

214

50TH AVENUE

LONG ISLAND CITY • QUEENS

RIPCO
REAL ESTATE



COMMENTS

- Corner retail space up to 7,739 SF (divisible) available at the base of Gantry Park Landing, a 199-unit mixed use building
- Strong visibility with wraparound frontage with over 180 FT on 2nd Street & 50th Avenue
- Gas and venting capability for restaurant use
- Prime location 2 blocks away from the LIRR and a few blocks from Vernon Blvd 7 subway line
- Heavy residential density with high income; LIC is one of the fastest growing residential neighborhoods in the nation
- All uses considered; ideal for any retail, fitness, restaurant, education and medical uses

LOCATION

- Corner of 50th Avenue and 2nd Street

NEIGHBORHOOD TENANTS

- CVS, American Brass, Osteria Brooklyn, Industry Gymnastics, Brighter Babies Early Development Center, Cafe Henri, Little Ones Early Childhood Learning Center, iFLY Indoor Skydiving, BQE Fitness, ProHealth Dental, Casa Enrique, Blend, Maiella, Shi, European Wax Center

SIZE

- Ground Floor - 7,739 SF (Divisible)
 - Proposed divisions of 2,780 SF and 4,959 SF

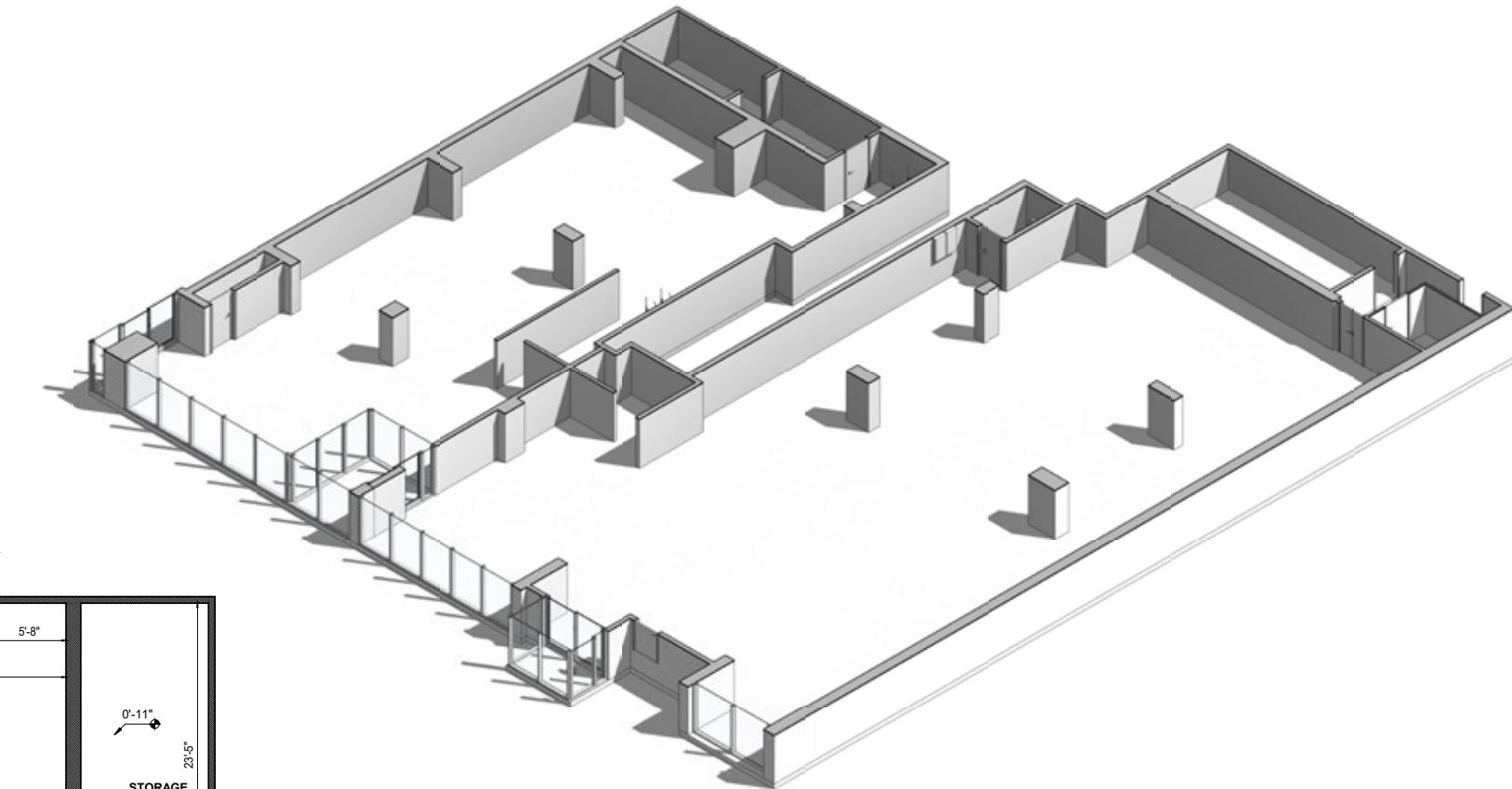
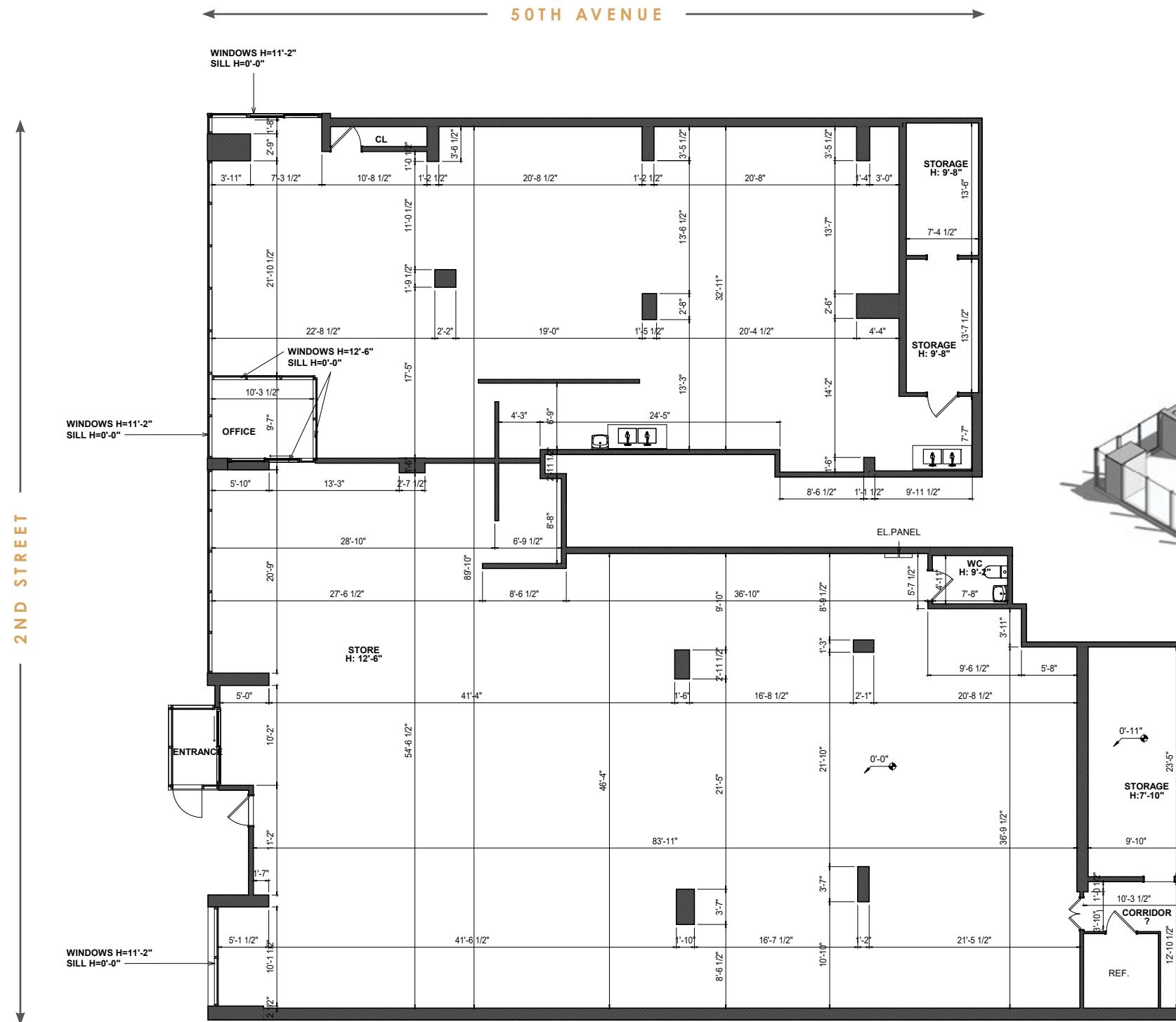
FRONTAGE

- 2nd Street - 95 FT
- 50th Avenue - 85 FT

FLOOR PLAN

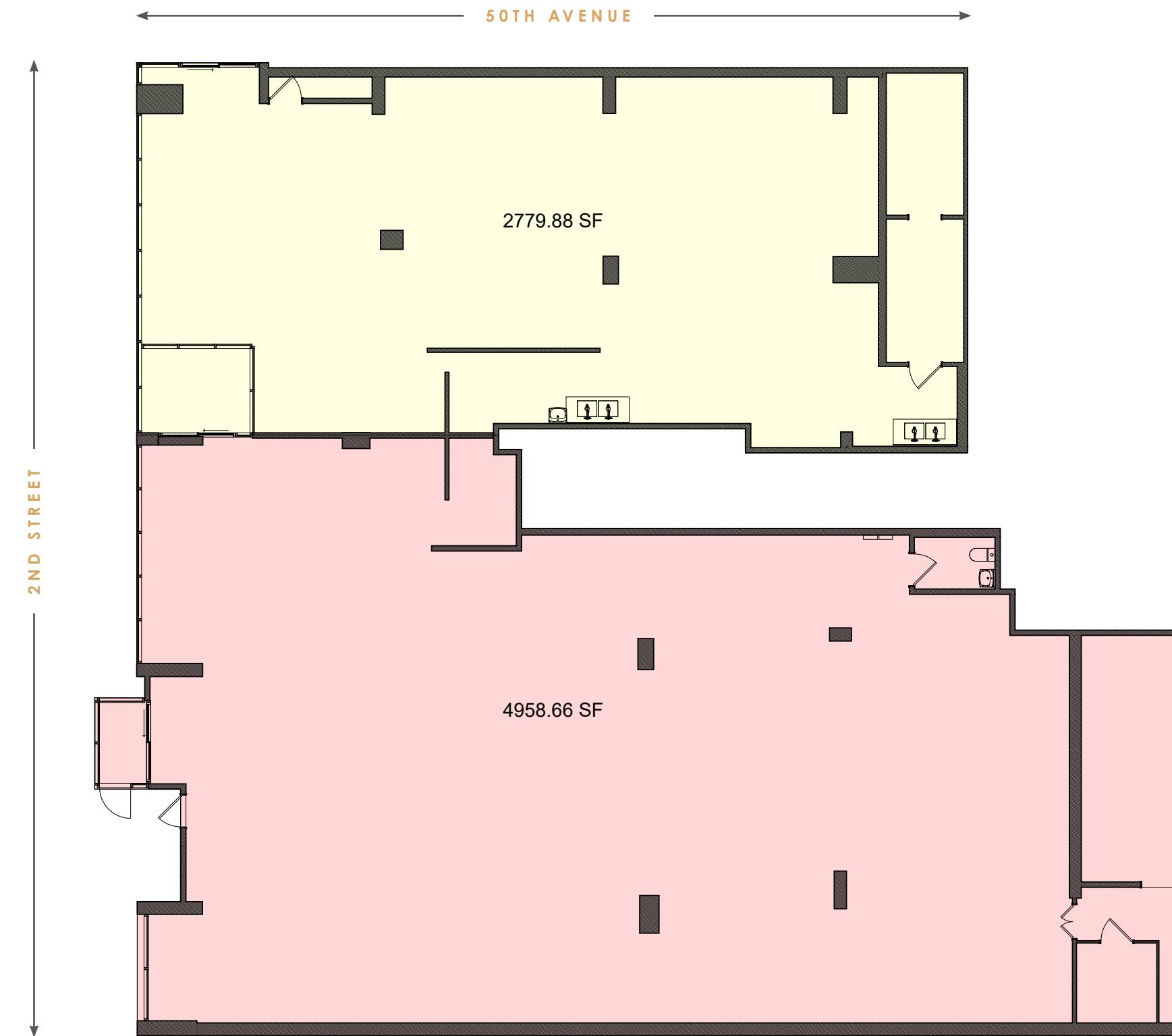
2-14

50TH AVENUE



PROPOSED DIVISION PLAN

2-14
50TH AVENUE



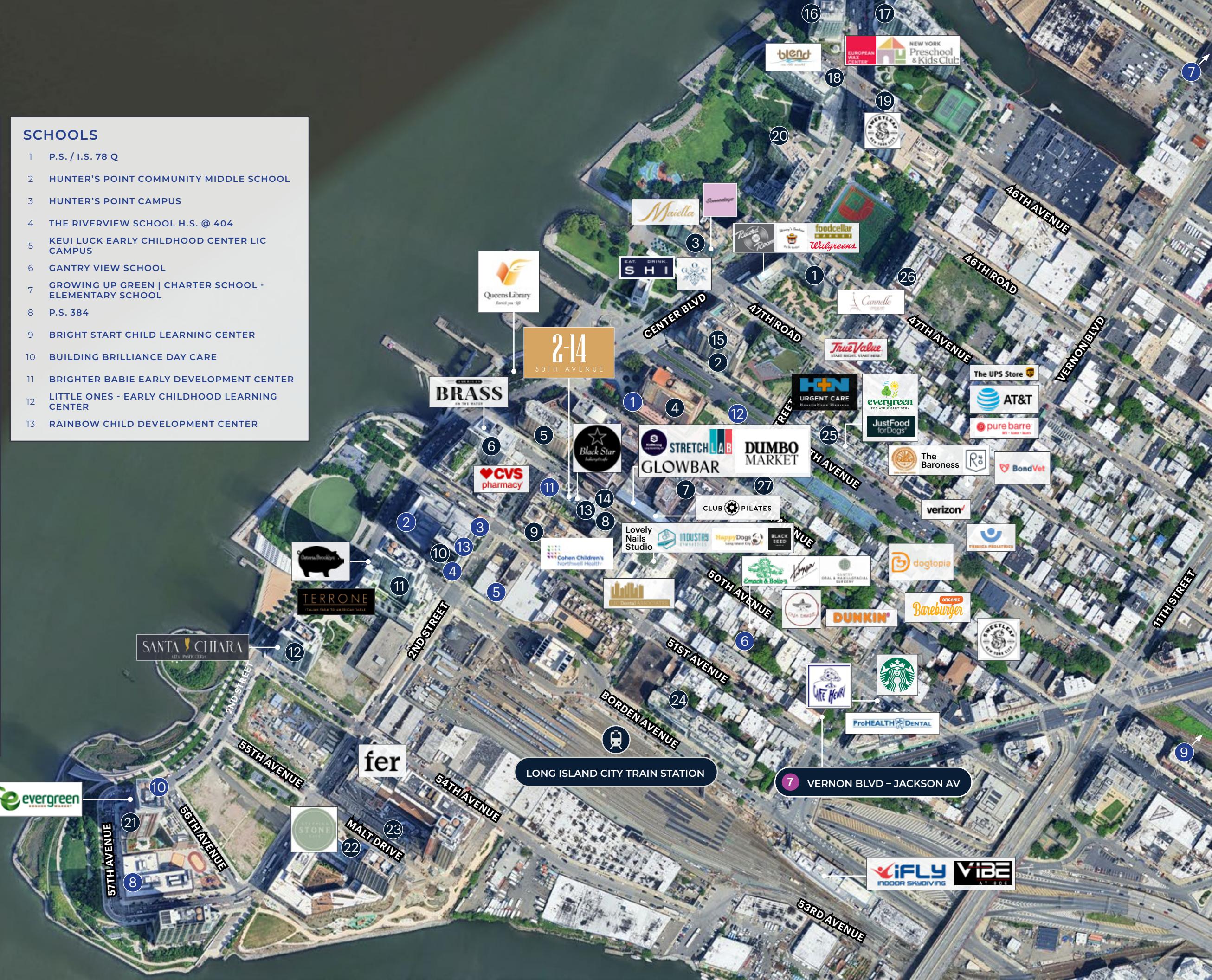
AREA RETAIL

RESIDENTIAL BUILDINGS

1	47-05 CENTER BLVD	395 UNITS
2	4-75 48TH AVENUE	578 UNITS
3	47-20 CENTER BLVD	495 UNITS
4	4-74 48TH AVENUE	522 UNITS
5	2-01 50TH AVENUE	372 UNITS
6	1-50 50TH AVENUE	619 UNITS
7	2-33 50TH AVENUE	499 UNITS
8	50-01 2ND STREET	199 UNITS
9	50-09 2ND STREET	177 UNITS
10	1-55 BORDEN AVENUE	306 UNITS
11	52-03 CENTER BLVD	800 UNITS
12	5241 CENTER BLVD	394 UNITS
13	2-14 50TH AVENUE	199 UNITS
14	2-26 50TH AVENUE	84 UNITS
15	4-75 48TH AVENUE	608 UNITS
16	4540 CENTER BLVD	345 UNITS
17	4545 CENTER BLVD	820 UNITS
18	4610 CENTER BLVD	585 UNITS
19	4615 CENTER BLVD	367 UNITS
20	46-30 CENTER BLVD	184 UNITS
21	1-15 57TH AVENUE	689 UNITS
22	2-20 MALT DRIVE	575 UNITS
23	2-21 MALT DRIVE	811 UNITS
24	5-19 BORDEN AVENUE	76 UNITS
25	5-09 48TH AVENUE	102 UNITS
26	5-11 47TH AVENUE	188 UNITS
27	48-21 5TH STREET	47 UNITS

SCHOOLS

- 1 P.S. / I.S. 78 Q
- 2 HUNTER'S POINT COMMUNITY MIDDLE SCHOOL
- 3 HUNTER'S POINT CAMPUS
- 4 THE RIVERVIEW SCHOOL H.S. @ 404
- 5 KEUI LUCK EARLY CHILDHOOD CENTER LIC
CAMPUS
- 6 GANTRY VIEW SCHOOL
- 7 GROWING UP GREEN | CHARTER SCHOOL -
ELEMENTARY SCHOOL
- 8 P.S. 384
- 9 BRIGHT START CHILD LEARNING CENTER
- 10 BUILDING BRILLIANCE DAY CARE
- 11 BRIGHTER BABIE EARLY DEVELOPMENT CENTER
- 12 LITTLE ONES - EARLY CHILDHOOD LEARNING
CENTER
- 13 RAINBOW CHILD DEVELOPMENT CENTER



MARKET SNAPSHOT

2-14
50TH AVENUE



.75-MILE AREA DEMOGRAPHICS



36K

TOTAL DAYTIME POPULATION

\$148K

MEDIAN HOUSEHOLD INCOME



17K

TOTAL HOUSEHOLDS

35K

TOTAL POPULATION



28.7%

POPULATION UNDER THE AGE OF 44

91.0%

WHITE COLLAR WORKERS



\$876M

TOTAL RETAIL GOODS EXPENDITURE



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