various businesses and organizations, including Dunkin' Donuts, MetroPCS, Duane Reade, KFC, Rite Aid, McDonald's, Chase, Subway, Queens County Savings Bank, Rainbow Park Place Florest, T-Mobile, Sprint, and Duane Reade Pharmacy.



ATLANTIC PLAZA



AADT: 21,842 VPD



ROCKAWAY BOULEVARD



AADT: 68,772 VPD

ADDI: 38,139 VPD



MATTRESS FIRM® **P.C. RICHARD & SON**

LIBERTY AVENUE

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