



For Lease

**RIPCO**  
RETAIL LEASING

# 57-20 Myrtle Avenue

Between Weirfield Street and  
Seneca Avenue

Ridgewood  
Queens, NY

1,300 SF +  
Approx. 1,100 SF Basement

Retail Space Available for Lease

Contact Exclusive Agents

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## Space Details

## Storefront



## Interior



## Stock Room

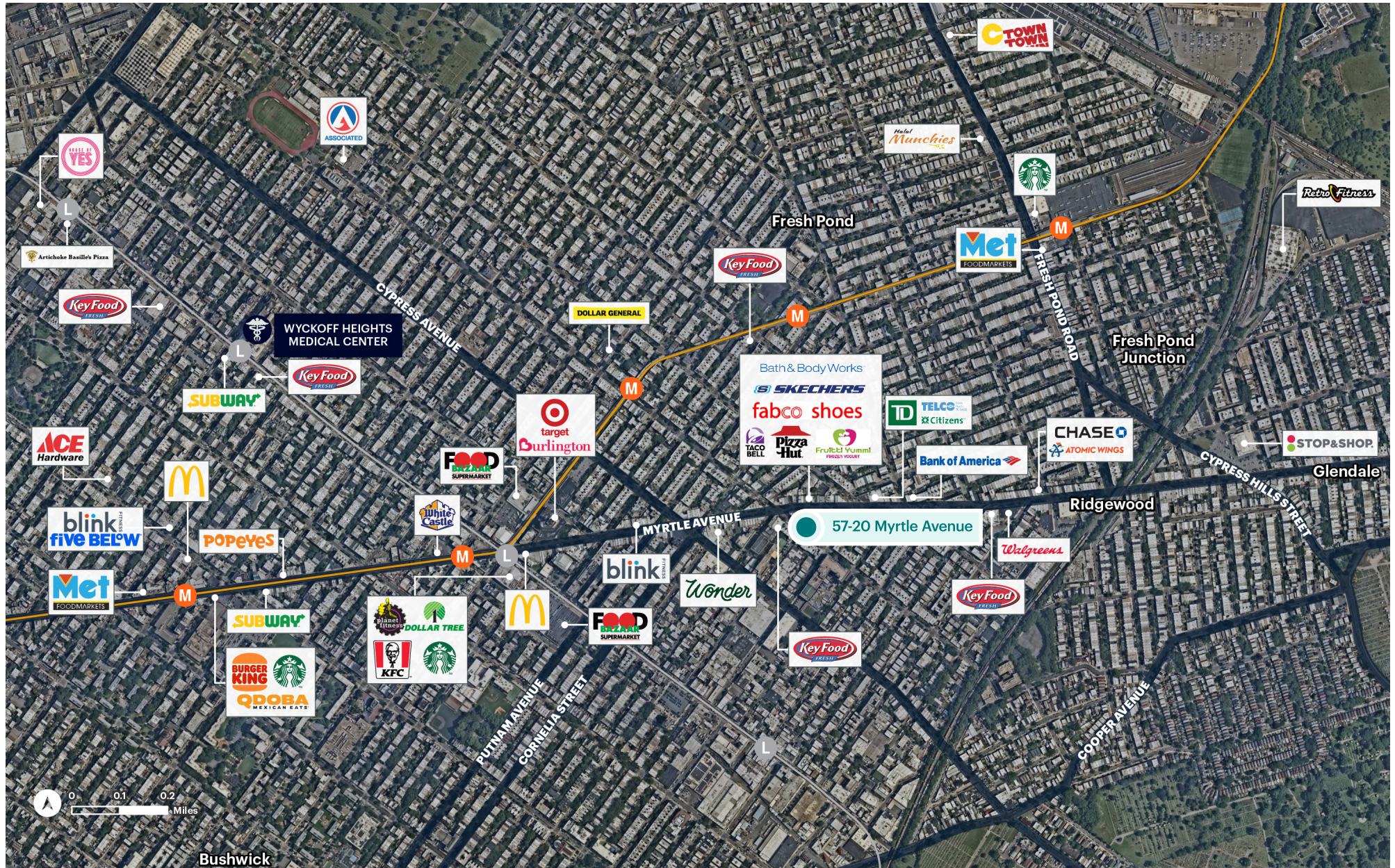


|                        |   |          |
|------------------------|---|----------|
| <b>Location</b>        | Between Weirfield Street and Seneca Avenue  |          |
| <b>Size</b>            | Ground Floor  | 1,300 SF |
|                        | Basement  | 1,100 SF |
| <b>Frontage</b>        | 20 FT on Myrtle Avenue  |          |
| <b>Ceiling Heights</b> | 9'-8" to drop ceiling - 11'-8" to deck  |          |
| <b>Status</b>          | Currently GameStop  |          |
| <b>Rent</b>            | Upon request  |          |
| <b>Neighbors</b>       | Target, Burlington, Skechers, Carters, Osh Kosh B'gosh, Mattress Firm, Wendy's, Taco Bell, Bath & Body Works, TD Bank, T-Mobile, Carvel, Wonder, Bank of America, Citizens Bank, Portabella |          |

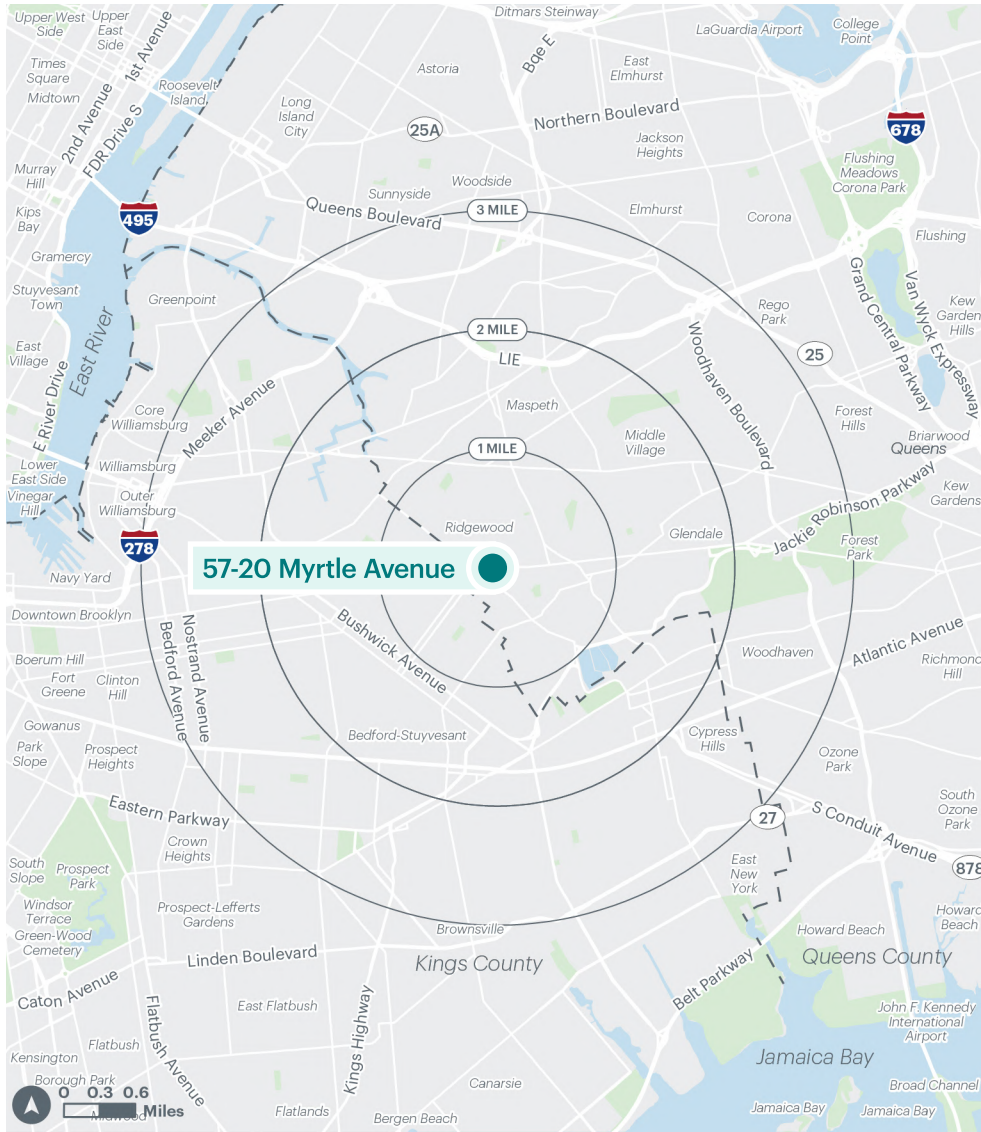
|                       |   |
|-----------------------|---|
| <b>Comments</b>       | Clean space<br>Lower level stock area<br>Very strong retail on Myrtle Avenue with many national retailers |
| <b>Transportation</b> | Church Avenue   |
| 2023 Ridership Report | Annual<br>Weekday<br>Weekend  |
|                       | 5,009,020<br>15,276<br>20,671   |



# Area Retail







# Area Demographics

|                                      | 1 mile    | 2 miles   | 3 miles   |
|--------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                    | 139,042   | 410,425   | 1,078,419 |
| <b>Total Households</b>              | 50,335    | 150,936   | 396,034   |
| <b>Average Household Income</b>      | \$103,881 | \$103,631 | \$103,645 |
| <b>Median Household Income</b>       | \$79,601  | \$76,865  | \$71,478  |
| <b>% Population with Bachelors +</b> | 38.0%     | 36.0%     | 36.0%     |
| <b>Daytime Population</b>            | 99,791    | 324,096   | 867,577   |
| <b>Total Daytime Employees</b>       | 34,359    | 119,613   | 299,098   |
| <b>Total Businesses</b>              | 2,836     | 9,696     | 25,606    |