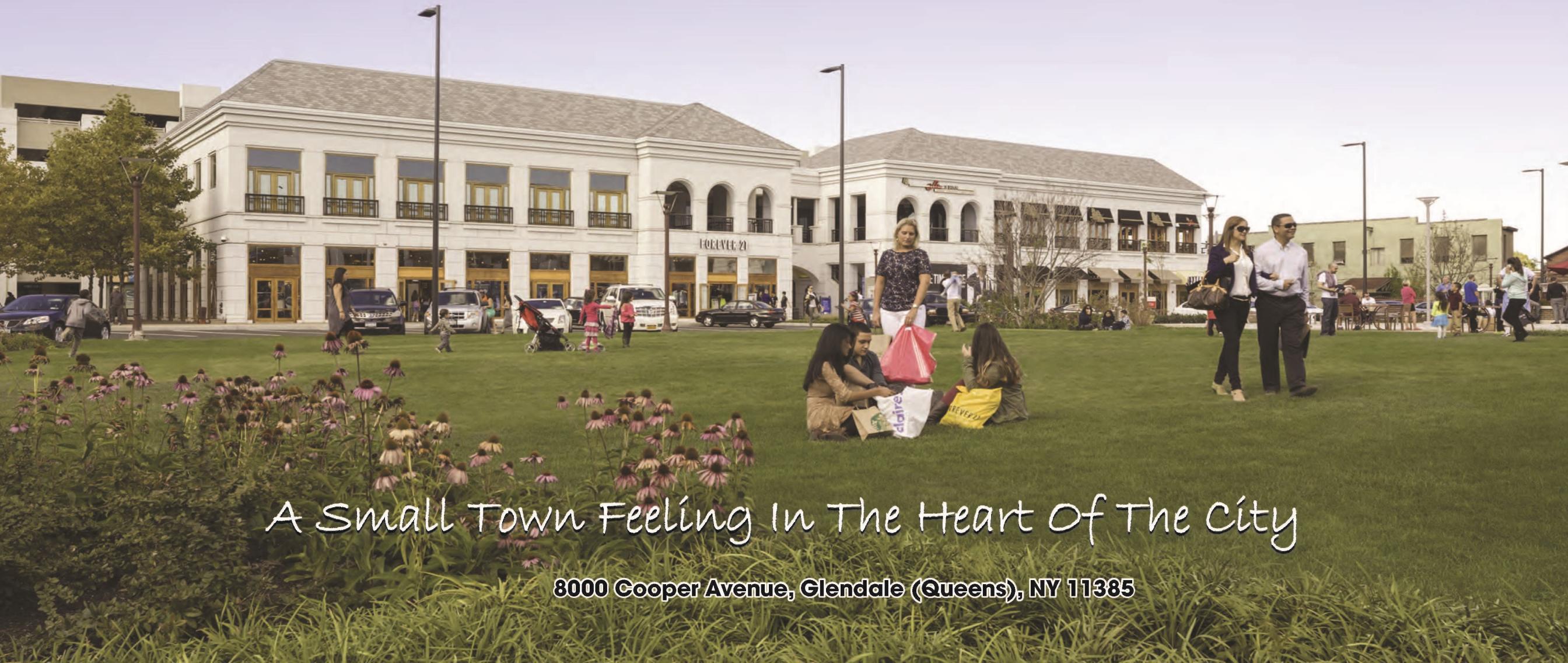


THE SHOPS AT
Atlas Park



A Small Town Feeling In The Heart Of The City

8000 Cooper Avenue, Glendale (Queens), NY 11385



and Offices

The Shops At Atlas Park

The Shops at Atlas Park offer:

- Entertainment, Restaurants, Health & Fashion, all wrapping around a tranquil open-air quad and event venue!
- Easy access from Woodhaven Blvd, Metropolitan Ave., and the Jackie Robinson Parkway.
- Plenty of parking (over 1,300 spaces.)
- Public Transportation Stops on Site (Q47, Q29 and Q54 Buses)

The property also offers loft-style office space, attractive for you, your clients and employees.

*Come For The Shopping...
Stay For The Fun!!*

A photograph of two women walking down a street, laughing and holding shopping bags. One woman is wearing a green top and the other is wearing a light blue top. The background shows a brick building with a 'HomeGoods' sign.

THE SHOPS AT
Atlas Park

MAJOR RETAILERS

GEGRACE
COMMERCIAL REAL ESTATE

George Grace 646.312.6800
Grace@GEGrace.com
June Fisher 646.312.6809
JFisher@GEGrace.com



AMERICA'S BEST
CONTACTS & EYEGLASSES

ASHLEY.



california
PIZZA KITCHEN



five
BELOW

Foot Locker

FOREVER 21



HomeGoods

Manor Oktoberfest



REGAL

Spectrum

STARBUCKS

T.J.maxx

T Mobile

ULTA
BEAUTY



THE SHOPS AT
Atlas Park

**DEMO
INFO**



Demographics*
2 Mile Radius (approximately 6 minute drive time)

		Year Studied
Total Population	378,310	2023
Total Households	143,242	2023
Median Age (Years)	40.2	2023
Median Home Value	\$662,750	2023
Average Household Income	\$113,439	2023
Median Household Income	\$83,806	2023

Traffic Count

Intersection	Daily Vehicles	Year Studied
Metropolitan Ave & Cooper Ave E	15,139	2022
Woodhaven Blvd & Metropolitan Ave	48,651	2022
80th St & 68th Rd N	14,392	2022
Metropolitan Ave & 80th St E	15,076	2022

*Source: Costar & ESRI Forecasts



THE SHOPS AT
Atlas Park

SITE PLAN

RETAIL
 OFFICE
 PARKING

GE GRACE
COMMERCIAL REAL ESTATE

George Grace 646.312.6800
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June Fisher 646.312.6809
JFisher@GEGrace.com



THE SHOPS AT
Atlas Park

BUILDING LOCATOR

- RETAIL
- OFFICE
- PARKING

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June Fisher 646.312.6809
JFisher@GEGrace.com



THE SHOPS AT
Atlas Park

BUILDING 4

AVAILABLE
RETAIL

Premium retail and medical
space integrated into a
shopping and dining
destination.

GE GRACE
COMMERCIAL REAL ESTATE

George Grace 646.312.6800

Grace@GEGrace.com

June Fisher 646.312.6809

JFisher@GEGrace.com

Disclaimer: Although all information furnished regarding property for sale,
rental or financing is from sources deemed reliable, such information has
not been verified, and no express representation is made nor is any to be
implied as to the accuracy thereof, and it is submitted subject to errors,
omissions, change of price, rental or other conditions, prior sale, lease or
financing, or withdrawal without notice.

Available Ground Floor Retail:

Suite 4105 919 sf

Suite 4106 3,934 sf

Suite 4108 5,665 sf

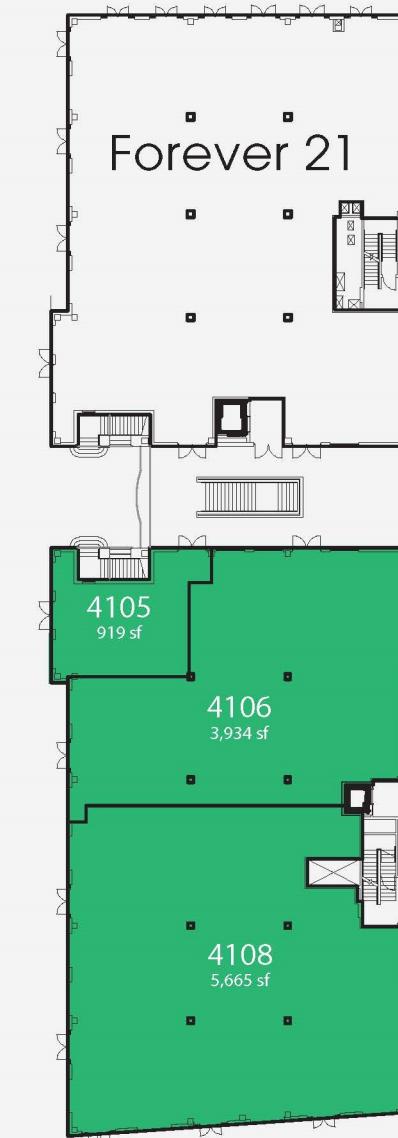
Combined 10,518 sf

Current Tenants Include:

Forever 21 on the Ground floor, Northwell
Health on the entire 2nd floor.



GROUND FLOOR



THE SHOPS AT *Atlas Park* BUILDING 6

AVAILABLE
RETAIL

AVAILABLE
RESTAURANT

Premium retail and
restaurant space integrated
into a shopping and dining
destination.

GE GRACE
COMMERCIAL REAL ESTATE

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June Fisher 646.312.6809

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Available Ground Floor Retail:

Suite 6109 1,417 sf

Suite 6119 5,644 sf

Suite 6109(S) 602 sf

Combined 7,663 sf

Available 2nd Floor Restaurant:

Suite 6208 4,091 sf

Fully vented kitchen; with terrace;
adjacent to Parking.

Suite 6203 2,955 sf

Fully vented kitchen; adjacent to
Theater Entrance.

Current Tenants Include:

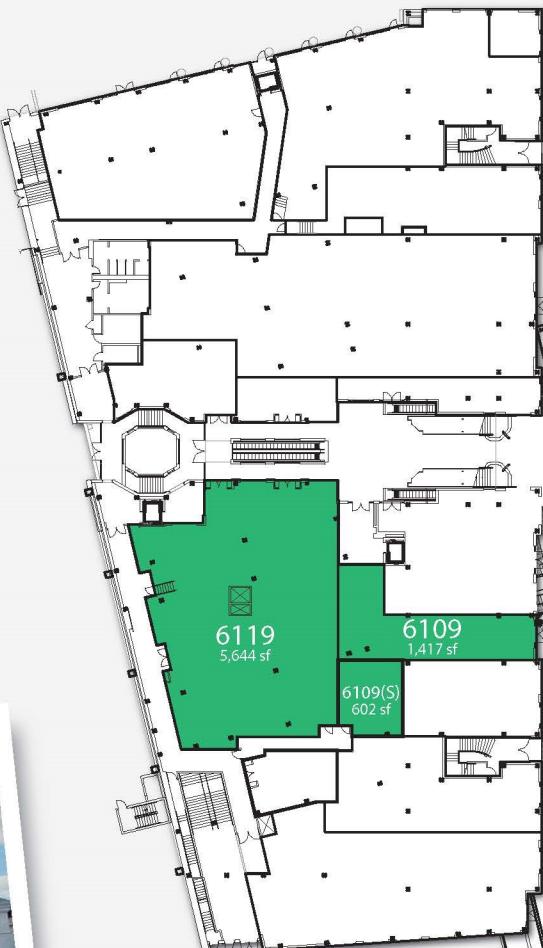
Regal Cinema

Stone Cold Creamery

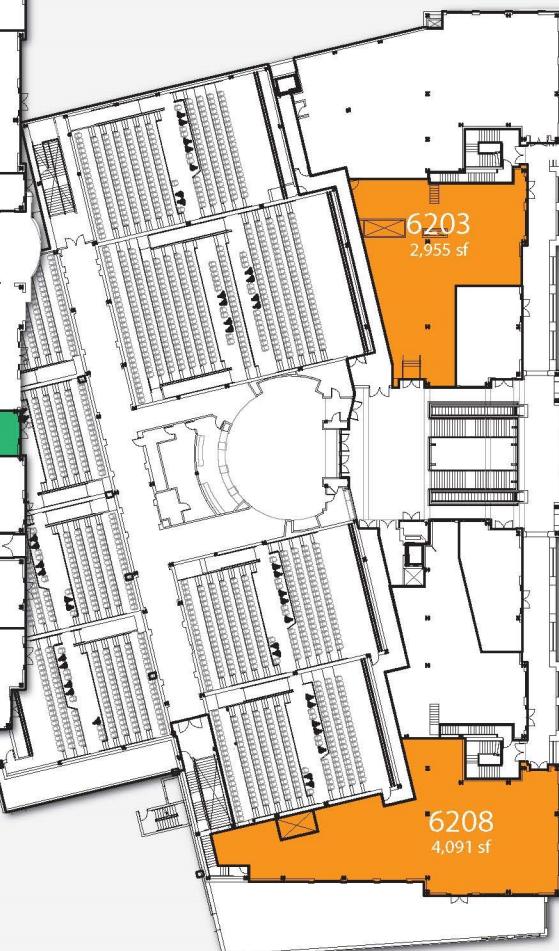
Manor Oktoberfest



GROUND FLOOR



LEVEL 2



THE SHOPS AT Atlas Park

BUILDING 8

AVAILABLE
OFFICE

Permium office space
intergrated into a shopping
and dining destination.

GEGRACE
COMMERCIAL REAL ESTATE

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Suite Availability

Suite 8209 1,278 rsf
Suite 8214 2,446 rsf
Suite 8304 1,414 rsf
Suite 8316 2,619 rsf

Asking Rent: \$38 per rsf*

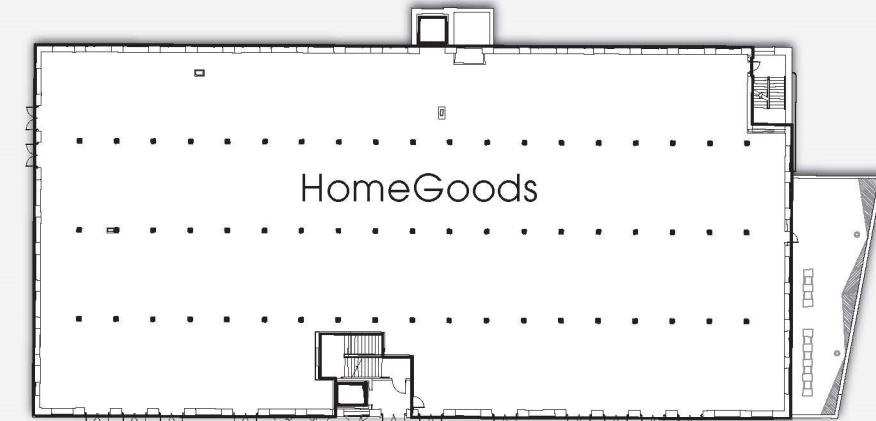
Escalations: Real estate taxes above a base year.
Annual increase in lieu of operating
escalations.

Electric: \$3.50 per rsf
Term: 3 to 10 years

Property Highlights

- *Low loss factor
- Ample parking
- Bright Spaces with high ceilings
- Easy access to dining and shops
- Spaces are in move-in condition
- Central location for clients
- Great environment to attract and
retain employees

GROUND FLOOR



LEVEL 2



LEVEL 3



For more information, please contact:

GE GRACE

COMMERCIAL REAL ESTATE

George Grace 646.312.6800

June Fisher 646.312.6809

www.GEGrace.com

A member of:

