

Coming Soon
Prime Retail & Office Space
in Sunnyside

51-02 Roosevelt Ave, Sunnyside, NY 11377 | Queens

COMPASS
commercial

For Sale or Lease

**BETWEEN
51st St, 52nd St
& Roosevelt Ave**



Brand New Retail & Office Space Delivering in 2 Years in Prime Sunnyside Location
HIGH TRAFFIC LOCATION|EXCELLENT TRANSIT ACCESS|NEAR BQE & LIE

Zhu
STEVE ZHU TEAM

PROPERTY OVERVIEW



BUILDING SUMMARY

THE OFFERING

Address	51-02 Roosevelt Ave, Sunnyside, NY 11377
Location	Located on the north side of Roosevelt Avenue between 51st Street and 52nd Street
Block	1320
Lot	12
Offering	Sale or Lease

BUILDING INFORMATION

Gross Size	57,207 SF
1st Floor Size (Retail)	13,052 SF
2nd Floor Size (Office)	4,885 SF
3rd Floor Size (Community Facility/Office)	12,518 SF
4th Floor Size (Community Facility/Office)	9,180 SF
Ceiling Height Retail (1st Floor)	12' - 0"
Ceiling Height Office (2nd to 4th Floor)	10' - 0"

ZONING INFORMATION

Zoning	R6, C2-3
Zoning Map	9b

PRICE INFORMATION

Asking Price	Upon Request
--------------	--------------

INVESTMENT HIGHLIGHTS

#1

Prime Sunnyside Location

Located at the corner just one block from Queens Boulevard and steps from the 52nd St–Lincoln Ave subway entrance, with 50,000+ vehicles passing daily.

#2

Exceptional Transportation Access

Steps from the 7 train subway station and easy access to the BQE (I-278), LIE (I-495), and Grand Central Parkway. Nearby LIRR Sunnyside Station and multiple local bus lines further enhance connectivity.

#3

Long-Term Growth Catalysts

A vivid neighborhood with over 500 new apartments being built in the immediate area, a major rail station, and expansive public amenities, boosting future demand and long-term value in Western Queens.

#4

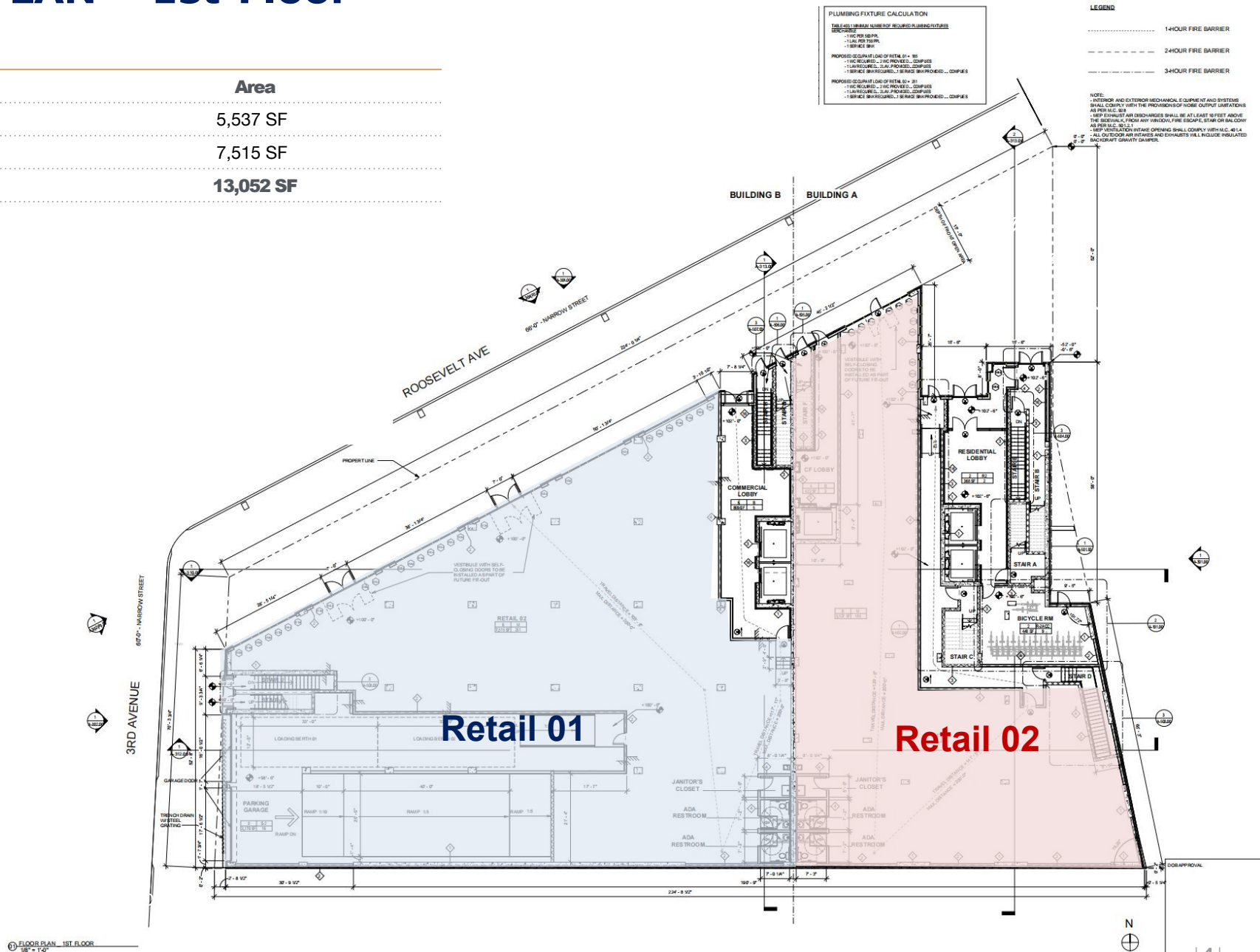
High-Demand Retail Corridor

Situated in one of New York's most active and stable retail areas, with strong foot traffic, dense residential population, and significant long-term growth potential.



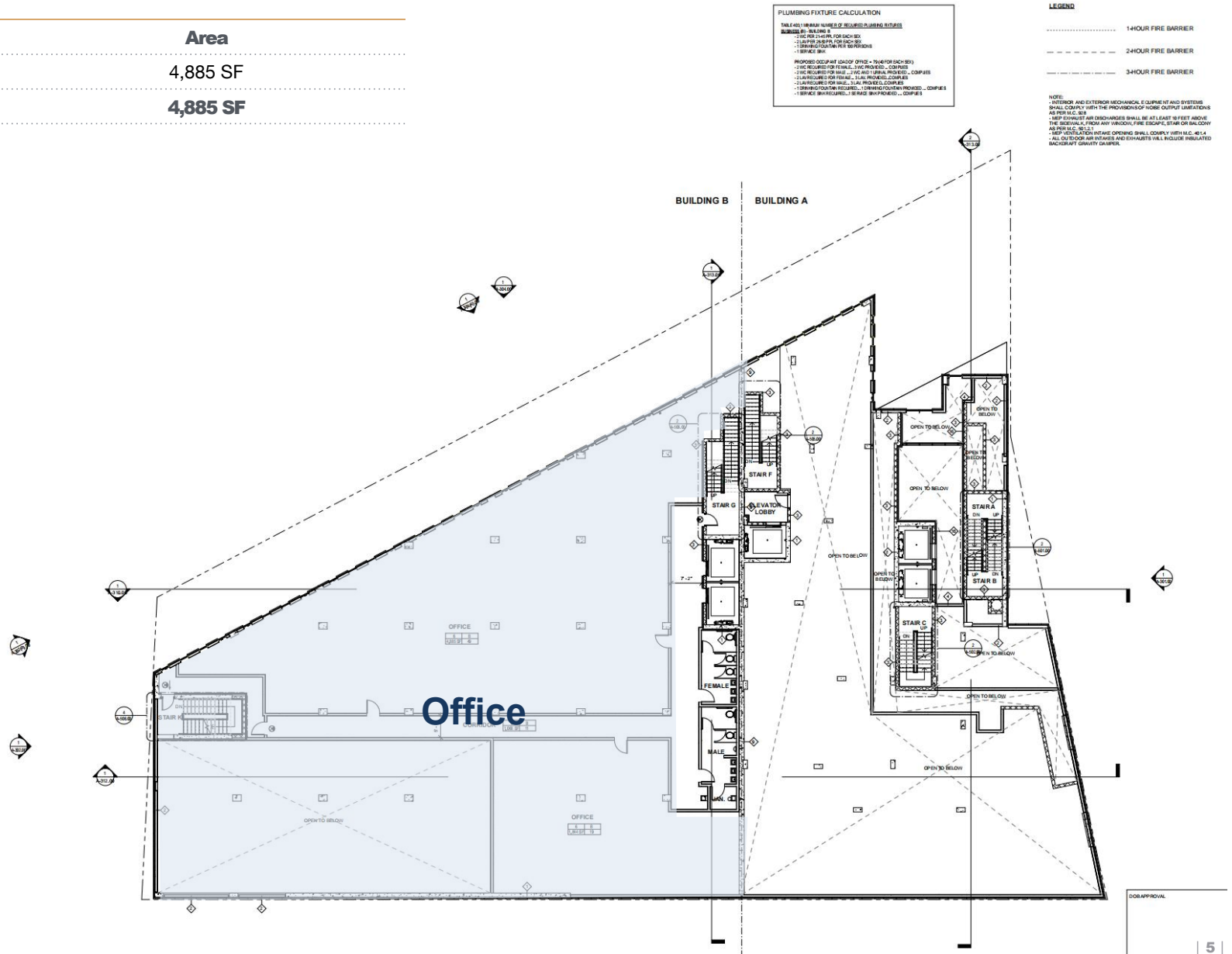
FLOOR PLAN - 1st Floor

Unit	Area
Retail 01	5,537 SF
Retail 02	7,515 SF
Total	13,052 SF



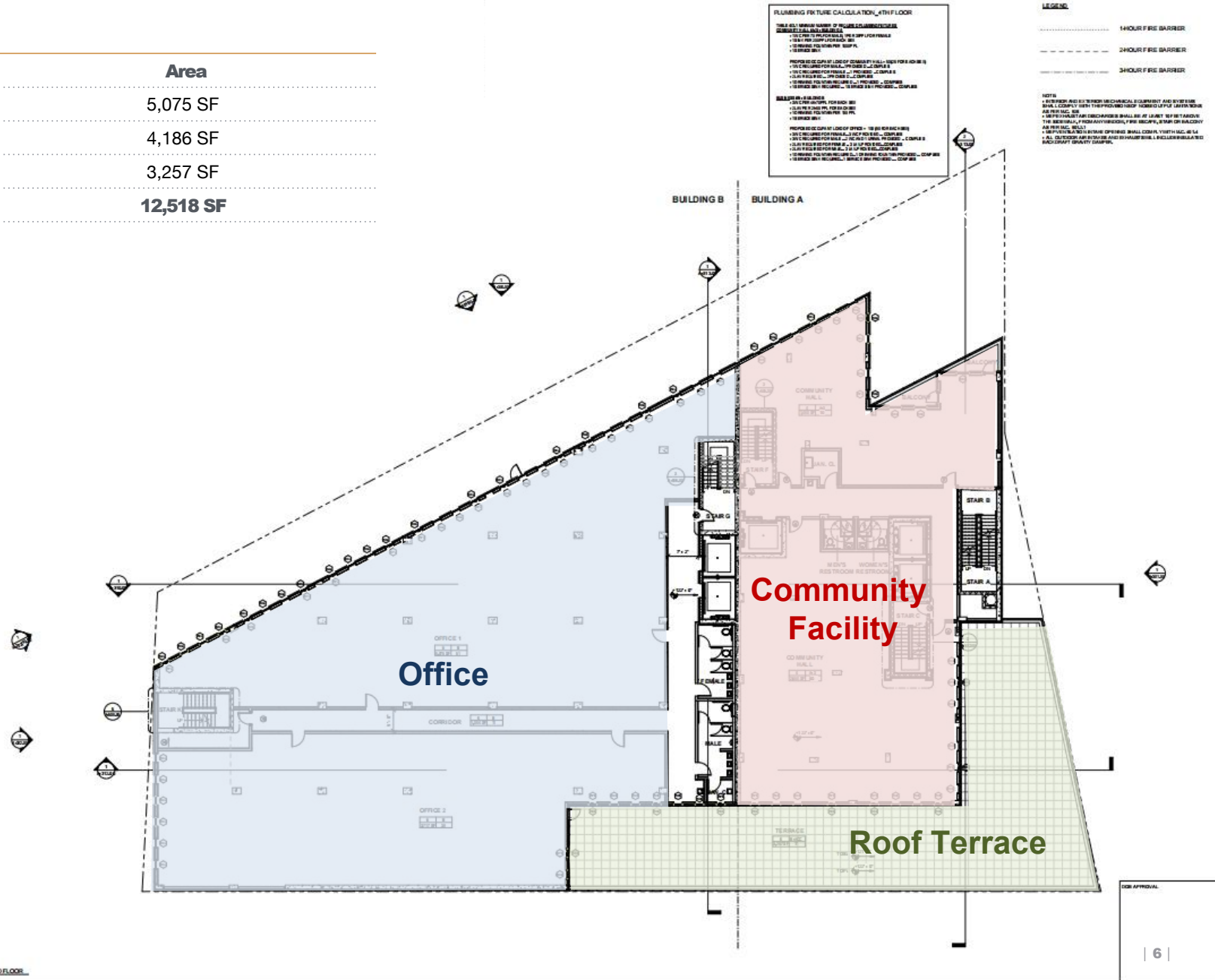
FLOOR PLAN - 2nd Floor

Unit	Area
Office	4,885 SF
Total	4,885 SF



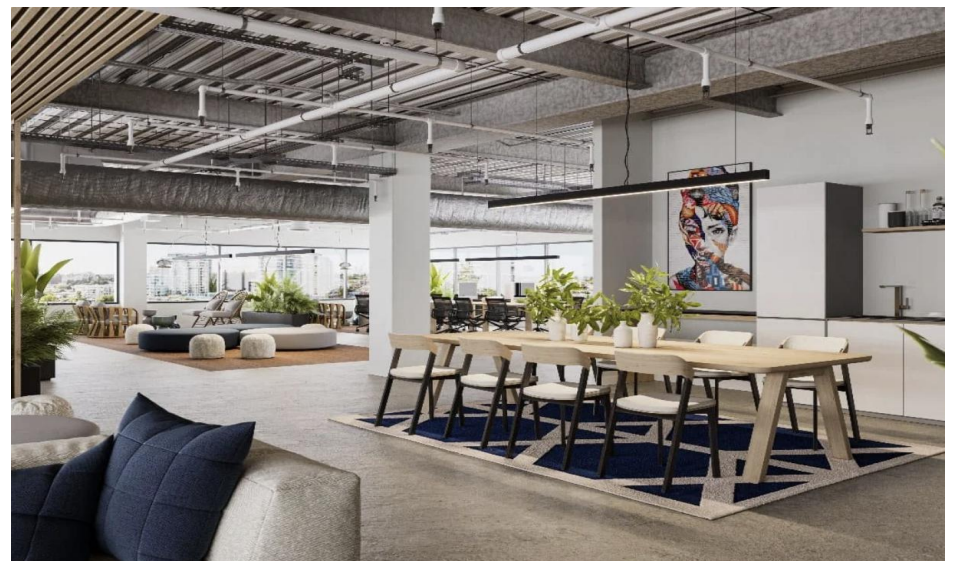
FLOOR PLAN - 3rd Floor

Unit	Area
Office	5,075 SF
Community Facility	4,186 SF
Roof Terrace	3,257 SF
Total	12,518 SF



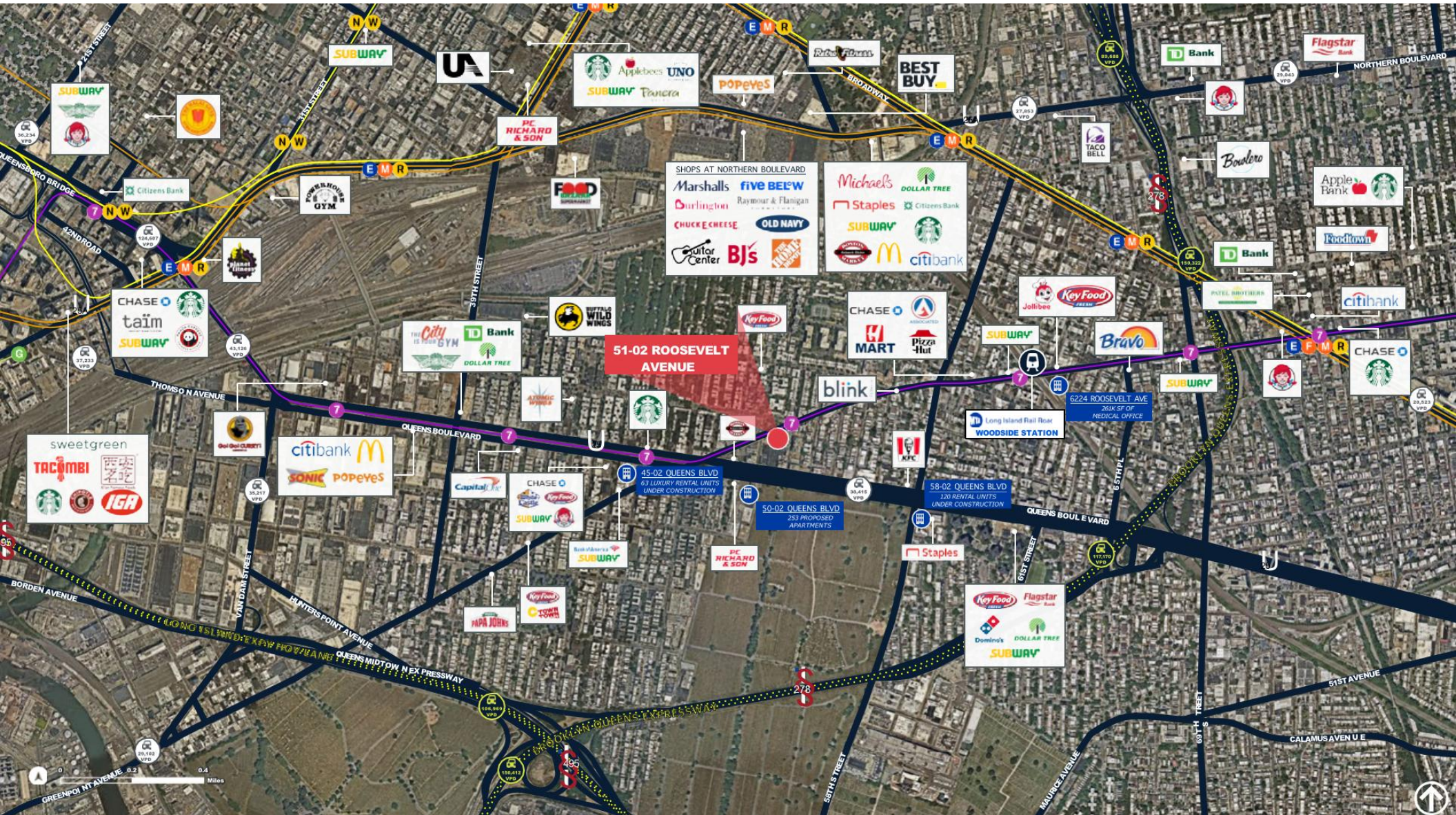
51-02 Roosevelt Ave
Sunnyside, NY

INTERNAL RENDERING



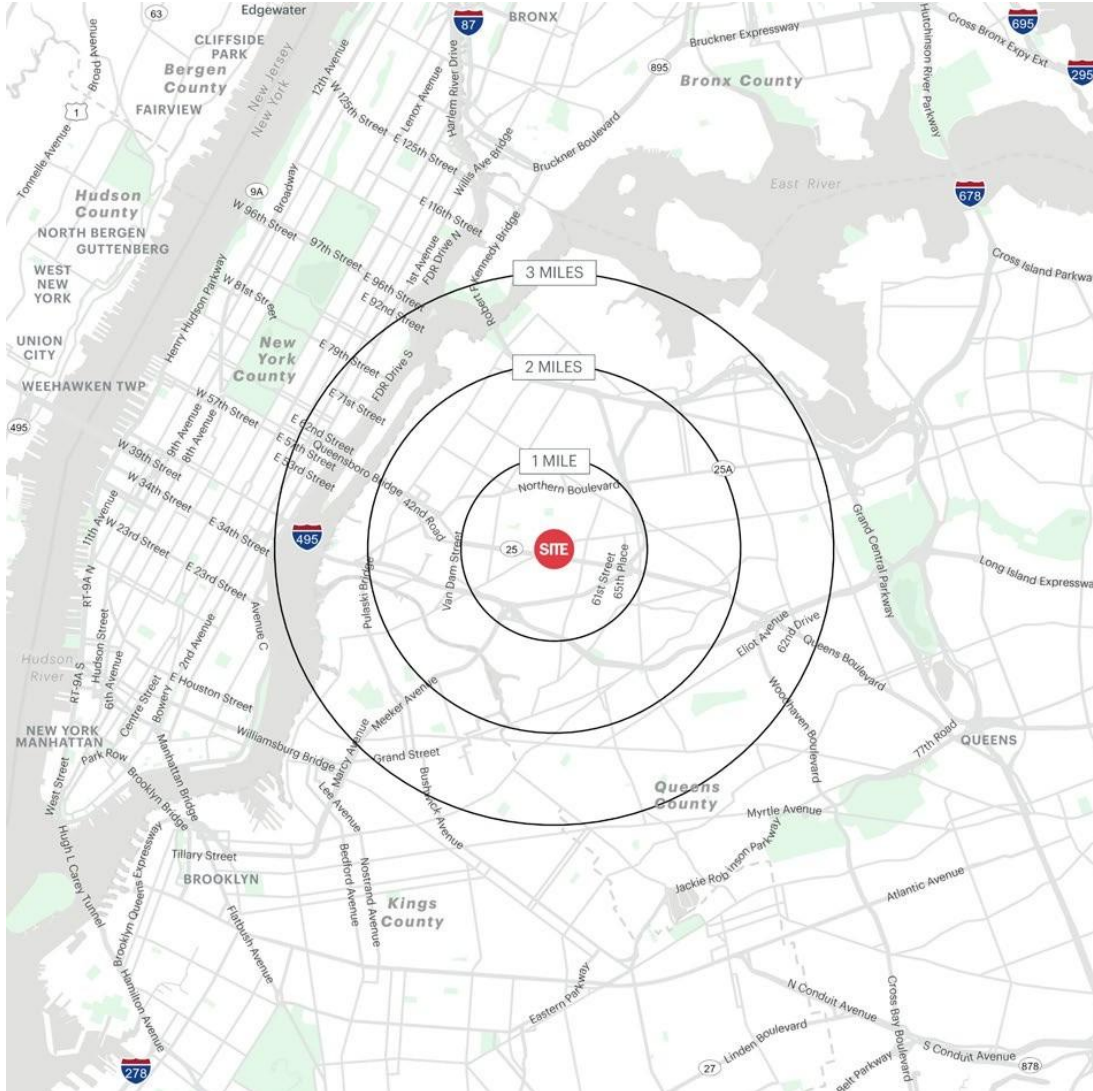
51-02 Roosevelt Ave
Sunnyside, NY

SURROUNDING AREA MAP



51-02 Roosevelt Ave
Sunnyside, NY

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

111,509

HOUSEHOLDS

43,448

AVERAGE HOUSEHOLD INCOME

\$103,792

DAYTIME POPULATION (W/ 16 YR +)

101,358

2 MILE RADIUS

POPULATION

437,231

HOUSEHOLDS

172,338

AVERAGE HOUSEHOLD INCOME

\$114,729

DAYTIME POPULATION (W/ 16 YR +)

406,065

3 MILE RADIUS

POPULATION

1,059,476

HOUSEHOLDS

433,640

AVERAGE HOUSEHOLD INCOME

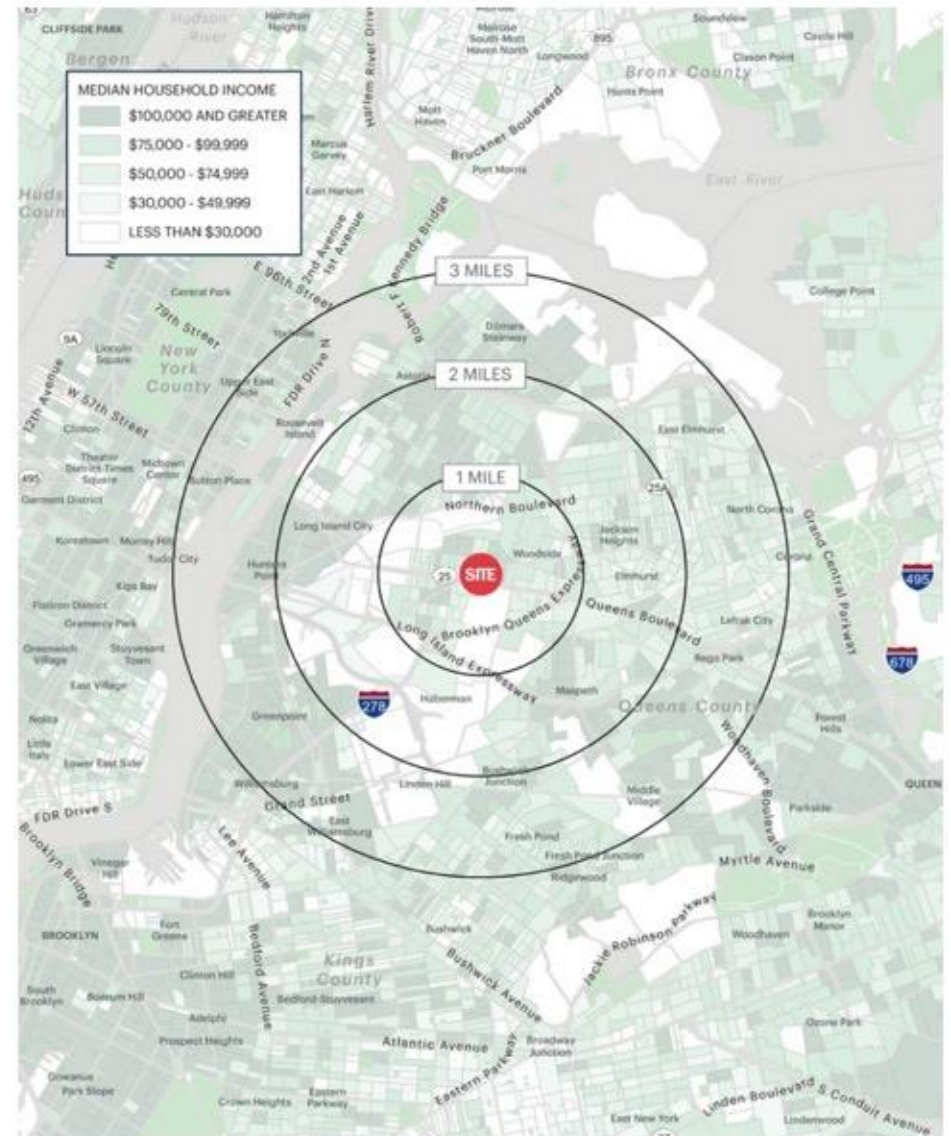
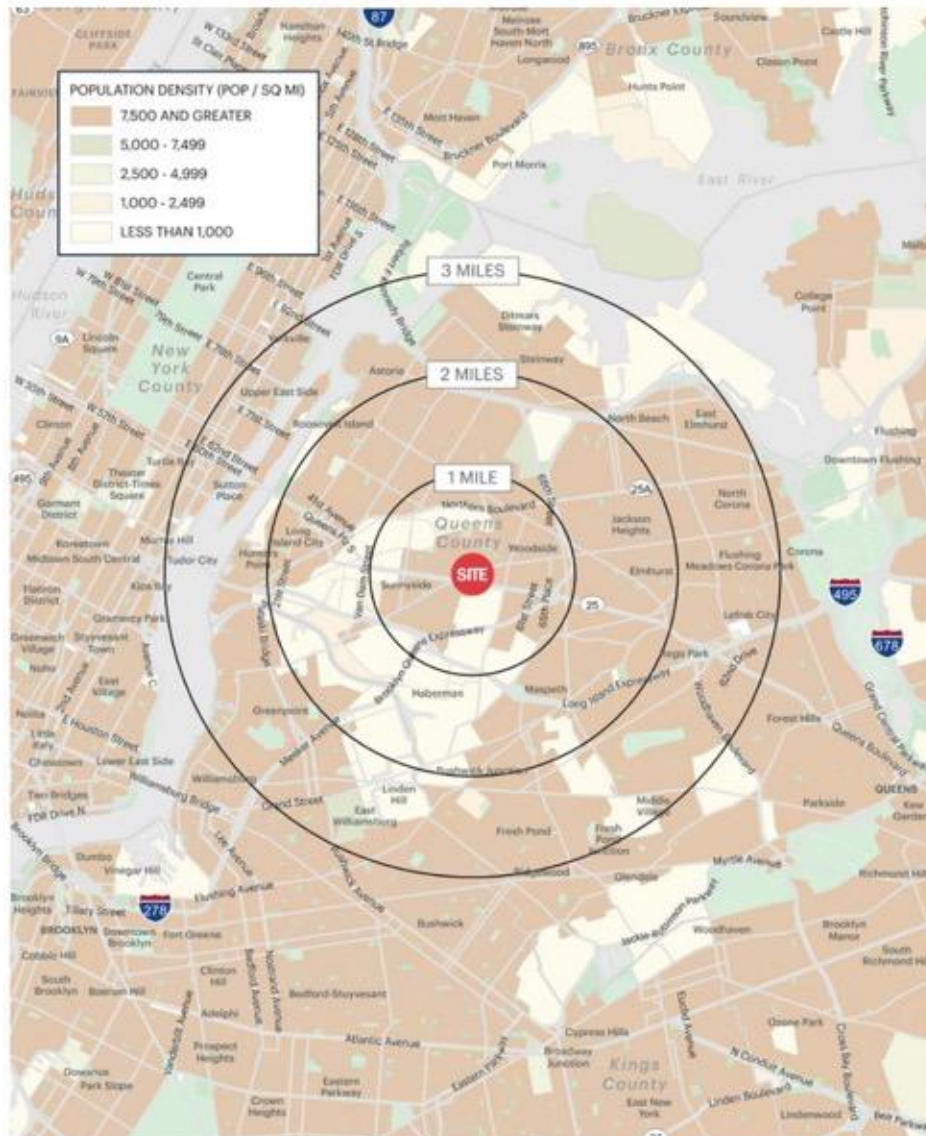
\$137,793

DAYTIME POPULATION (W/ 16 YR +)

953,259

51-02 Roosevelt Ave
Sunnyside, NY

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENTS

STEVE ZHU

Vice President

Compass Commercial Division

Direct: 212-772-5957

Mobile: 917-569-8850

Email: Steve.zhu@compass.com

PETER HSING

Leasing Associate

Compass Commercial Division

Direct: 646-617-7762

Email: Peter@zhu-associates.com



10 E 53rd St, New York, NY 10022 | COMPASS.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

