

179-24 UNION TURNPIKE

FRESH MEADOWS, NY 11366

STONEFIELD
REAL ESTATE



FOR LEASE

RETAIL | RESTAURANT

CONFIDENTIAL

LEASING OVERVIEW

SPACE	SIZE	RENT	LEASE TYPE	USE	POSSESSION
1st Floor - Corner Restaurant	2,067 RSF	\$70.00 / RSF	Modified Gross	Retail / Restaurant	Immediate

ADDITIONAL RENTS	MODIFIED GROSS
Real Estate Taxes	Proportionate Share Over Base Year
Building Operating Expenses	Proportionate Share Over Base Year
Utilities	Metered Usage

BUILDING HIGHLIGHTS:

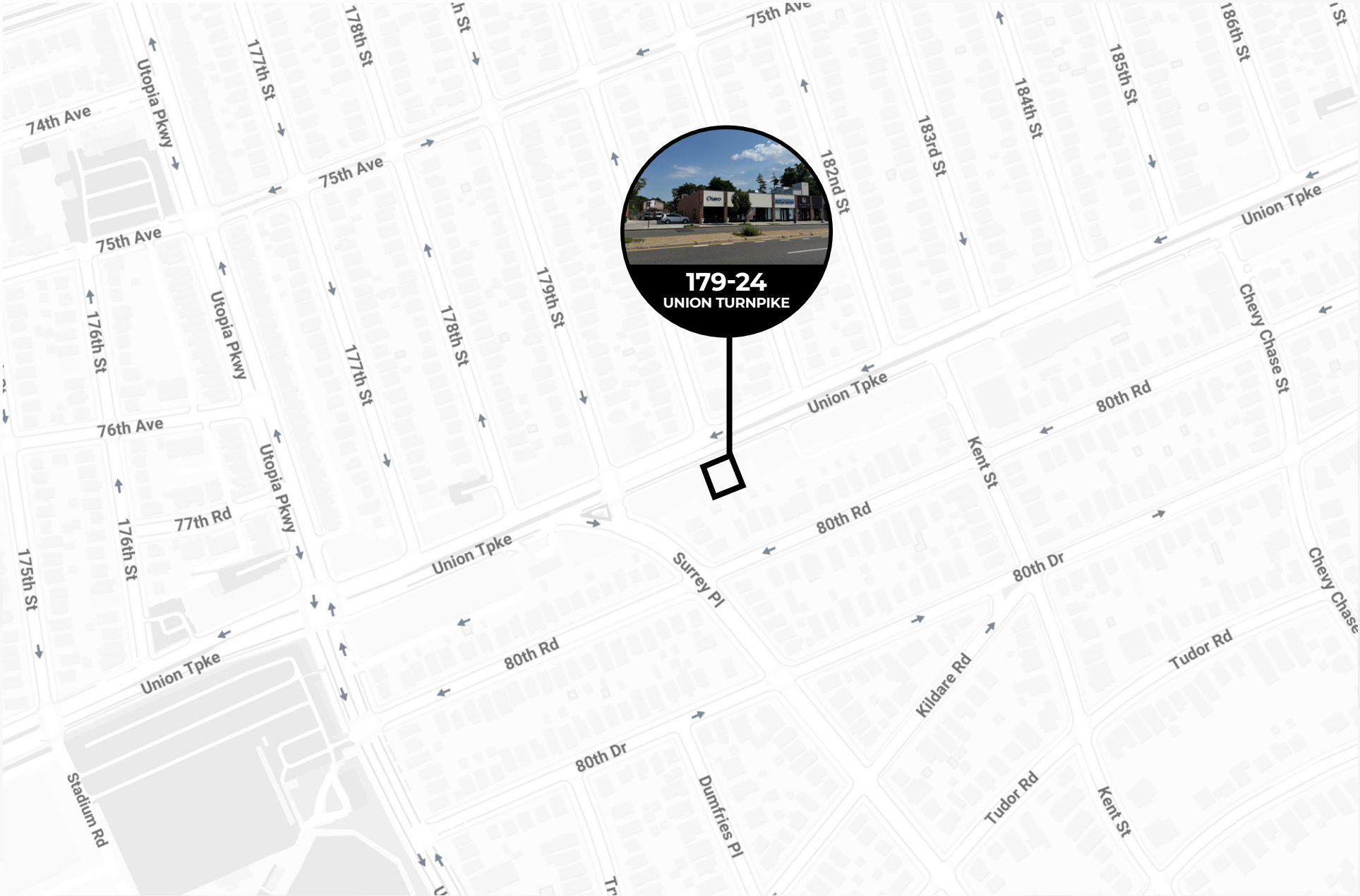
- Newly constructed building completed in 2024
- Fully built restaurant with high-end finishes and modern design
- Electric kitchen infrastructure with venting in place
- On-site customer parking available
- Prominent corner frontage with complementary retail co-tenancy

INTERIOR PHOTOS

1ST FLOOR - CORNER RESTAURANT



MAP



CONFIDENTIALITY & DISCLAIMER

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This brochure is intended as a summary of the property and available leasing opportunities to gauge interest. It is not an exhaustive document and should not replace a thorough independent investigation. Stonefield Real Estate LLC and the property owner make no representations or warranties as to the accuracy or completeness of the information contained herein, including but not limited to square footage, floor plans, zoning, condition, permitted uses, or building systems.

All information has been compiled from sources believed to be reliable; however, it has not been independently verified. Any estimates of expenses or representations of property condition are illustrative only and are not guarantees of future performance or suitability.

The landlord reserves the right to modify or withdraw any space from the market at any time without notice or obligation. Any lease agreement is subject to final approval and execution of a mutually acceptable lease by both landlord and tenant.

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