



THE RETAIL AT

# 27-10 37TH AVENUE

LONG ISLAND CITY  
QUEENS 11101



SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
GROUND FLOOR	2,000 SF	<div>DESCRIPTION</div> <p>The property at 27-10 37th Avenue offers a prime retail opportunity in the heart of Long Island City’s Dutch Kills district, one of Queens’ most active mixed-use corridors. The space features excellent visibility, high ceilings, and flexible floor plates suited for a variety of uses—including food service, fitness, medical, or showroom retail. Located just steps from Northern Boulevard and multiple subway lines, the site benefits from strong pedestrian and commuter traffic as well as proximity to major residential developments and established national retailers. Ideal for tenants seeking a dynamic, high-growth LIC location with versatile zoning and modern infrastructure.</p> <div>HIGHLIGHTS</div> <ul style="list-style-type: none"><li>• New Construction</li><li>• Skylight in the rear of the space</li><li>• Venting is possible</li><li>• Dutch Kills Playground across the street</li><li>• Great for Commissary Use</li><li>• M1-2 Commercial Zone</li></ul>
AVAILABLE SPACE	Retail	
PROPERTY CONDITION	Partial Build-Out	
LOCATION	37th Ave & 28th St	
FRONTAGE	20 FT	
CEILING HEIGHT	15 FT	
ZONING	M1-2/R6A	
OCCUPANCY	Immediate	
ASKING PRICE	Upon Request	

**LONG ISLAND CITY QUEENS 11101**

**27-10 37TH AVENUE**

**FLOORPLANS & DETAILS**



**LONG ISLAND CITY QUEENS 11101**

**27-10 37TH AVENUE**

**GALLERY**



NEIGHBORHOOD DEMOGRAPHICS



125,148

POPULATION  
WITHIN 1-MILE  
RADIUS



36.4 Years

AVERAGE  
POPULATION  
AGE



2.8%

POPULATION  
GROWTH  
SINCE 2020



\$115,433

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



5,935

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



\$1.7bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

# LONG ISLAND CITY QUEENS 11101

# 27-10 37TH AVENUE

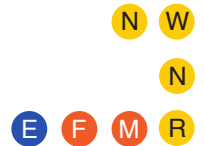
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Subway  
Dunkin  
Key Food  
Bank of America  
Astoria Bookshop  
Little Flower Cafe  
Vista Penthouse Ballroom  
Astoria Delancy Inn & Suites  
The Modernist Hotel  
Holy Cow Burgers  
Exquisito  
Il Miglio Brick Oven Pizzeria  
Melting Pot Cuisine  
Citrico Cafe  
Rice Thief  
NaiSnow Tea and Bakery  
Fogo Azul NYC  
Horatiospeare  
Break Bar And Billiards  
Hilton Garden Inn  
HOTEL 21 NYC

### TRANSPORTATION

5 min walk to 36 Ave Station (0.3 mi)  
6 min walk to 39 Ave-Dutch Kills Station (0.3 mi)  
9 min walk to 36 Street Station (0.5 mi)  
14 min drive to LaGuardia (4.2 mi)





## CONTACT

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