



RETAIL, MEDICAL, FITNESS, RESTAURANT

WOODSIDE, NY

51-24 ROOSEVELT AVENUE

SIZE

2,760 SF - Divisible

CEILING HEIGHTS

13 FT

ASKING RENT

Upon Request

TAX ABATEMENT

35 Years

FRONTAGE

38 FT

POSSESSION

Immediate

CO-TENANTS

Fresh Harvest Deli Mini Market, Epicare Pharmacy

NEIGHBORS

Rite Aid, Bank of Hope, Woori Bank, Blink Fitness, Home Depot, BJ's, H-Mart, LaGuardia Community College, Burlington, Queens Library, Chase Bank, CTown

COMMENTS

- Prime Woodside location directly next to the entrance of the 7 train and one block south of Queens Boulevard
- Base of a fully leased luxury 40-unit rental building
- Very dense area with over 111,500 residents within a 1-mile radius
- A rapidly growing neighborhood with over 500 new apartments being built in the immediate area
- Space has gas and venting capabilities
- ADA bathroom in-place
- Tax abatement for 35-years secured
- Space is ideal for multiple uses including retail, medical, office, fitness, and restaurants

CONTACT EXCLUSIVE AGENTS

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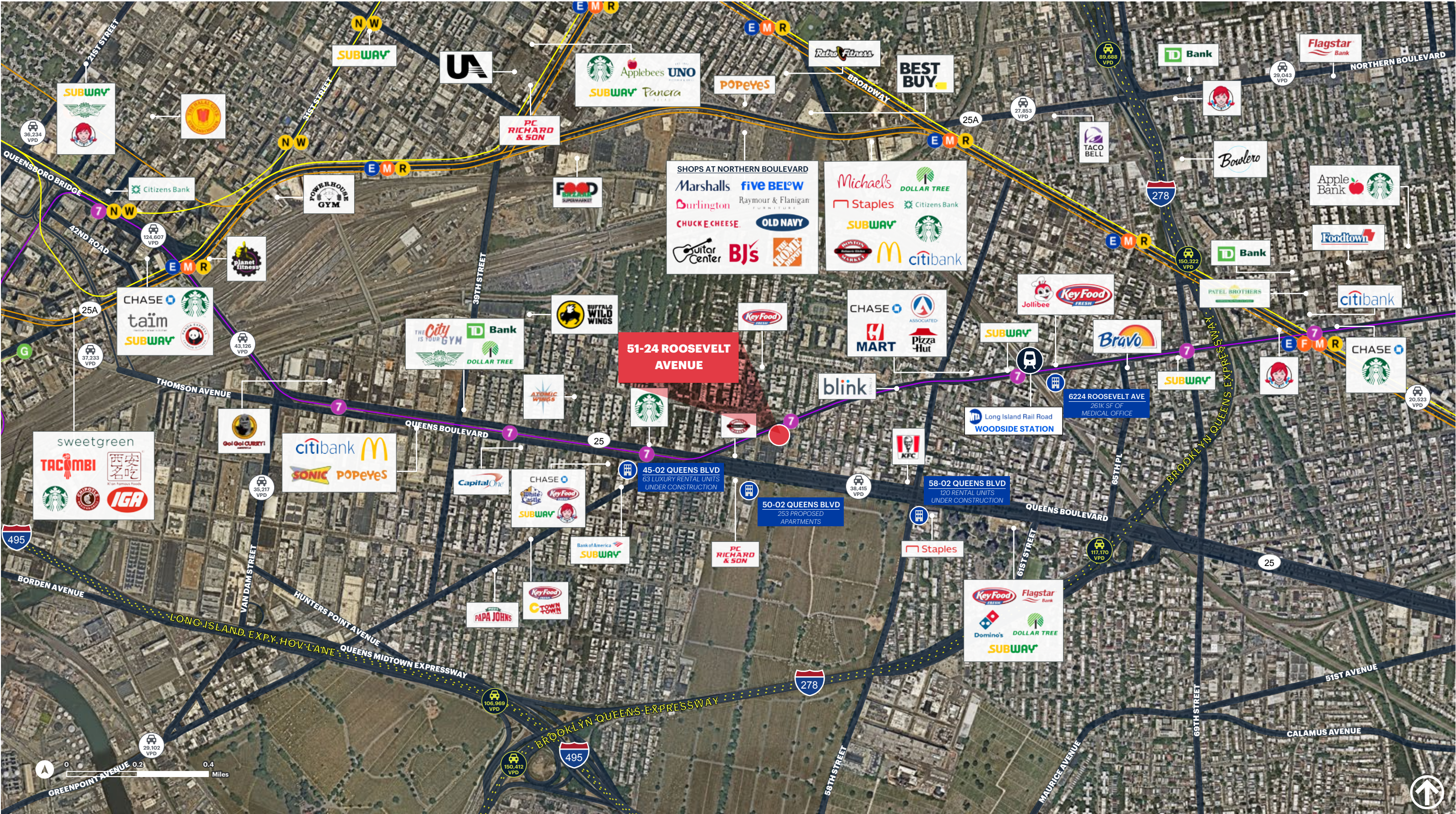
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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

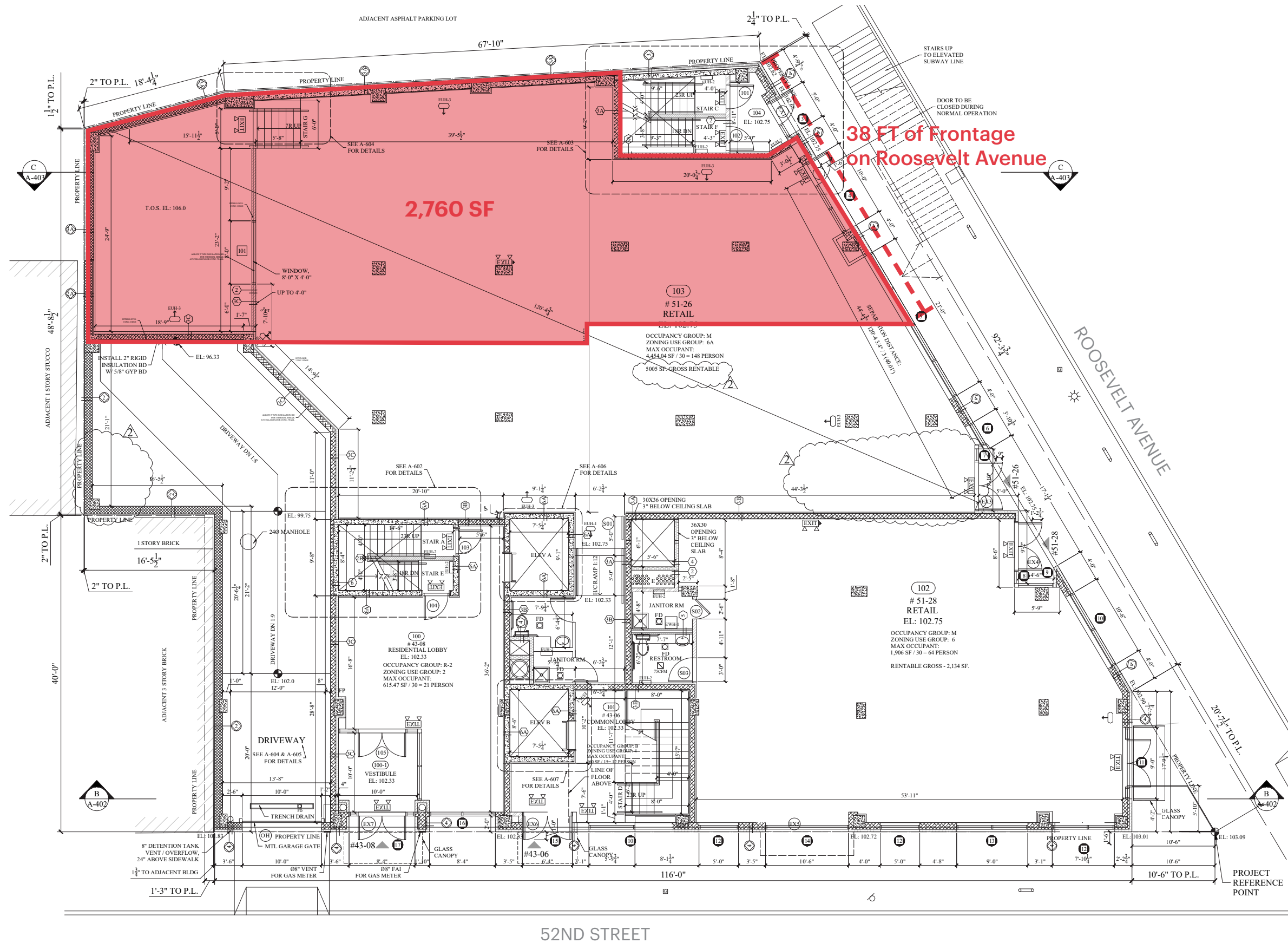
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

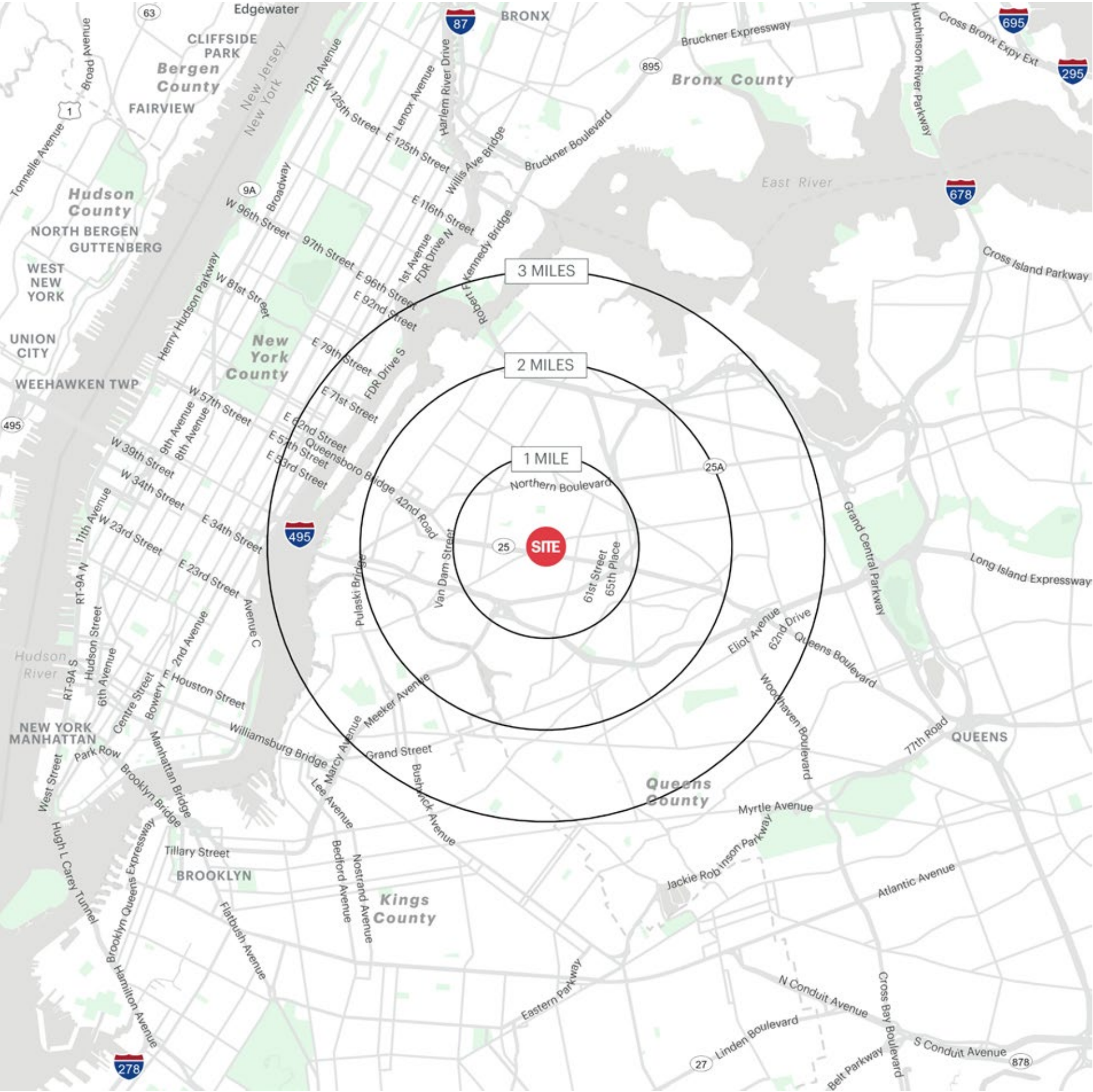




GROUND FLOOR



AREA DEMOGRAPHICS



51-24 ROOSEVELT AVENUE SUNNYSIDE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
111,509	35,379 - 41.2%
HOUSEHOLDS	TOTAL BUSINESSES
43,448	3,209
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$103,792	48,268
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$77,023	101,358

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
437,231	148,753 - 44.2%
HOUSEHOLDS	TOTAL BUSINESSES
172,338	14,959
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$114,729	198,068
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$81,785	406,065

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
1,059,476	395,879 - 48.8%
HOUSEHOLDS	TOTAL BUSINESSES
433,640	35,349
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$137,793	466,058
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$93,290	953,259

AREA DEMOGRAPHICS

