

THE SHOPS AT  
*Atlas Park*



*A Small Town Feeling In The Heart Of The City*

**8000 Cooper Avenue, Glendale (Queens), NY 11385**



# THE SHOPS AT *Atlas Park*

## *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!!*

**GE GRACE**  
COMMERCIAL REAL ESTATE

George Grace 646.312.6800

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THE SHOPS AT  
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# MAJOR RETAILERS



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THE SHOPS AT  
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DEMO  
INFO

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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  
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# SITE PLAN

- RETAIL
- OFFICE
- PARKING

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NOTE: Buildings 4 and 8 are a combination of Retail and Office Space.



THE SHOPS AT  
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# BUILDING LOCATOR

- RETAIL
- OFFICE
- PARKING



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THE SHOPS AT  
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# BUILDING 4

 AVAILABLE  
RETAIL

Permium retail and medical  
space intergrated into a  
shopping and dining  
destination.

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#### Available Ground Floor Retail:

Suite 4105 919 sf

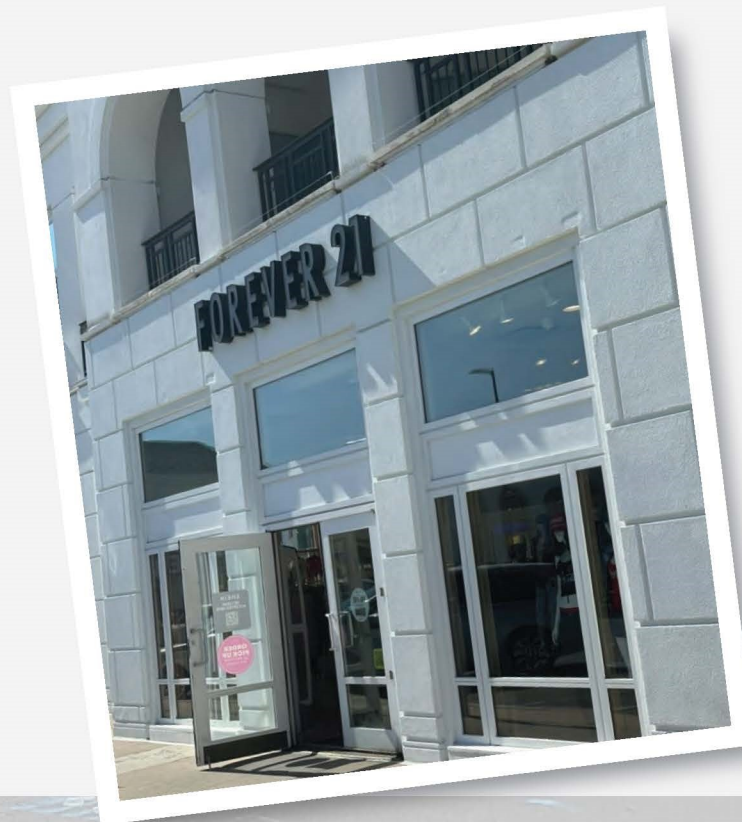
Suite 4106 3,934 sf

Suite 4108 5,665 sf

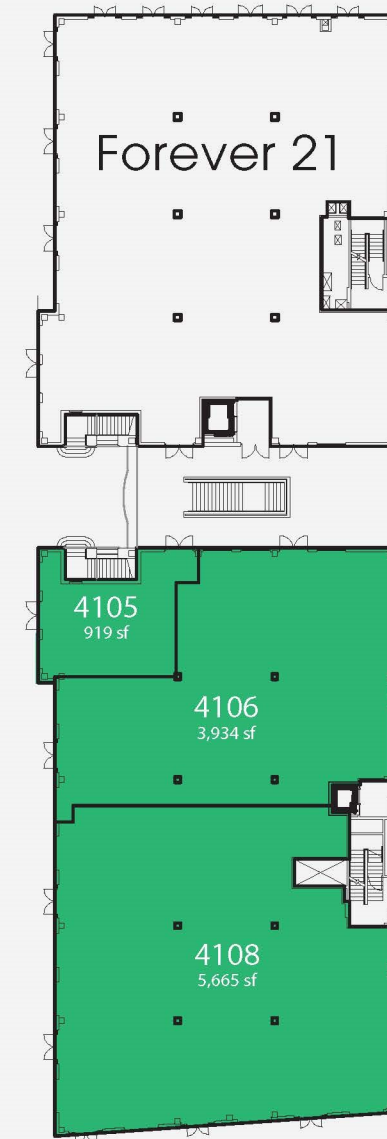
Combined 10,518 sf

#### Current Tenants Include:

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



## GROUND FLOOR



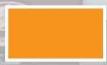
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# THE SHOPS AT *Atlas Park* BUILDING 6



AVAILABLE  
RETAIL



AVAILABLE  
RESTAURANT

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

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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 Cinima

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.

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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.

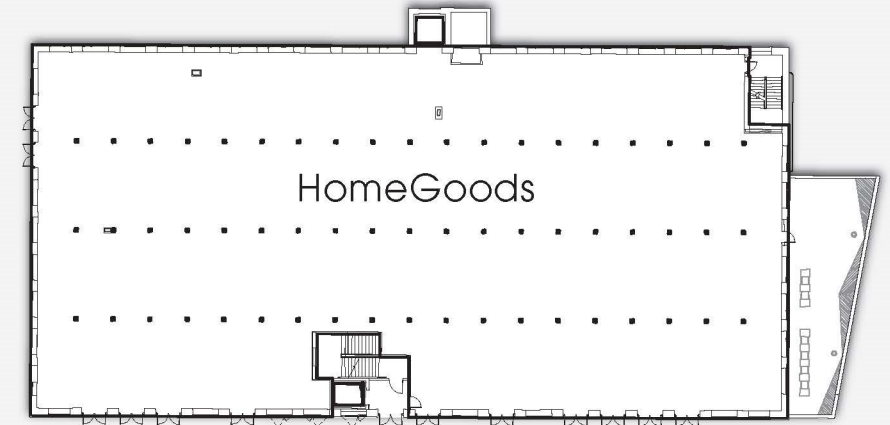
**Electric:** \$3.50 per rsf

**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

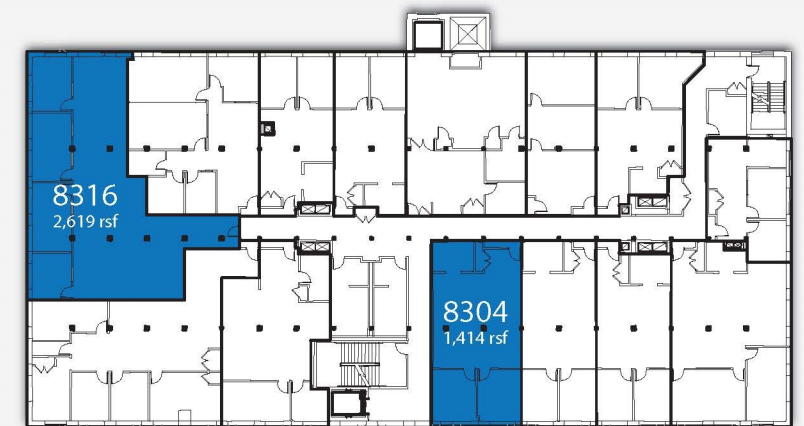
## GROUND FLOOR



## LEVEL 2



## LEVEL 3





For more information, please contact:

# GE GRACE

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