

73-17 BEACH CHANNEL DRIVE, ARVERNE, NY 11692

FOR LEASE

4,000 SF DIVISIBLE RETAIL/OFFICE SPACE WITH OPEN FLOOR PLAN

Between Beach 73rd Street & Beach 79th Street



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDDY HALABI
212.433.3355 x114
fredy.h@tristatecr.com

JOEY SAKKAL
212.433.3355 x208
joey.s@tristatecr.com

MICHAEL ELKHARRAT
212.433.3355 x216
michael.e@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Arverne neighborhood of Queens.

HIGHLIGHTS

- Located in a High-Demand Beach Neighborhood with Peak Traffic in Spring and Summer
- High Pedestrian and Vehicle Traffic Area
- Steps from Major Subway and Bus Lines with Easy Access to Highways and Bridges
- Surrounded by National Retailers and Local Boutiques with Strong Co-Tenancy

SPACE DETAILS

- New Development
- Delivered in Vanilla Box / Shell Condition
- Clean Space with Plumbing in Place
- ADA Compliant with Ground Floor Access
- Strong Storefront Presence with Wraparound Frontage and Floor-to-Ceiling Glass Windows
- Excellent Signage Opportunity with High-Visibility Street Frontage

TRANSPORTATION

A Train at Beach 67th Street

Q22 **Q52-SBS** **QM17** **QM15** Bus Lines

NEIGHBORS

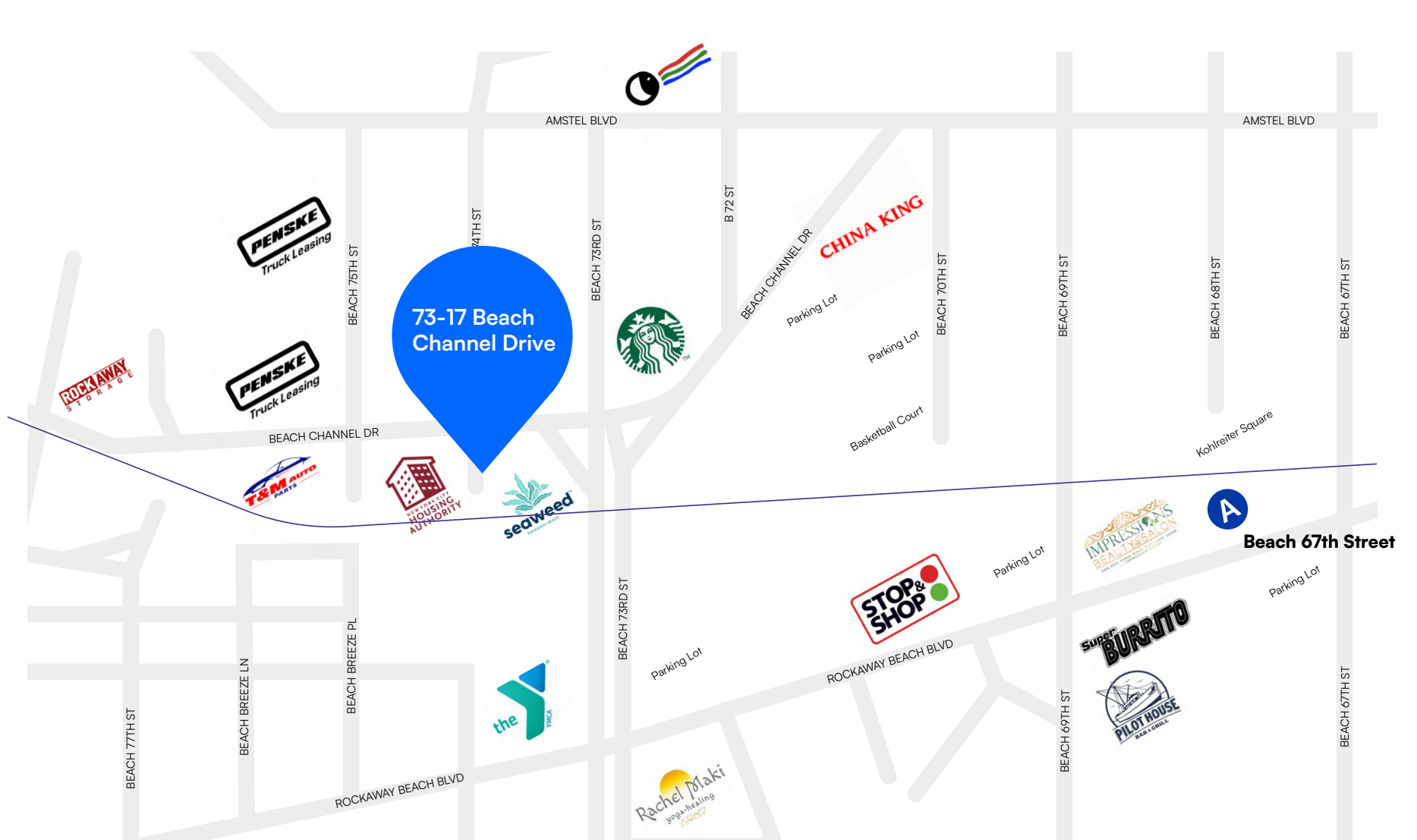
Starbucks Coffee Company, Rockaway YMCA, Beach Performance Inc, T&M Auto Parts, Penske Truck Rental, The Rocks Billiards, China King, Goody's BBQ Chicken and Ribs, Friendly, Goody's BBQ Chicken and Ribs, Halo Productions, and more!



PROPERTY PHOTOS



RETAIL MAP



73-17 BEACH CHANNEL DRIVE, ARVERNE, NY 11692

4,000 SF DIVISIBLE RETAIL/OFFICE SPACE WITH OPEN FLOOR PLAN

Between Beach 73rd Street & Beach 79th Street

For Pricing Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDY HALABI
212.433.3355 x114
fredy.h@tristatecr.com

JOEY SAKKAL
212.433.3355 x208
joey.s@tristatecr.com

MICHAEL ELKHARRAT
212.433.3355 x216
michael.e@tristatecr.com

TSC.