

Prime Retail Leasing Offering

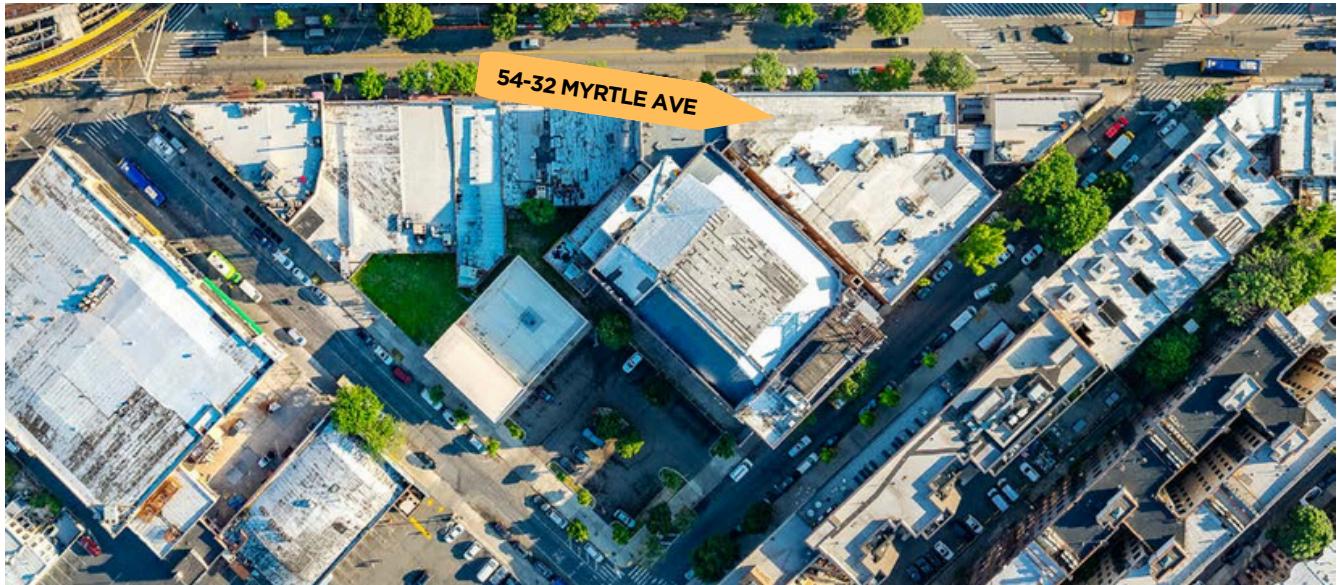
*Rare Opportunity to Lease
31,500 SF in One Location*



54-32 Myrtle Avenue

Ridgewood, NY 11385

› Lease Offering



The Lisco Group presents a **31,500 SF** leasing opportunity located on Ridgewood's busiest retail block, featuring a **two-story building with full basement** and approx. **14' ceilings**. The property offers high visibility, strong foot traffic, and immediate access to subway and bus lines, **surrounded by national tenants** and residential developments. Ideal for retailers, restaurants, or showrooms looking to establish a presence in a vibrant, growing neighborhood.

31,500
Rentable SF

145x70
Floor Layout

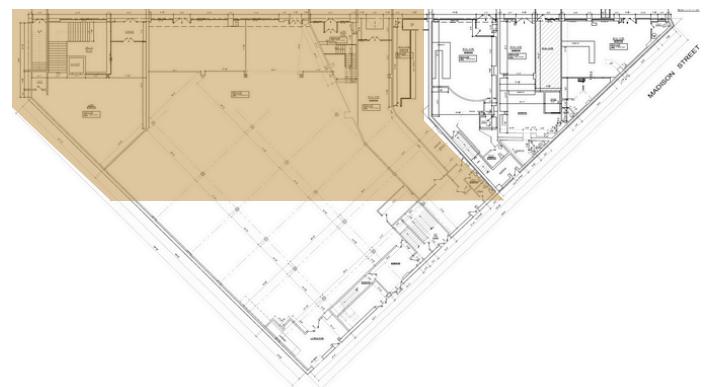
3
Stories

› Space Details



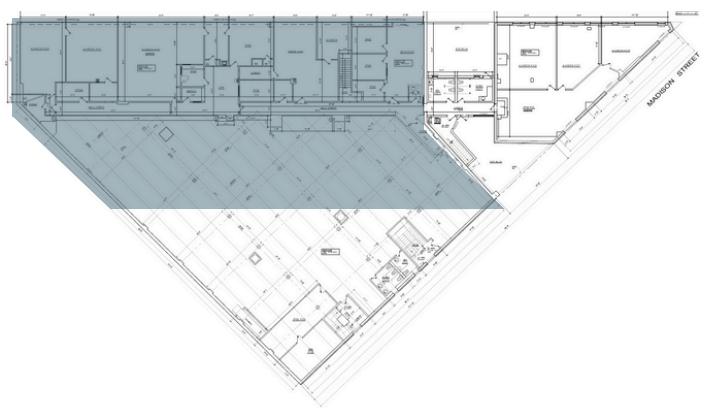
› Ground Floor

Area	145 x 70
Total SF	10,500 SF
Ceiling Height	Approx 14'
Frontage	Prime retail corridor, high visibility
Layout	Open plan with flexible build-out options
Access	Street-level entrance, direct access from sidewalk



› Mezzanine

Area	145 x 70
Total SF	10,500 SF
Ceiling Height	Approx 14'
Layout	Open floor, adaptable for office or additional retail
Access	Interior staircase from ground floor

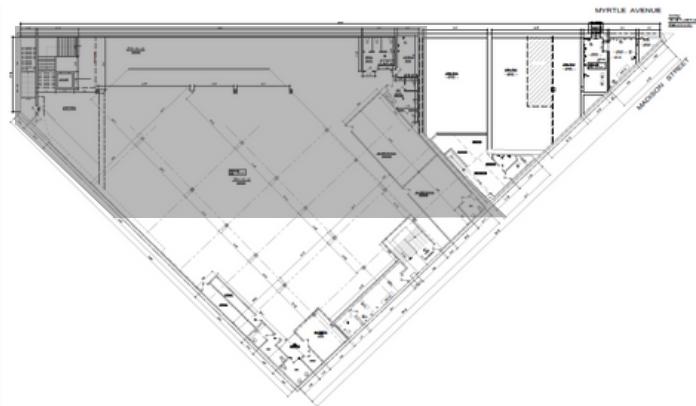


> Space Details (cont.)



> Basement

Area	145 x 70
Total SF	10,500 SF
Ceiling Height	Approx 10'
Layout	Interior staircase from ground floor
Access	Street-level entrance, direct access from sidewalk



Key Highlights:



Prime Location

Situated on the busiest block in Ridgewood, surrounded by national tenants and high foot traffic.



Transit-Accessible

Steps from subway and bus stops, making it easy for employees and customers to reach.



Flexible Space:

Two full stories plus a basement with open layouts allow for customizable retail, showroom, office, or restaurant concepts.



High Visibility:

Expansive frontage along a premier retail corridor maximizes exposure.

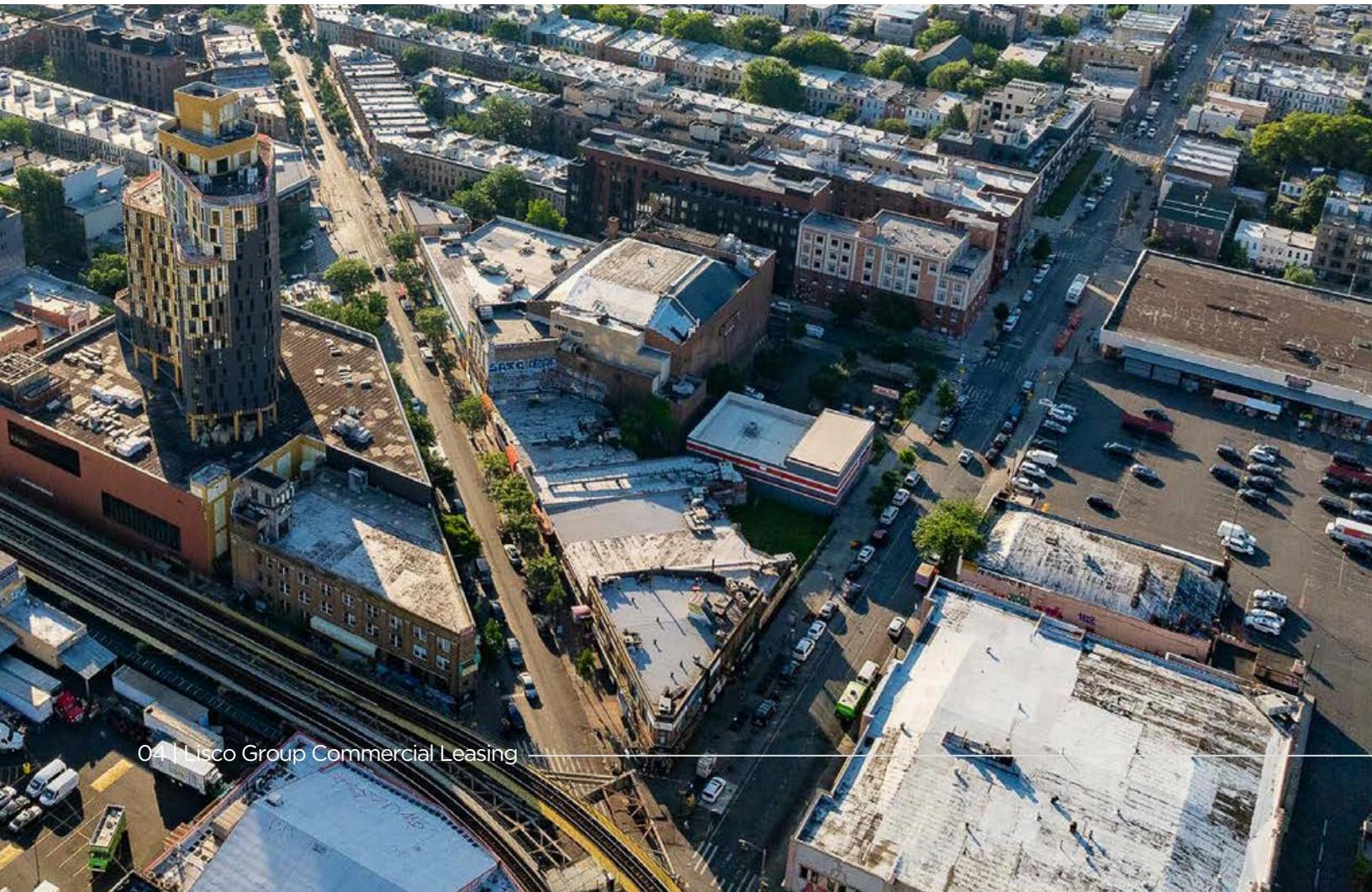
> Location Overview

Wyckoff Avenue and Madison Street



The Subject Property is located on the busiest block in **Ridgewood, Queens, at the intersection with Bushwick, Brooklyn**—an area that has seen rapid growth and development over the past two decades. The property sits amidst national tenants and established retailers, ensuring strong foot traffic and high visibility.

It's also within walking distance of multiple residential developments, creative hubs, and neighborhood amenities, providing a built-in customer base. With immediate access to subway and bus lines, this location offers unmatched convenience for both shoppers and employees, making it an ideal spot for retailers seeking a prime, high-traffic location in a vibrant, growing market.



➤ Prime Location & Neighborhood



The Subject Property is surrounded by a robust mix of national and local tenants, including **Target**, **AutoZone**, **CVS**, **Burlington**, **Popeye's**, **Burger King**, **McDonald's**, **Dunkin' Donuts**, **Dollar Tree**, **Metro PCS**, **Boost Mobile**, **Subway**, **Planet Fitness**, Rainbow, Mini Max, Jimmy Jazz, Portabella, and Fabco.

This prime location benefits from exceptional visibility and consistent foot traffic, **with multiple subway and bus stops just steps away**, making it highly accessible for both residents and commuters. With such a strong retail presence and convenient transportation, the property is perfectly positioned for retailers seeking a high-traffic, high-demand Ridgewood location.

National Retailers Nearby:





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