

# 1508 CENTRAL AVE

## FAR ROCKAWAY, NY



## 3,530 RSF & 1,151 RSF RETAIL SPACES FOR LEASE

EASY ACCESS TO **A** TRAIN AND BUSES  
ADJACENT TO 1,693-UNIT NEW DEVELOPMENT

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

CONTACT EXCLUSIVE LISTING AGENT:

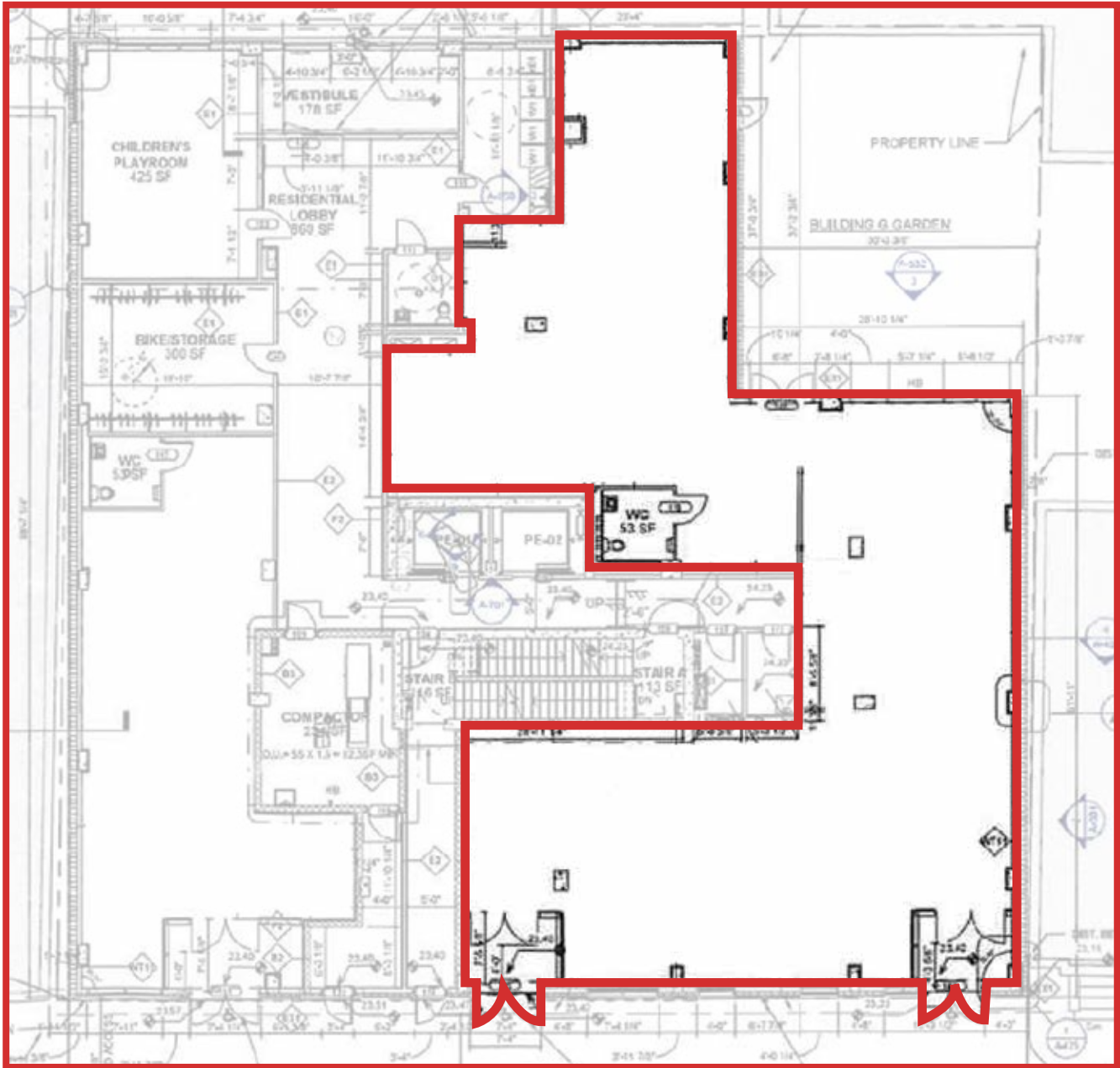
**Stephen Kaufman**

914.968.8500 x315

[skaufman@rmfriedland.com](mailto:skaufman@rmfriedland.com)

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# 1508 CENTRAL AVENUE



3,530 RSF RETAIL | ASKING \$40/PSF



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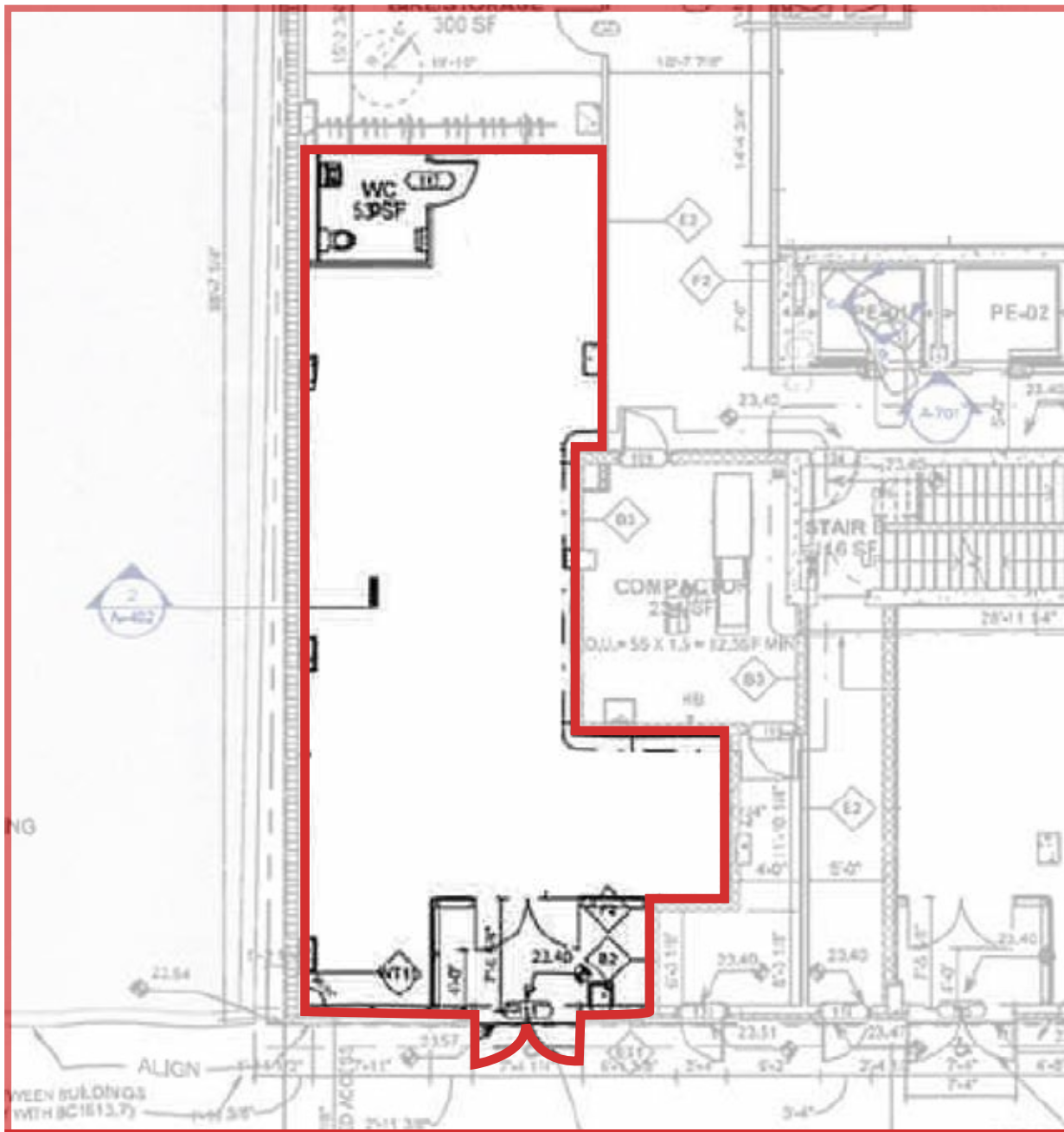
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# 1508 CENTRAL AVENUE



1,151 RSF RETAIL | ASKING \$45/PSF

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# ACCESSIBILITY

CENTRALLY LOCATED TO PUBLIC TRANSPORTATION



TRANSPORTATION

-  BX15 2 MIN WALK (500 FT)
-  BX41 3 MIN WALK (0.1 M)
-  SUBWAY 5 MIN WALK (0.2 M)
-  BX11 5 MIN WALK (0.3 M)
-  I-95 8 MIN DRIVE (1.1 M)



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
Population	3,188	23,414	101,229
Number of Households	1,006	7,832	34,899
Average HH Income	\$64,902	\$54,320	\$56,225
Annual HH Expenditure	\$59.74 M	\$388.91 M	\$1.72 B
Annual Retail Expenditure	\$27.8 M	\$180.21 M	\$799.17 M
Annual Food & Beverages Expenditure	\$9 M	\$58.52 M	\$259.53 M
Annual Health Care Expenditure	\$4.98 M	\$32.61 M	\$144.85 M



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