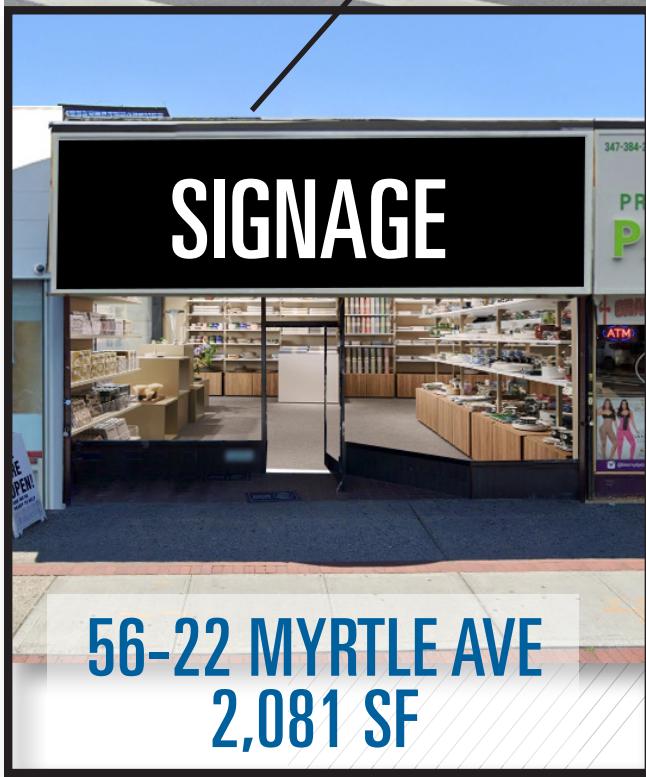


Rendering



56-22  
MYRTLE AVENUE

RIDGEWOOD, QUEENS | NATIONAL TENANT TRADE AREA

# THE NEW RIDGEWOOD - HEALTH, WELLNESS AND FOOD BRANDS ARE CHANGING THE LANDSCAPE



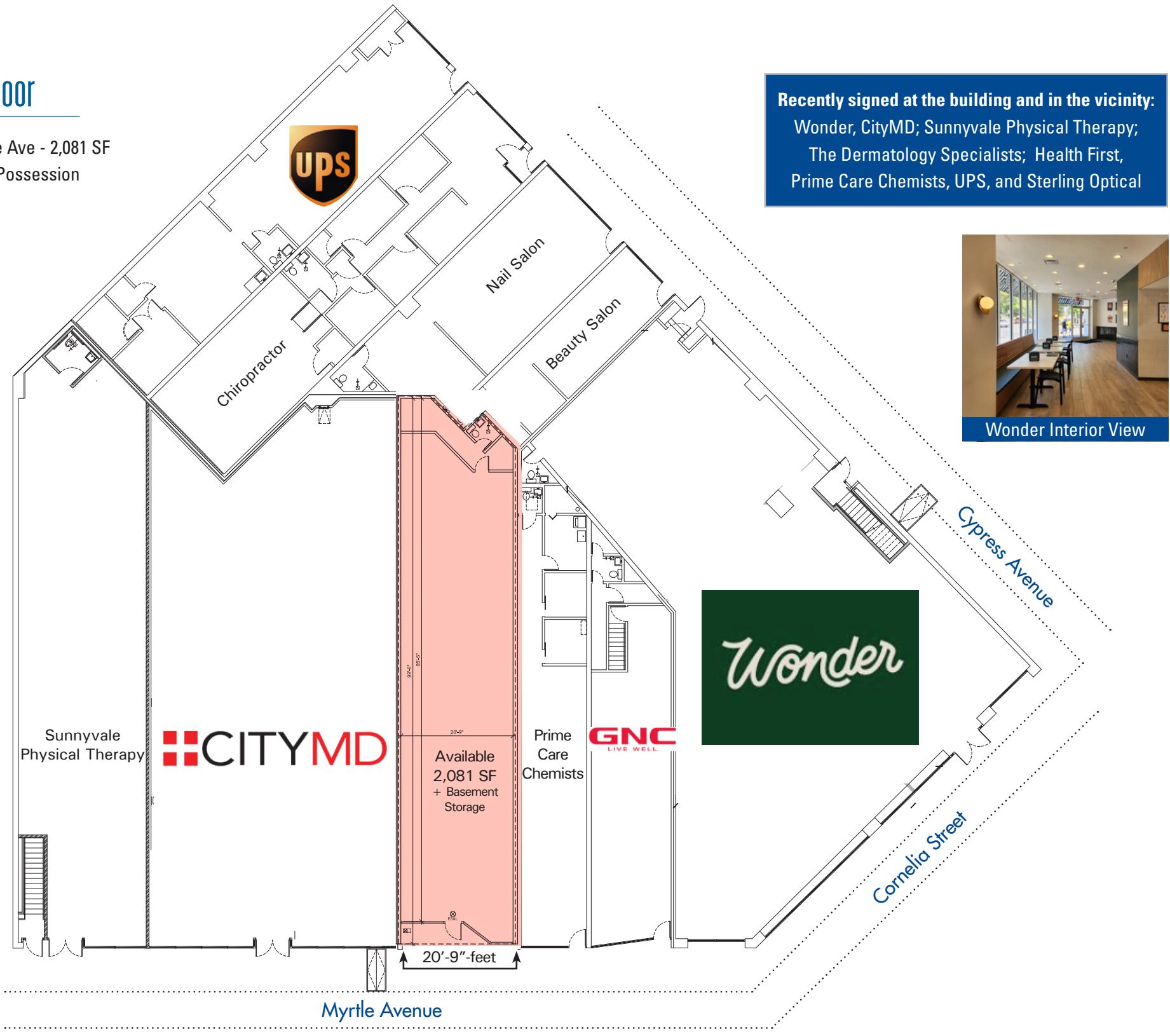
National Tenant Area including: Target (coming), Burlington Coat Factory (coming), CityMD, Zwanger/Mark Medical Care, Gamestop, OshKosh B'Gosh, Blink Fitness, Sprint, Burger King, Dunkin Donuts, GNC, Carter's, 7-11, Taco Bell, Children's Place, UPS, Wonder, Whole Foods (coming soon) to name a few

Radius	1 Mile	2 Mile
<b>2024 Population</b>	134,879	376,455
White	44,573 33.05%	109,574 29.11%
Black	13,596 10.08%	94,033 24.98%
Am. Indian & Alaskan	1,760 1.30%	3,881 1.03%
Asian	9,157 6.79%	20,036 5.32%

2024 Households by HH Income	47,310	136,506	1,131,074
Income: <\$25,000	9,127 19.29%	31,290 22.92%	230,367 20.37%
Income: \$25,000 - \$50,000	7,659 16.19%	22,564 16.53%	177,003 15.65%
Income: \$50,000 - \$75,000	8,132 17.19%	21,327 15.62%	160,716 14.21%
Income: \$75,000 - \$100,000	6,912 14.61%	17,846 13.07%	130,466 11.53%
Income: \$100,000 - \$125,000	4,742 10.02%	13,300 9.74%	106,079 9.38%
Income: \$125,000 - \$150,000	3,264 6.90%	8,818 6.46%	72,988 6.45%
Income: \$150,000 - \$200,000	4,166 8.81%	11,104 8.13%	99,638 8.81%
Income: \$200,000+	3,308 6.99%	10,257 7.51%	153,817 13.60%
<b>2024 Avg Household Income</b>	<b>\$89,826</b>	<b>\$87,537</b>	<b>\$104,301</b>
<b>2024 Med Household Income</b>	<b>\$70,644</b>	<b>\$66,537</b>	<b>\$74,585</b>

# Ground Floor

- 56-22 Myrtle Ave - 2,081 SF  
Immediate Possession



**Recently signed at the building and in the vicinity:**  
Wonder, CityMD; Sunnyvale Physical Therapy;  
The Dermatology Specialists; Health First,  
Prime Care Chemists, UPS, and Sterling Optical



## Wonder Interior View

Cypress Avenue

Cornelia Street

## Sunnyvale Physical Therapy



Available  
2,081 SF  
+ Basement  
Storage

20'-9"-feet

## Myrtle Avenue

MYRTLE AVENUE  
Delgado Travel  
EZ Cosmetics  
Ridgewood  
Cafe & Grill  
Liberty Stores  
Express Furniture Warehouse

Ruby Palace  
Step by Step  
Caribe Star Restaurant



BeautySchool  
Casual Town



Coming Soon:



Mark Medical Care  
Go Health



MADISON STREET

Royal Pizza



Michael's Jewelry  
& Electronic



more compromising



Rico Polo  
Carl's Army Navy  
Metro Health Pharmacy  
Echo Beauty Supply  
Ridgewood Cabinet  
Fresh Taco  
Randy's

PUTNAM AVENUE

Baby Island  
Eyesite Vision Center



Julie Kaye Fashion  
WHOLE FOODS  
(Coming Soon)

CYPRESS AVENUE

Sanremo Pizza  
C&B Variety  
TJ Toy & Gift City



Ridgewood is one of the coolest  
neighborhoods in the world

Click to Read



Contact Exclusive Agent:  
John Brod  
212.400.9521  
jbrod@absre.com

Howard I. Gilbert  
212.400.9492  
hgilbert@absre.com

Mark Tergesen  
212.400.9528  
mt@absre.com



CORNELIA STREET

Wonder GNC  
Prime Care Chemists  
CITYMD ups  
Sunnyvale Physical Therapy  
SITE

Naomi's  
Baby Blue  
Cypress Photo Studio

Fragrance Plaza Inc.  
Checks Cashed

Bambino Pizza

cricket

2 Guys Liquor

Wireless Tech

7 story planned development  
with 60 residences

AT&T

Dental Care  
of Ridgewood

Checks Cashed

Bambino Pizza

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