

35-YEAR TAX ABATEMENT IN-PLACE



RETAIL, QSR, MEDICAL & FITNESS SPACE

BAYSIDE, NY

215-16 NORTHERN BLVD

NEW DEVELOPMENT/BUILD-TO-SUIT OPPORTUNITY

SIZE

1,071 SF

CEILING HEIGHTS

12 FT 9 IN

ASKING RENT

Upon Request

DELIVERY

Q1 2026

FRONTAGE

Northern Blvd: 29.25'

CO-TENANT

Verizon, Wonder

NEIGHBORS

Tiger Schulmann's, Starbucks, T-Mobile, Metro City Bank, TD Bank, Woori America Bank, BOLT Fitness, Infiniti, BMW of Bayside, Queens Library, Capital One Bank, State Farm, White Castle, CVS, Lenox Hill Radiology

COMMENTS

- Newly constructed mixed-use building in the heart of Bayside
- Join Wonder and Verizon - 1,071 SF last space remaining at base of 38 luxury rental apartments
- Retail space is located across the street from Starbucks, The Learning Experience, Tiger Schulmann's and many office/medical offices
- 35-year tax abatement secured
- 8 onsite parking spaces dedicated for retail
- Delivering Possession in Q1 2026
- Open to all retail uses including medical, fitness, QSRs & restaurants

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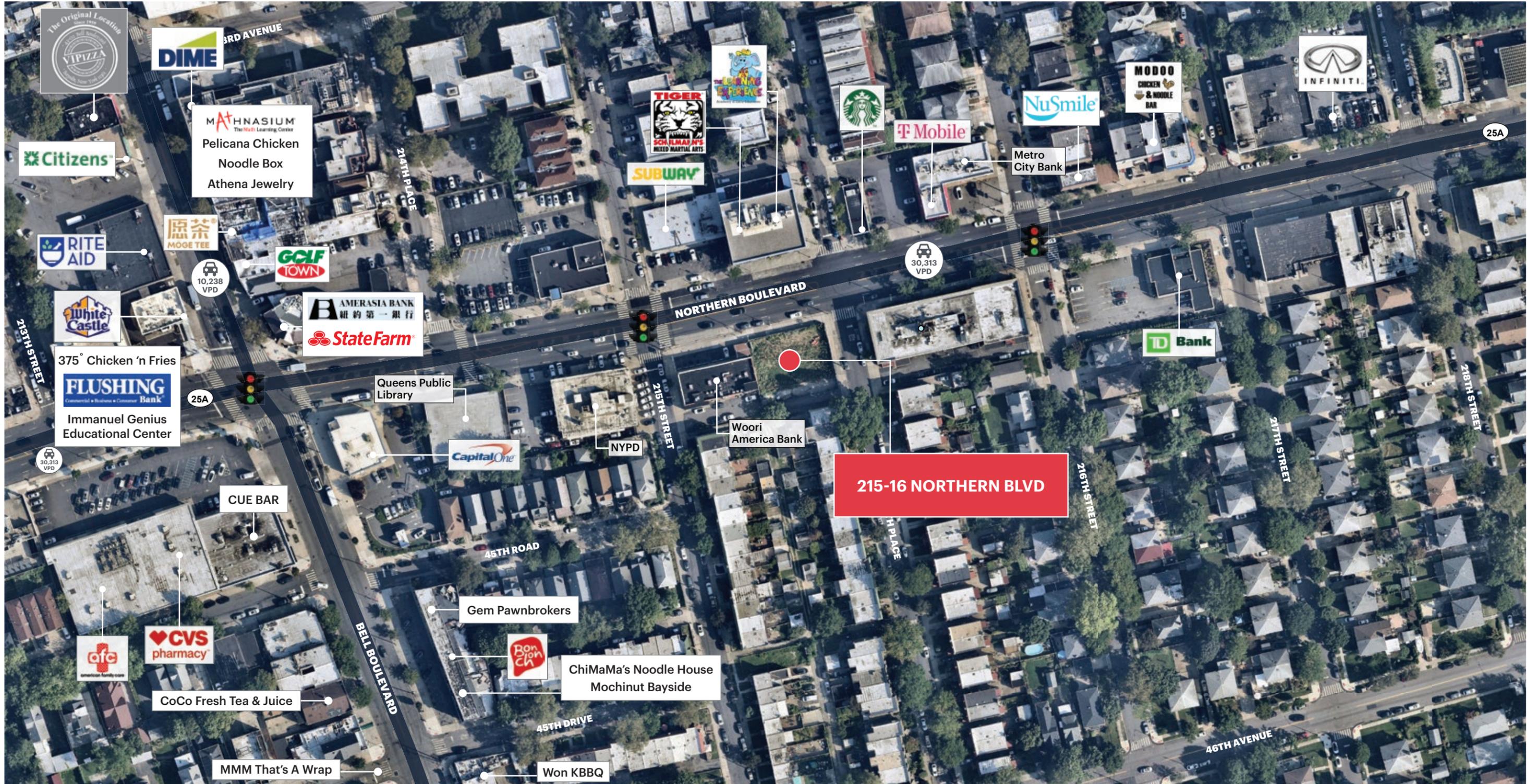
RIPCO
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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

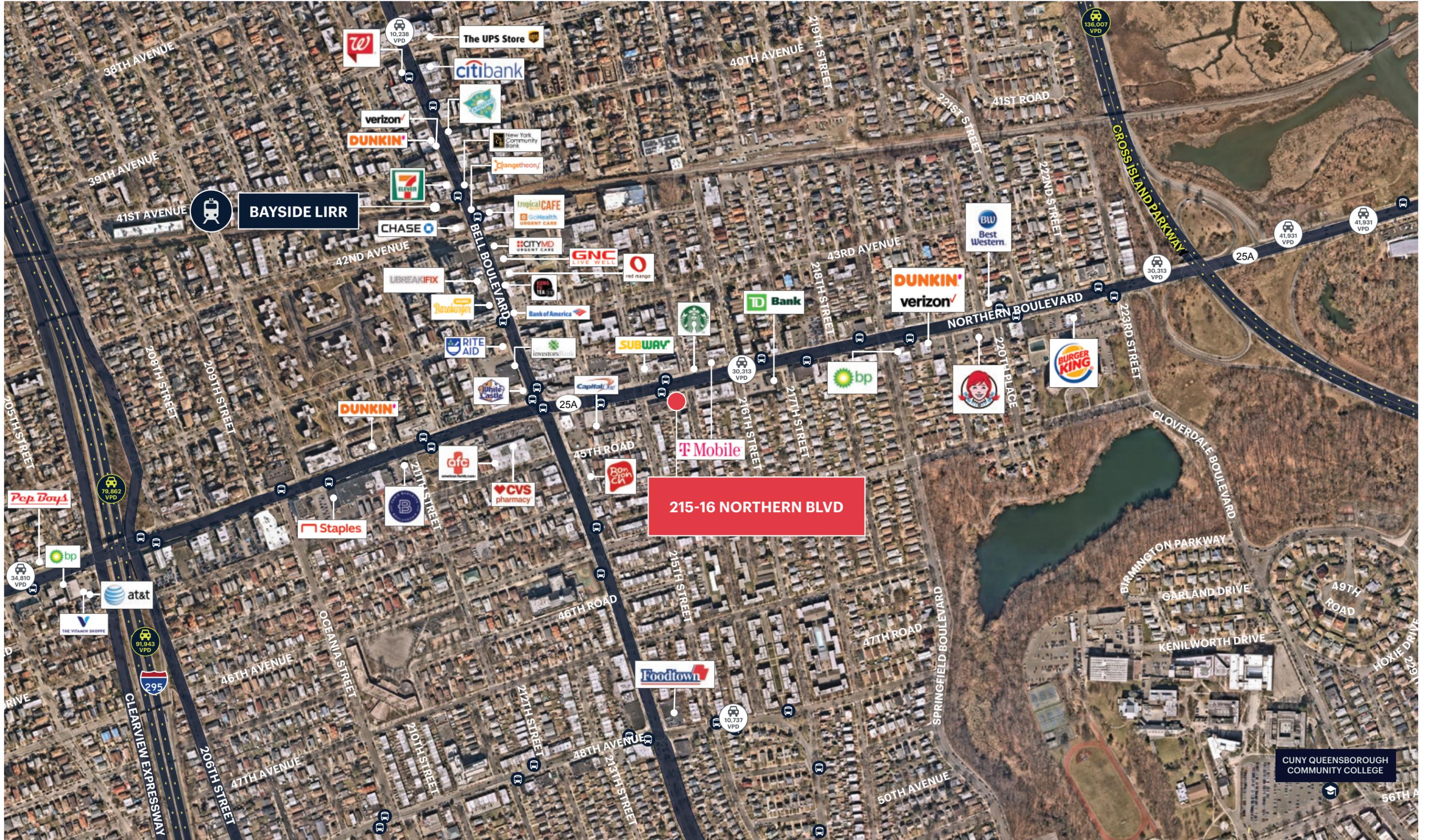
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL



215-16 NORTHERN BLVD

MARKET AERIAL



FLOOR PLAN

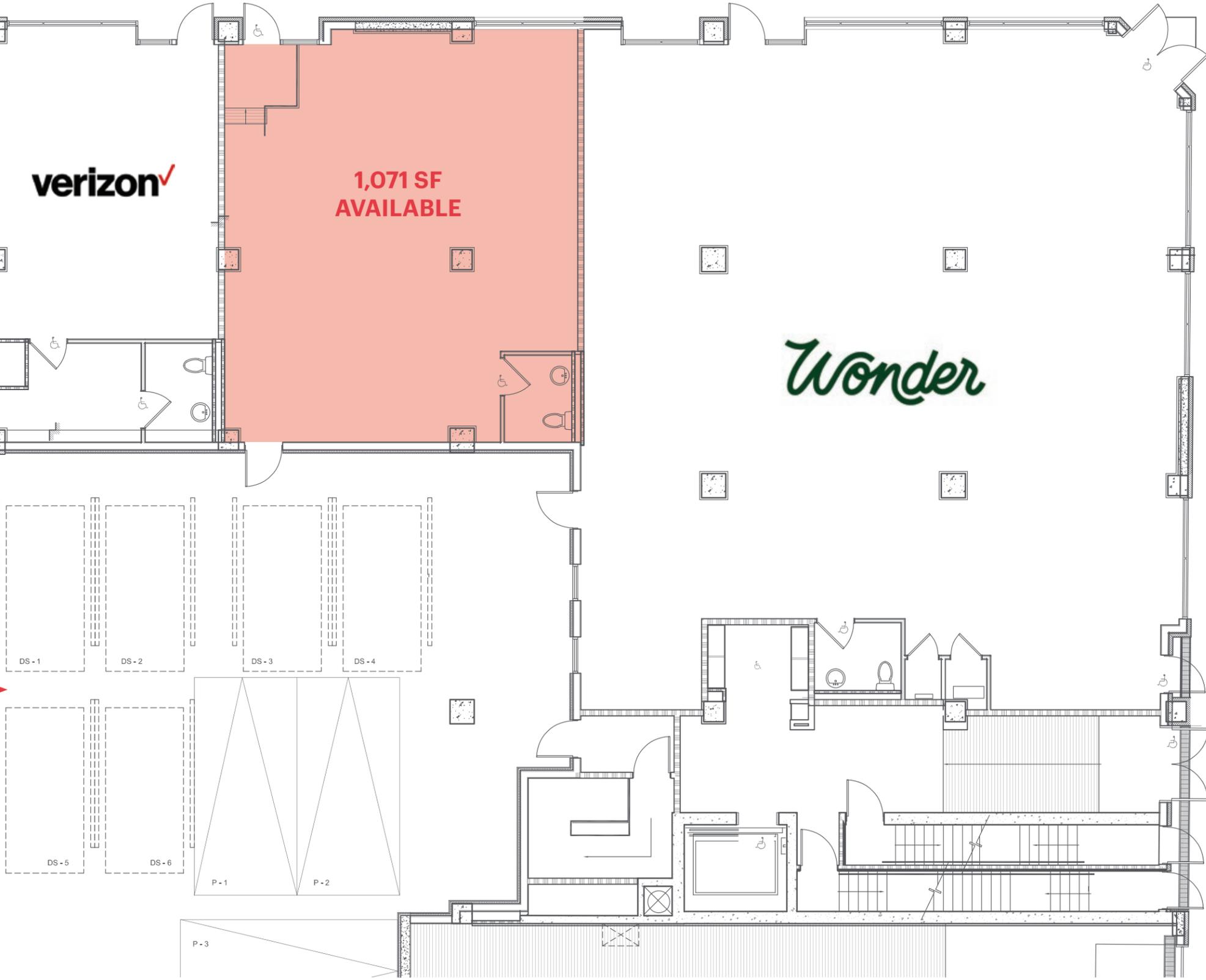
29.25' OF FRONTAGE
NORTHERN BLVD

verizon^v

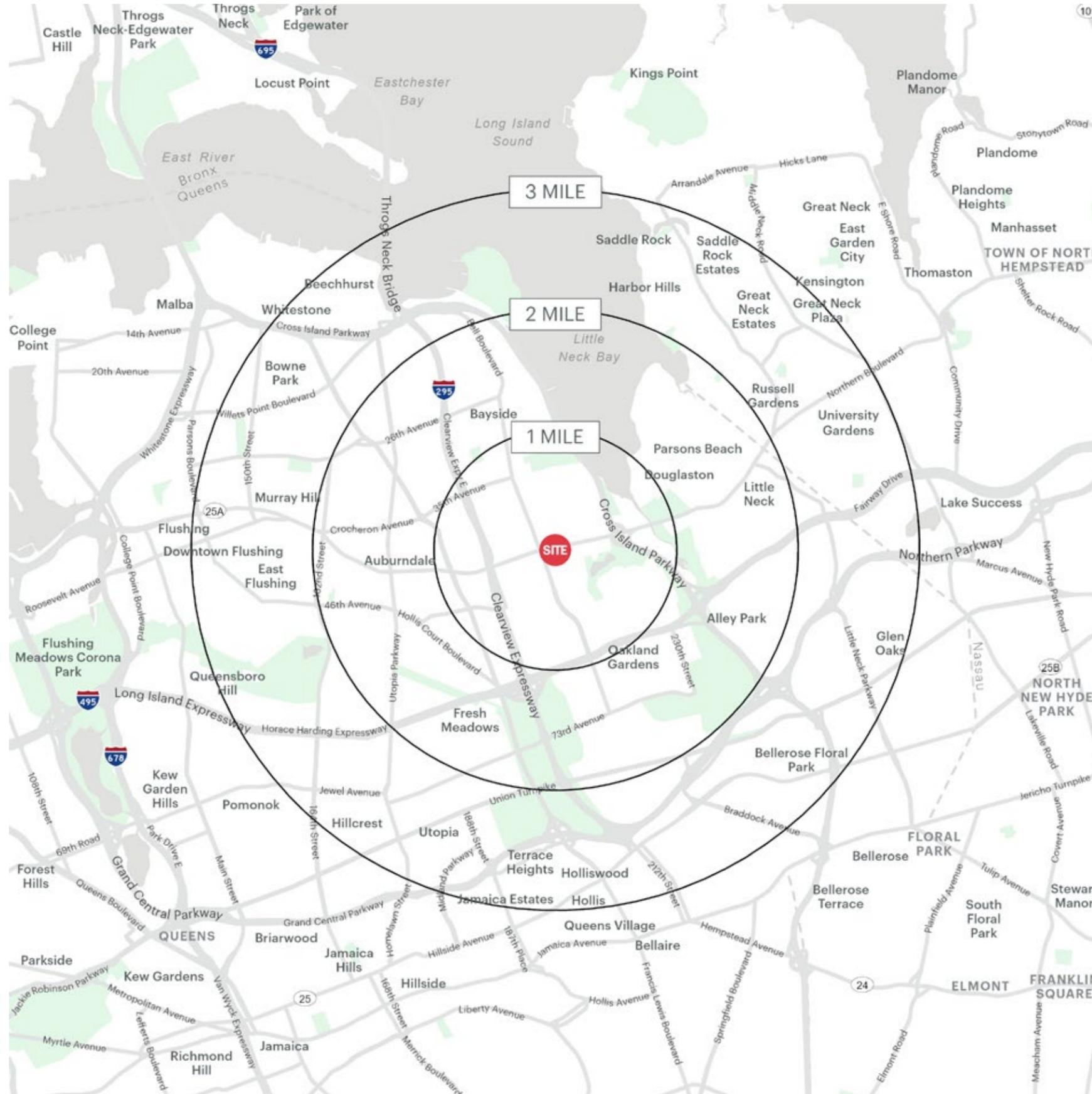
1,071 SF
AVAILABLE

Wonder

ON-SITE
PARKING
FOR 8 CARS



AREA DEMOGRAPHICS



215-16 NORTHERN BLVD BAYSIDE, NY

1 MILE RADIUS

POPULATION

41,688

HOUSEHOLDS

15,028

AVERAGE HOUSEHOLD INCOME

\$128,324

MEDIAN HOUSEHOLD INCOME

\$94,281

COLLEGE GRADUATES (BACHELOR'S +)

14,731 - 33.0%

TOTAL BUSINESSES

1,443

TOTAL EMPLOYEES

16,891

DAYTIME POPULATION (W/ 16 YR +)

38,706

2 MILE RADIUS

POPULATION

157,210

HOUSEHOLDS

60,042

AVERAGE HOUSEHOLD INCOME

\$121,391

MEDIAN HOUSEHOLD INCOME

\$86,167

COLLEGE GRADUATES (BACHELOR'S +)

56,160 - 32.4%

TOTAL BUSINESSES

4,252

TOTAL EMPLOYEES

46,028

DAYTIME POPULATION (W/ 16 YR +)

130,264

3 MILE RADIUS

POPULATION

383,186

HOUSEHOLDS

142,332

AVERAGE HOUSEHOLD INCOME

\$116,050

MEDIAN HOUSEHOLD INCOME

\$79,675

COLLEGE GRADUATES (BACHELOR'S +)

125,354 - 29.5%

TOTAL BUSINESSES

9,924

TOTAL EMPLOYEES

108,531

DAYTIME POPULATION (W/ 16 YR +)

317,830

AREA DEMOGRAPHICS

