

An aerial night-time rendering of the Willets Point development in Queens, New York. The central feature is Etihad Park, a large soccer stadium with a green field and tiered seating. Surrounding the stadium are several modern, multi-story residential and commercial buildings with illuminated windows and rooftop terraces. The area is bordered by a highway on the right and a river in the background. The overall scene is lit with warm city lights and cool blue tones from the stadium and surrounding environment.

PRESENTING THE RETAIL AT  
**Willets Point**

New To Market - Ground Floor Retail Opportunities Available

OWNER / DEVELOPER

 **RELATED**



STERLING  
EQUITIES

EXCLUSIVE LEASING AGENTS

**RIPCO**  
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\*NYCFC Soccer-Specific Stadium not leased by RIPC0



## Willets Point: The Redevelopment - 3M+ SF of total development



**2,500**

100% AFFORDABLE HOMES



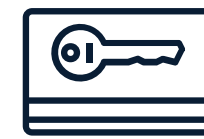
**25K**

SEAT SOCCER STADIUM



**650**

SEAT PUBLIC SCHOOL



**250**

HOTEL KEYS



**115K**

OF OPEN SPACE



# STEPS AWAY FROM THREE MAJOR STADIUMS: OVER 4 MILLION ANNUAL ATTENDEES

## CITI FIELD



- 41,922 Seat Capacity
- 81 Home Baseball Games averaging approximately 30,000 fans per game
- Over 90 total annual events

## FUTURE NYCFC STADIUM



- 25,0000 Seat Capacity
- Approximately 24 MLS Regular Season and Cup games
- Planned 2027 opening
- Around 50 major stadium events plus 100+ minor events

## WILLETS POINT

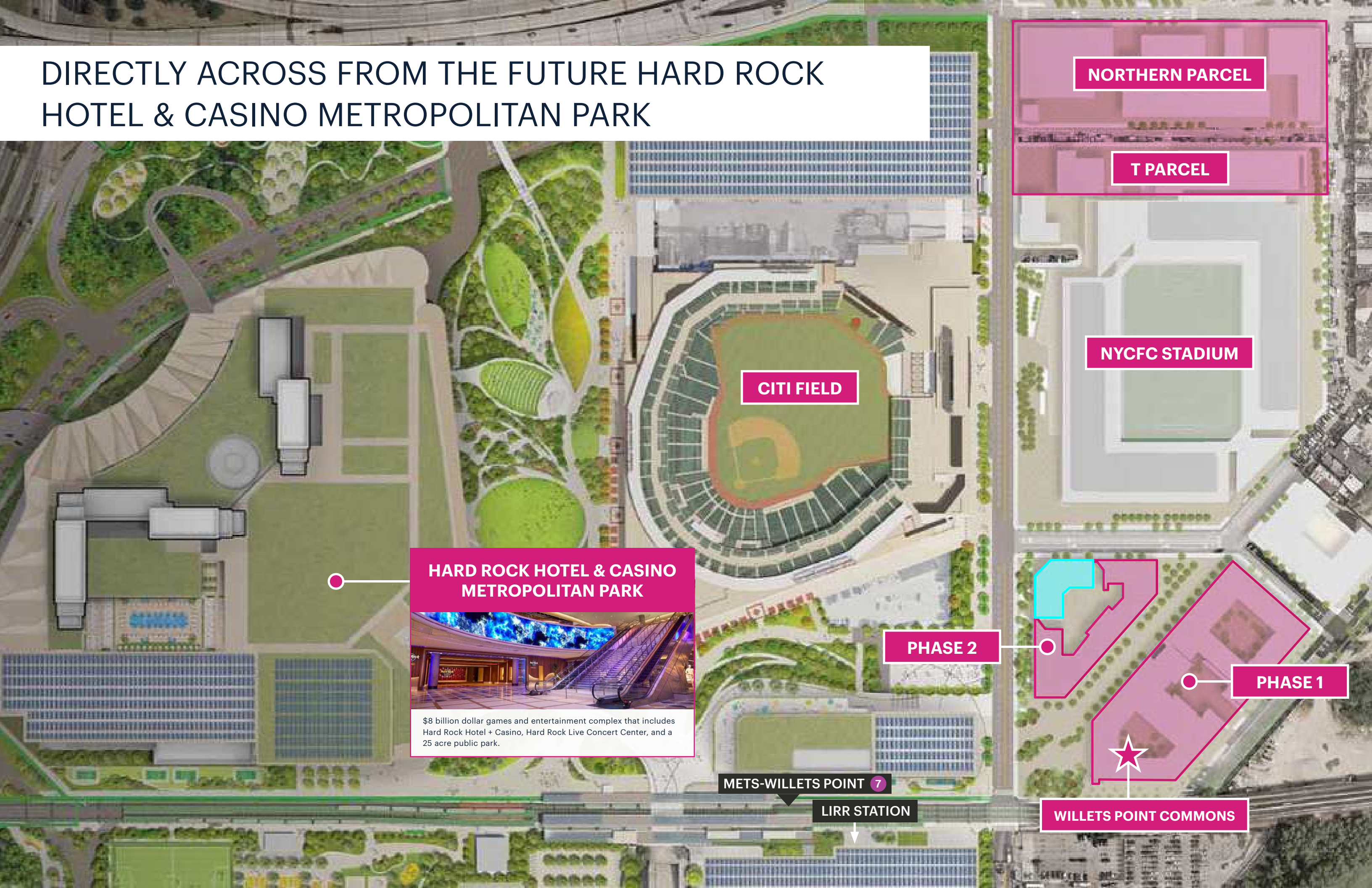
## USTA TENNIS (US OPEN)



- 957,387 fans attended the 2023 US Open marking an all-time Grand Slam record



DIRECTLY ACROSS FROM THE FUTURE HARD ROCK  
HOTEL & CASINO METROPOLITAN PARK



NORTHERN PARCEL

T PARCEL

NYCFC STADIUM

CITI FIELD

HARD ROCK HOTEL & CASINO  
METROPOLITAN PARK



\$8 billion dollar games and entertainment complex that includes Hard Rock Hotel + Casino, Hard Rock Live Concert Center, and a 25 acre public park.

PHASE 2

PHASE 1

METS-WILLETS POINT 7

LIRR STATION

WILLETS POINT COMMONS



# RENDERING OF FUTURE POTENTIAL DEVELOPMENT FOR FLUSHING WATERFRONT





**T PARCEL**

350\*

RESIDENTIAL UNITS  
(TARGET 2030-2032 DELIVERY)

**NORTHERN PARCEL**

700\*

RESIDENTIAL UNITS  
(TARGET 2030-2032 DELIVERY)

**TRIANGLE PARCEL**

350\*

RESIDENTIAL UNITS  
(TARGET 2029-2031 DELIVERY)

**BUILDING 3**

220

SENIOR RESIDENTIAL UNITS  
(2028 DELIVERY)

**BUILDING 1 & 2**

880

RESIDENTIAL UNITS  
(OPEN)

250-KEY\*

HOTEL  
(TARGET 2029-2031 DELIVERY)

**2M SF**

RESIDENTIAL

**150,000 SF**

HOTEL

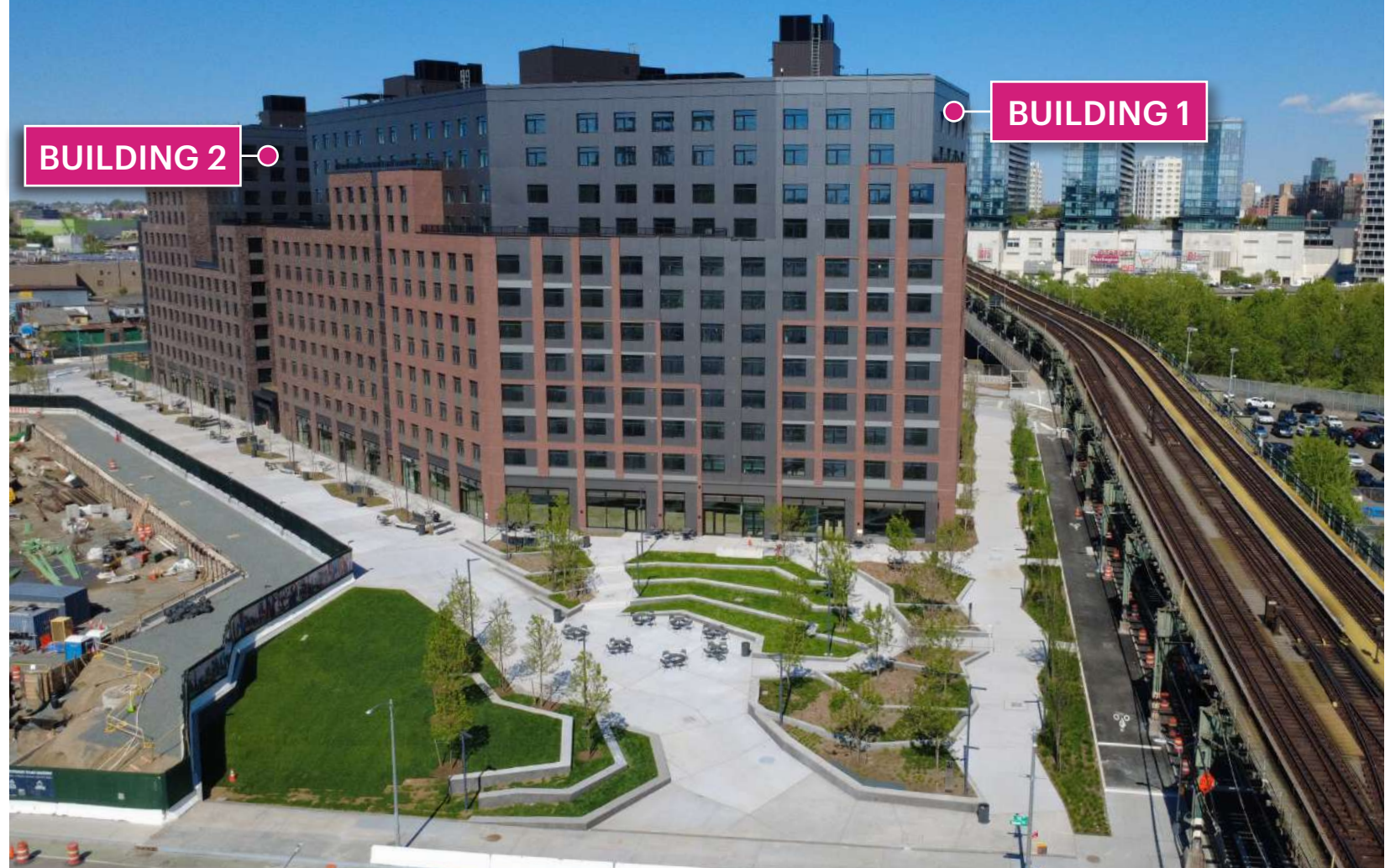
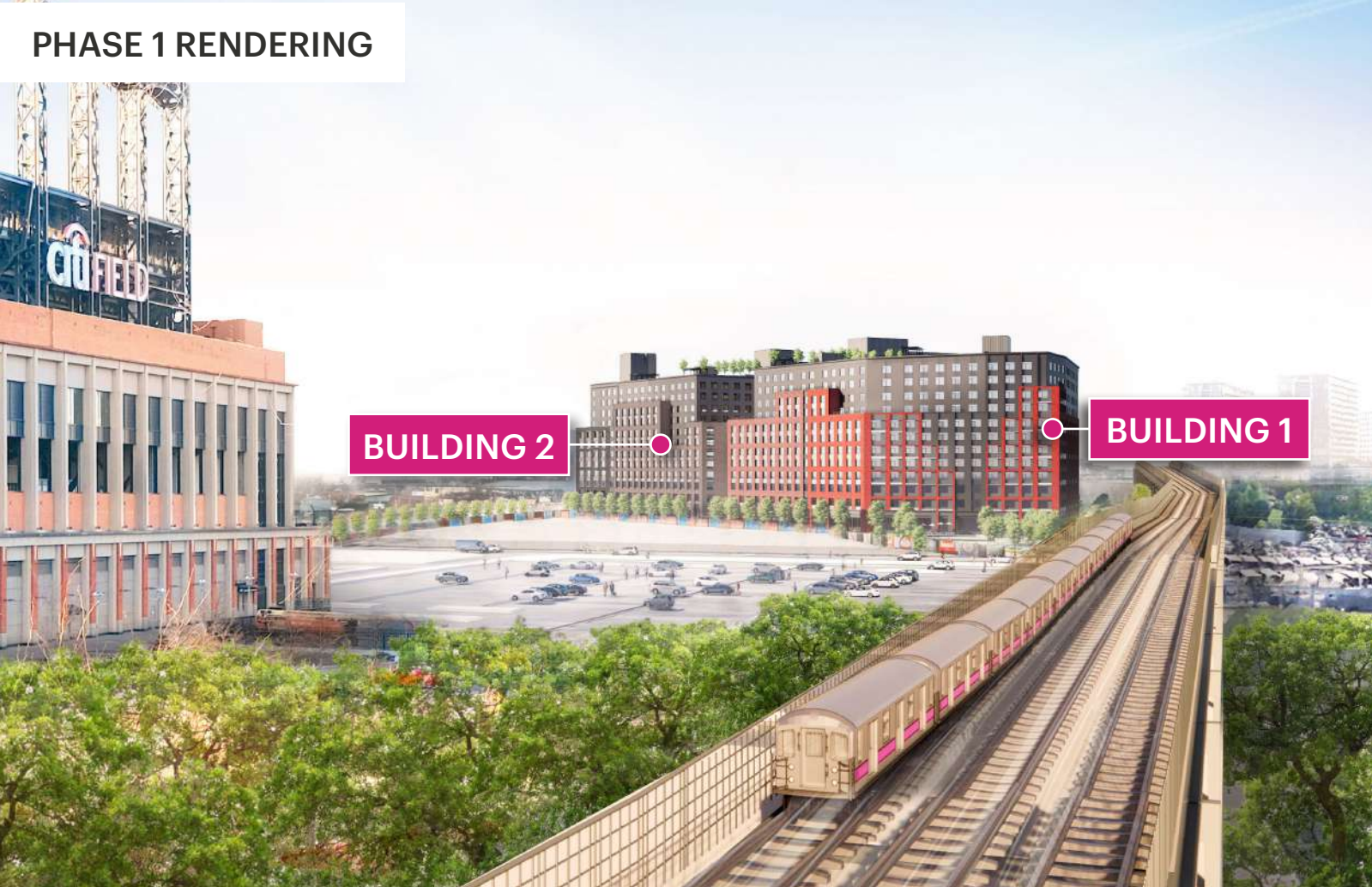
**75,000 SF**

RETAIL

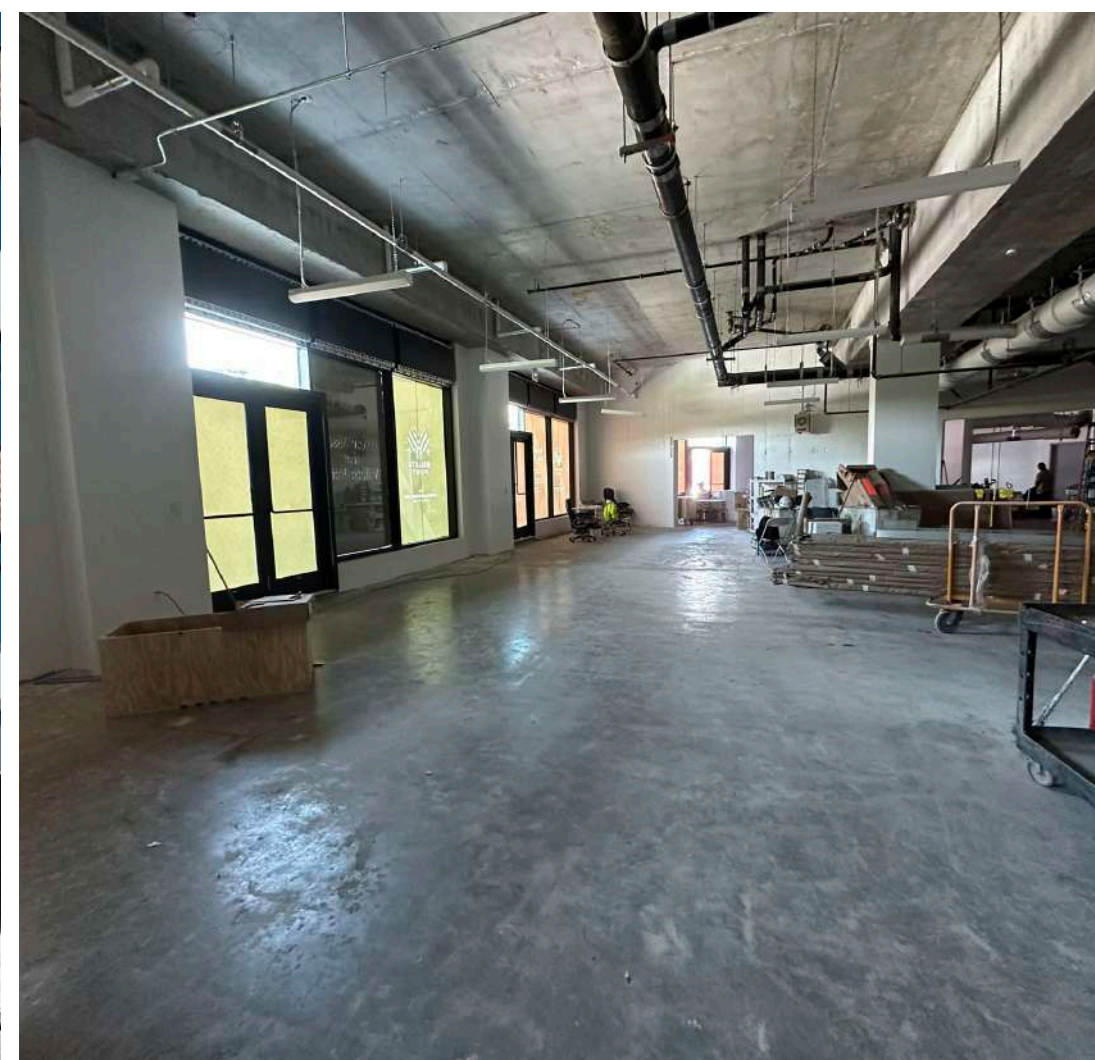
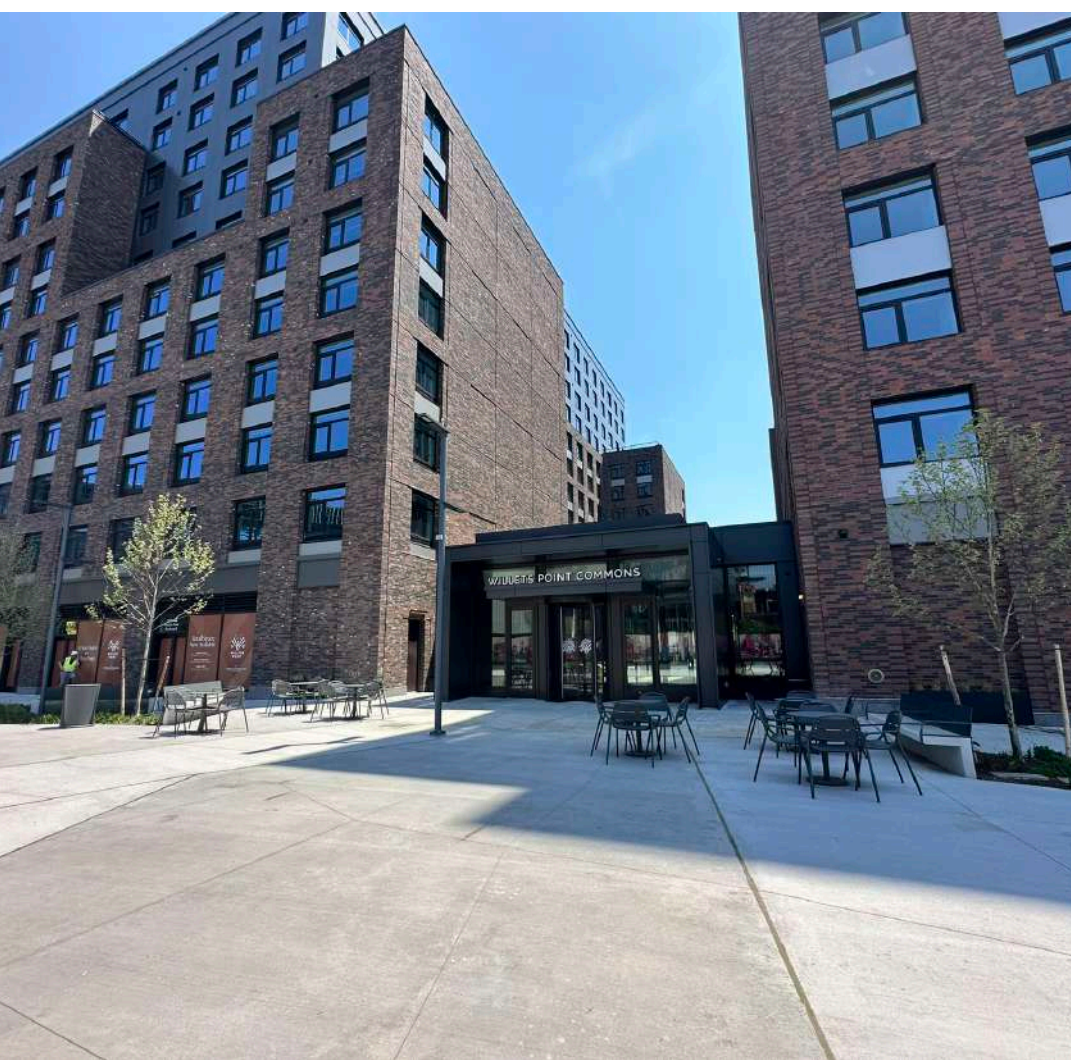
\*NUMBERS ARE ROUNDED, APPROXIMATE AND SUBJECT TO CHANGE



PHASE 1 RENDERING

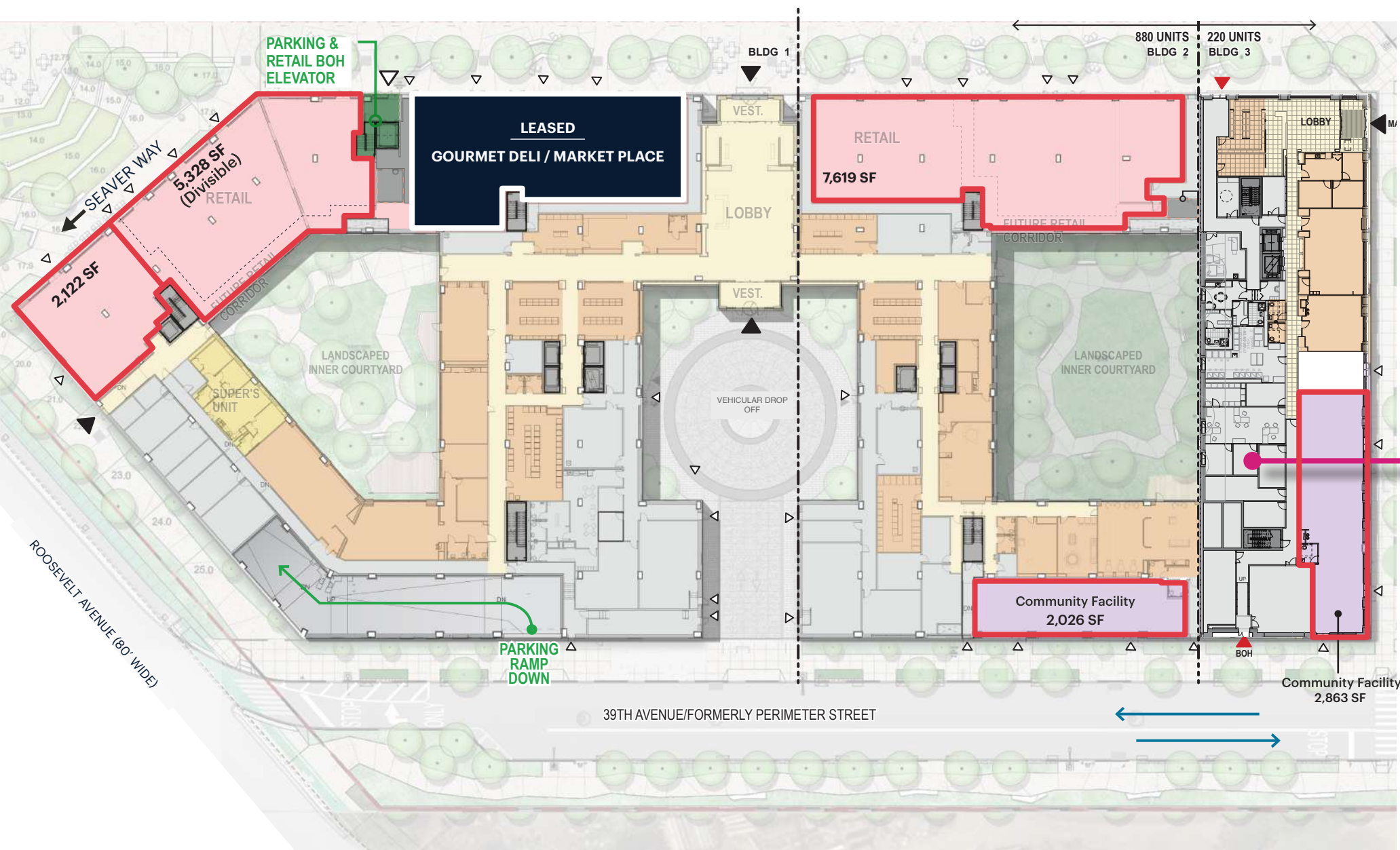








# PHASE I - BUILDINGS 1, 2 & 3 (OPEN)

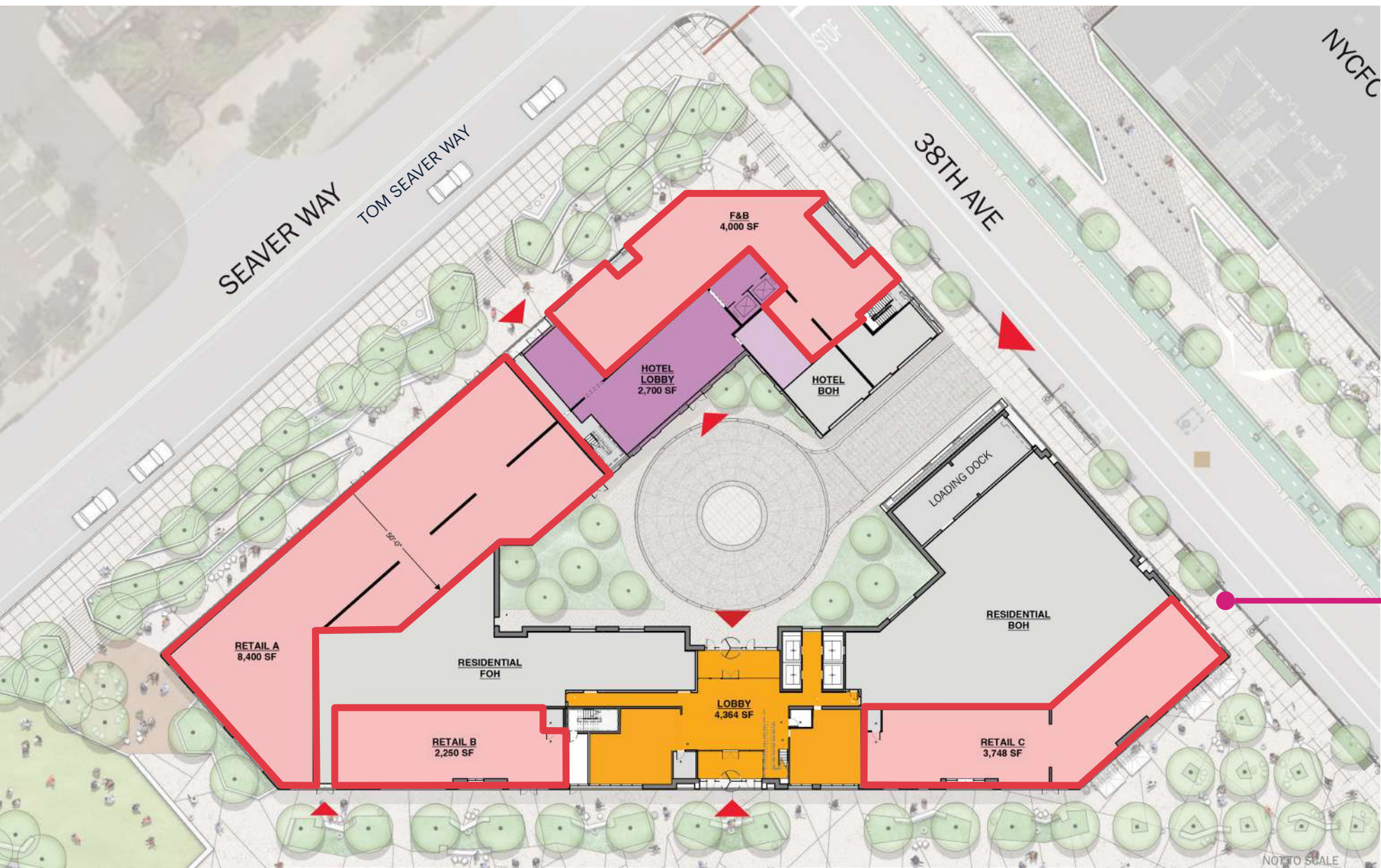


| GROUND FLOOR RETAIL                           | COMMUNITY FACILITY | CEILING HEIGHT | PARKING SPACES | APARTMENTS              |
|-----------------------------------------------|--------------------|----------------|----------------|-------------------------|
| 17,200 TOTAL SF - MULTIPLE DIVISIONS POSSIBLE | 5,000 SF           | 12' CLEAR      | 323 SPACES     | 1,100 RESIDENTIAL UNITS |



# PHASE II - TRIANGLE PARCEL (TARGET 2029 - 2031 DELIVERY)

REPRESENTS FUTURE LEASING OPPORTUNITY  
PLANS ARE PRELIMINARY AND PROVIDED FOR DISCUSSION PURPOSES ONLY



## GROUND FLOOR RETAIL

14,400 SF - MULTIPLE DIVISIONS POSSIBLE

## 4,000 SF

FOOD AND BEVERAGE

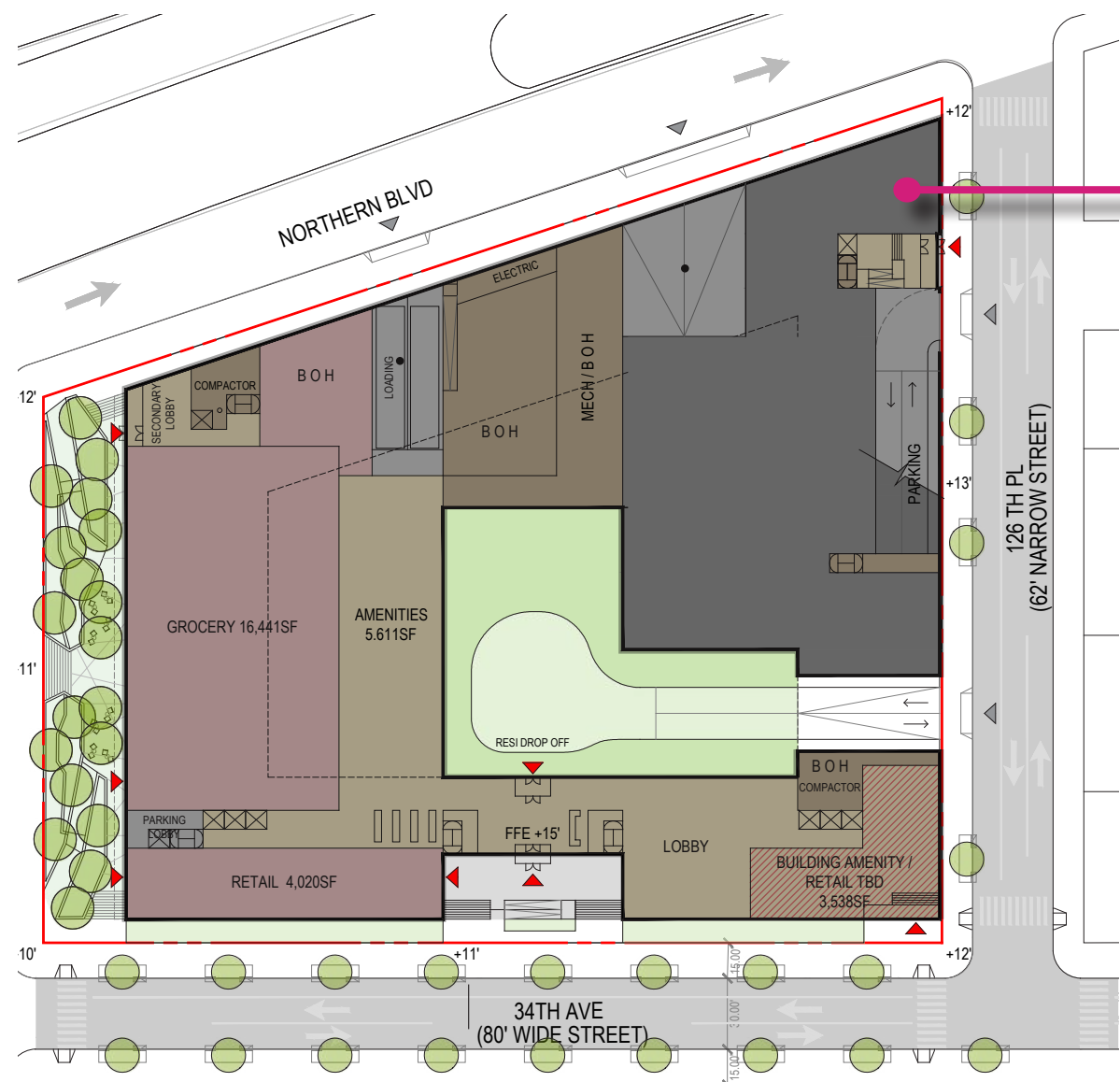
## HOTEL

250 ROOMS



# PHASE II - NORTHERN PARCEL (TARGET 2030 - 2032 DELIVERY)

REPRESENTS FUTURE LEASING OPPORTUNITY  
PLANS ARE PRELIMINARY AND PROVIDED FOR DISCUSSION PURPOSES ONLY



## RETAIL

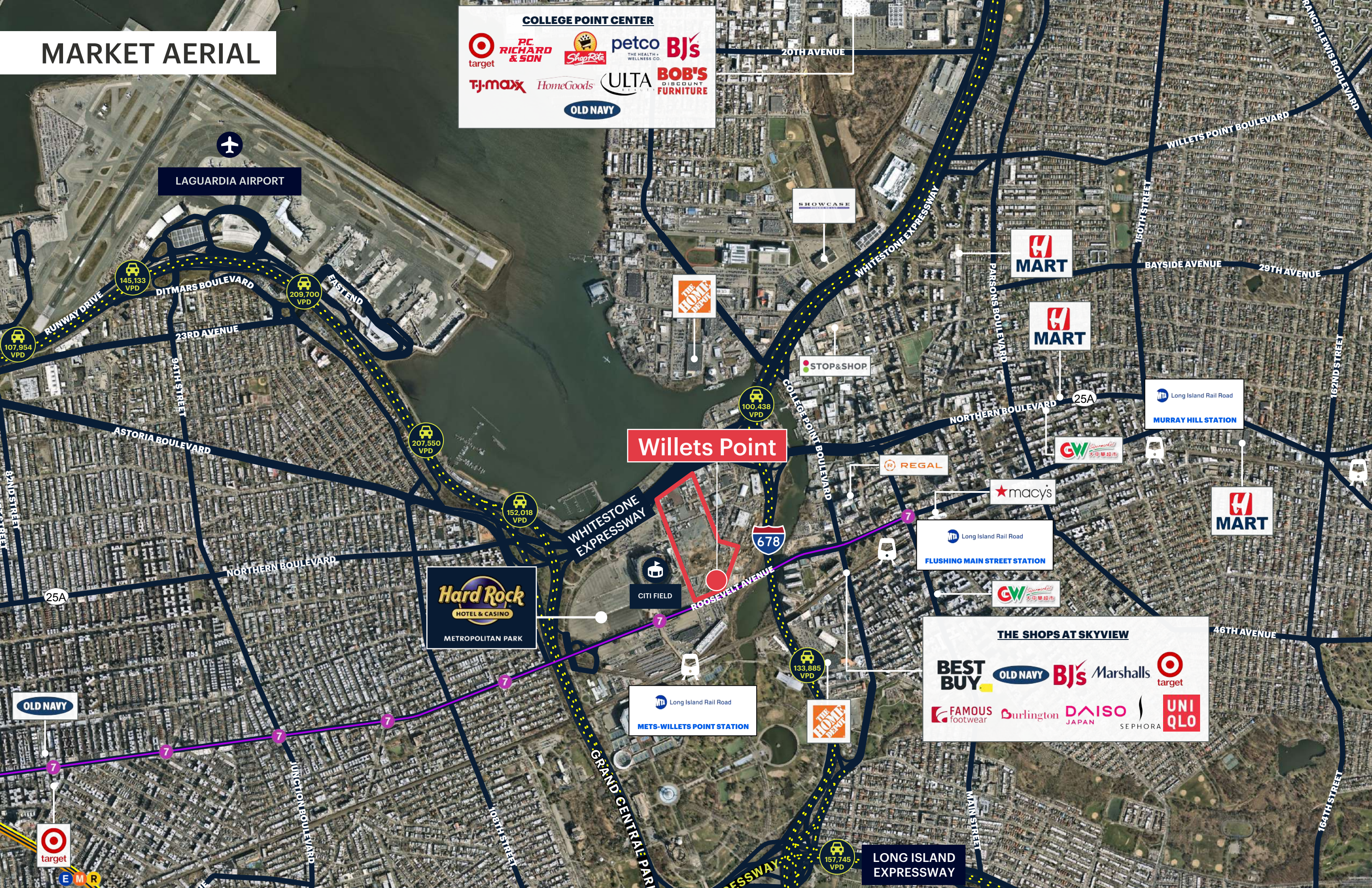
20,000 - 25,000 SF (MULTIPLE DIVISIONS. POSSIBLY CAN BE EXPANDED)

## PARKING SPACES

TBD



# MARKET AERIAL



**COLLEGE POINT CENTER**

target PC. RICHARD & SON ShopRite petco BJ's TJ-maxx HomeGoods ULTA BOB'S DISCOUNT FURNITURE OLD NAVY

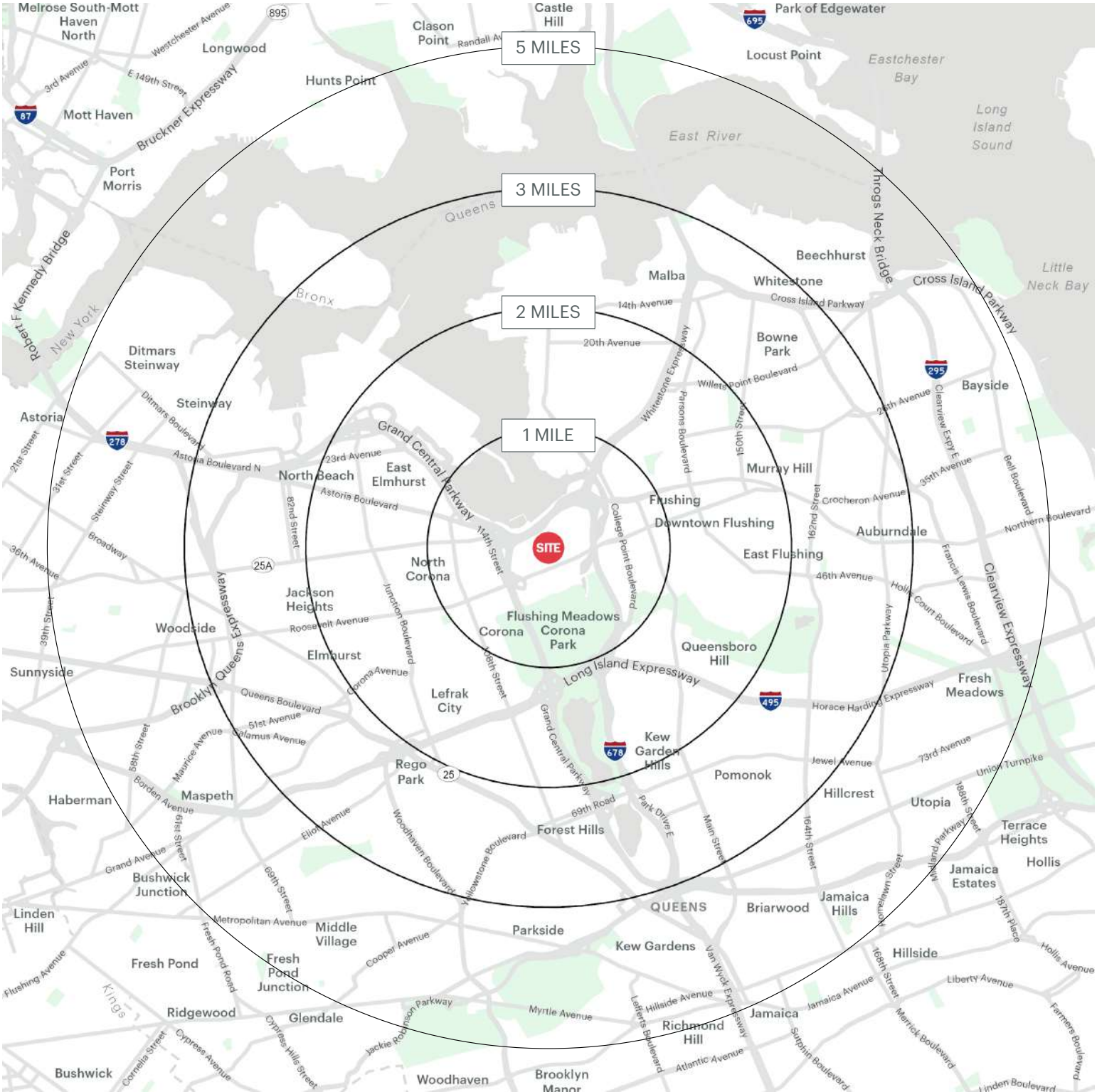
Willets Point

**THE SHOPS AT SKYVIEW**

BEST BUY OLD NAVY BJ's Marshalls target FAMOUS footwear Burlington DAISO JAPAN SEPHORA UNI QLO



# AREA DEMOGRAPHICS



|                                  | 1 MILE   | 2 MILES  | 3 MILES   | 5 MILES   |
|----------------------------------|----------|----------|-----------|-----------|
| POPULATION                       | 64,584   | 434,562  | 813,664   | 1,770,350 |
| NUMBER OF HOUSEHOLDS             | 19,628   | 141,909  | 281,405   | 637,956   |
| AVERAGE HOUSEHOLD INCOME         | \$90,317 | \$89,969 | \$102,413 | \$107,688 |
| MEDIAN HOUSEHOLD INCOME          | \$63,836 | \$63,394 | \$72,324  | \$77,636  |
| COLLEGE GRADUATES (BACHELOR'S +) | 12.7%    | 18.5%    | 23.7%     | 26.2%     |
| TOTAL BUSINESSES                 | 3,790    | 10,473   | 20,705    | 47,761    |
| TOTAL EMPLOYEES                  | 34,197   | 142,440  | 254,125   | 622,655   |
| DAYTIME POPULATION (16YRS +)     | 68,827   | 377,228  | 686,311   | 1,544,989 |

\*Above demographics do not account for the Willets Point projects currently under construction or in development.



# Wilets Point

New To Market - Ground Floor Retail Opportunities Available

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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