



**IDEAL FOR RETAIL, SUPERMARKET,
MEDICAL, FITNESS & EDUCATIONAL USES**

FLUSHING, NY

172-21 46TH AVENUE

**BLOCK-THRU PROPERTY WITH
ON-SITE PARKING**

SIZE

Ground Floor: 8,879 SF
Lower Level: 4,871 SF
Lot Size: 24,032 SF

CEILING HEIGHTS

Ground Floor: Approx. 15'
Lower Level: Approx. 9'3"

ASKING RENT

Upon Request

STATUS OF PREMISES

Dark CVS

FRONTAGE

Approx. 145' on 46th Avenue
Approx. 76' on Utopia Pkwy

PARKING

Approx. 26 Cars

NEIGHBORS

Marino's Supermarket, Super Joy, Taco Bell, Popeyes, Carvel, Mattress Firm, Bonchon, T-Mobile

COMMENTS

- Private parking lot with two gated entrances with parking for approximately 26 cars
- Former CVS on a prime traffic signalized corner location with over 221 FT of wraparound frontage on 46th Avenue and Utopia Parkway
- Dedicated loading dock with conveyor to the sprinklered lower level
- DOT permitted sign for "truck loading only" on the corner of 46th Ave & Utopia Pkwy of building
- Bus Stop servicing both the local & limited Q26 and Q27 right outside the building on 46th Ave
- Over 15 FT ceilings on the ground floor and over 9 FT in the Lower Level with two restrooms
- Very dense neighborhood with population of over 55,600 people and average household income over \$104,000 within one-mile radius
- Layout is ideal for Grocers, Fitness, Medical, Childcare, and many other uses

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV
mabramov@ripcony.com
718.663.2652

GREG BATISTA
gbatista@ripcony.com
516.933.8880

SCOTT ROTHSTEIN
srothstein@ripcony.com
718.704.1450



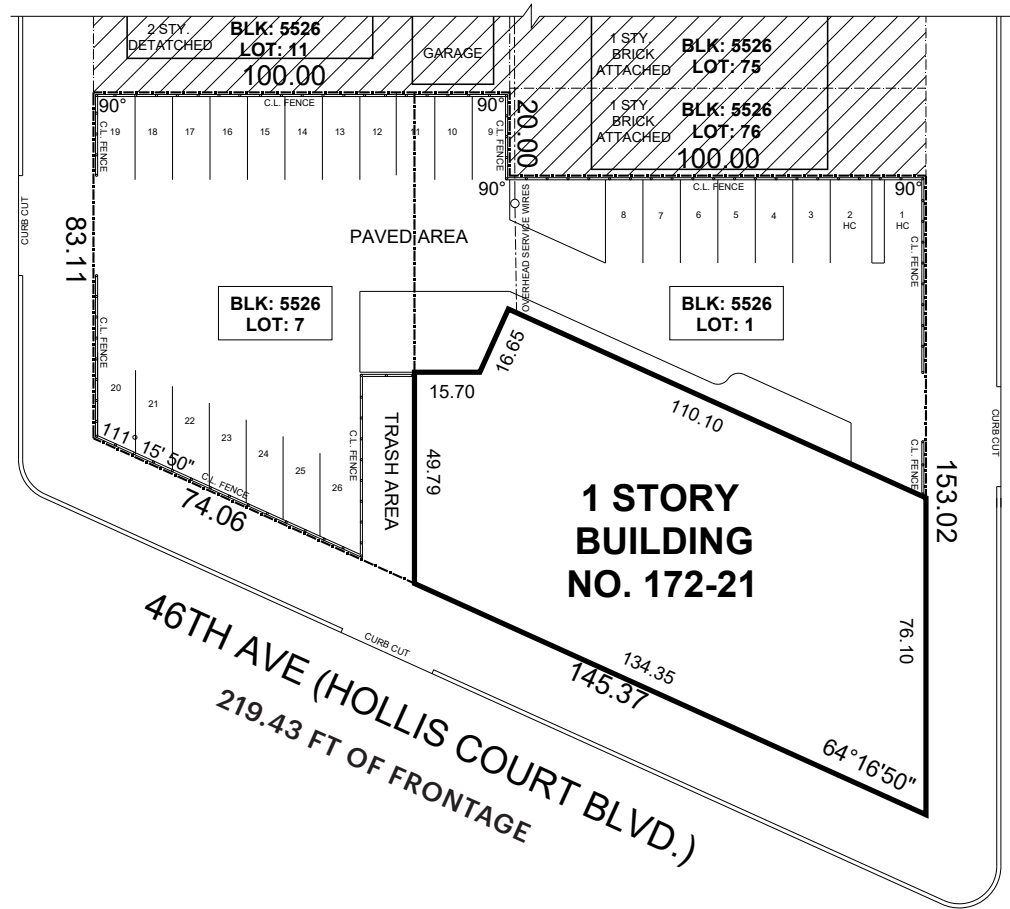
80-02 Kew Gardens Rd.
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

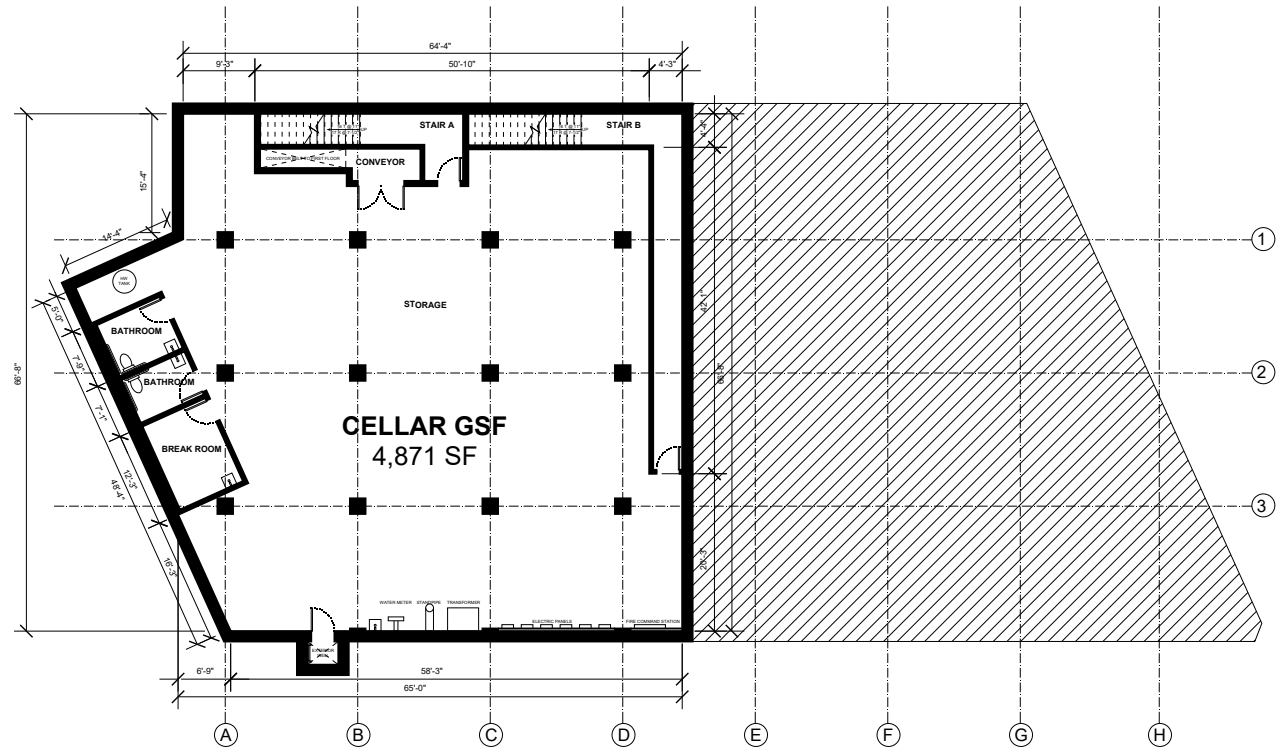
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN & FLOOR PLANS

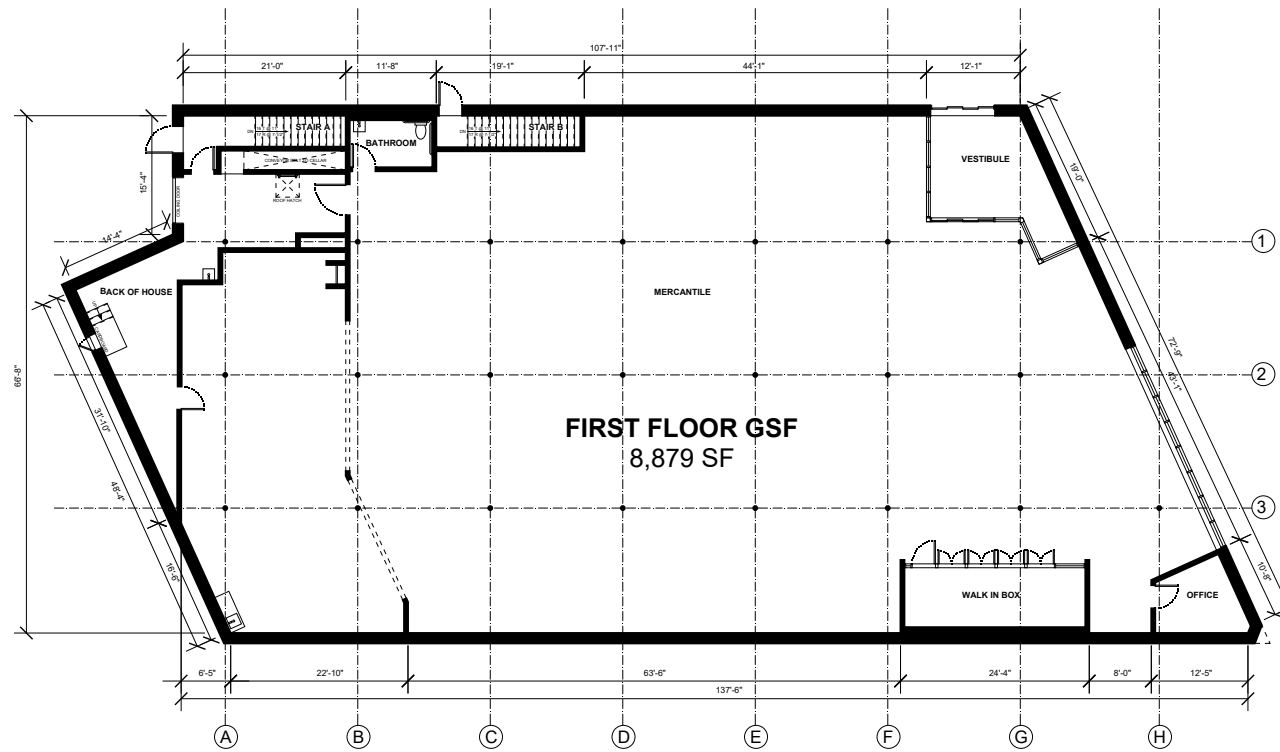
SURVEY



CELLAR



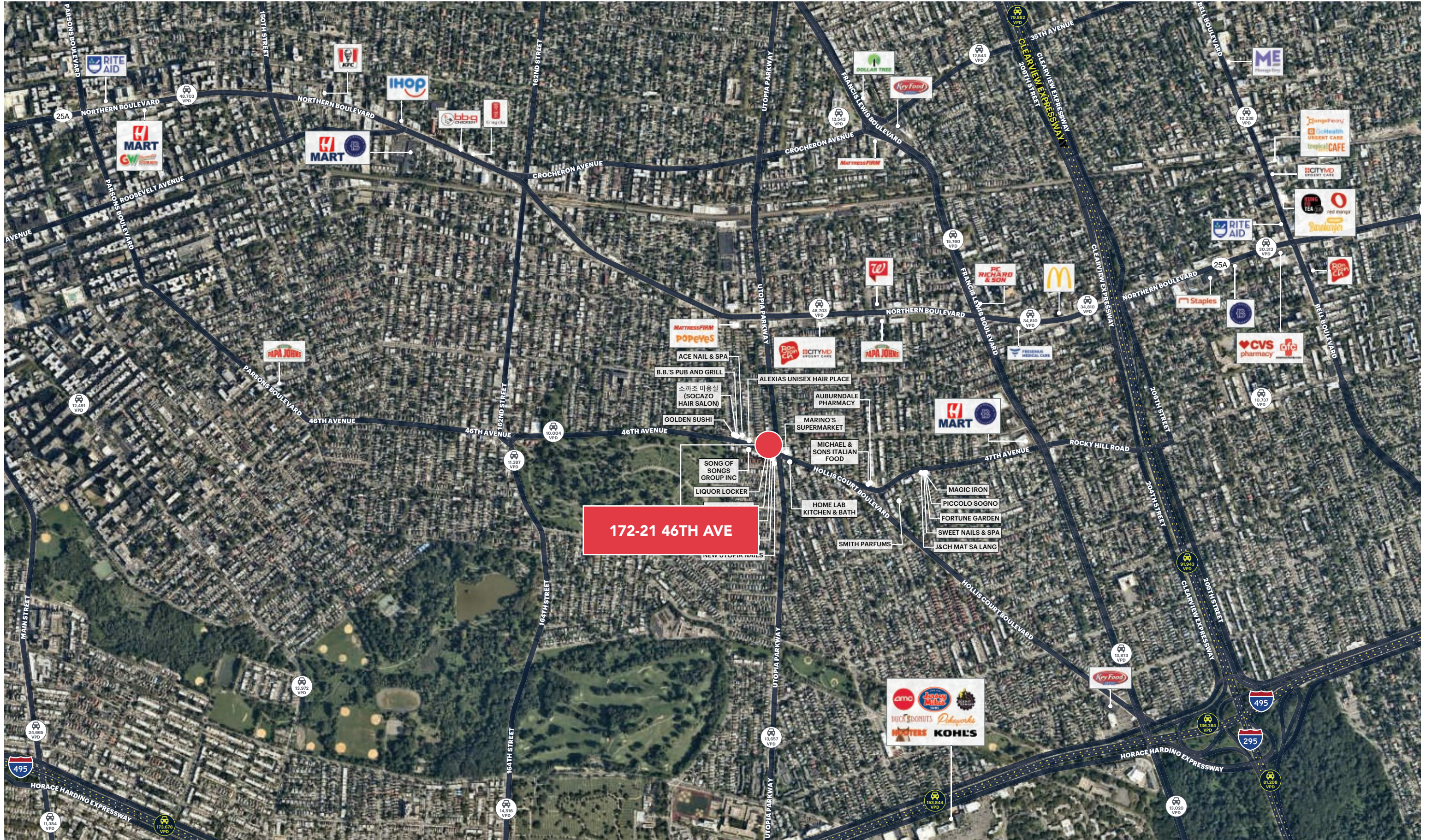
FIRST FLOOR



46TH AVE

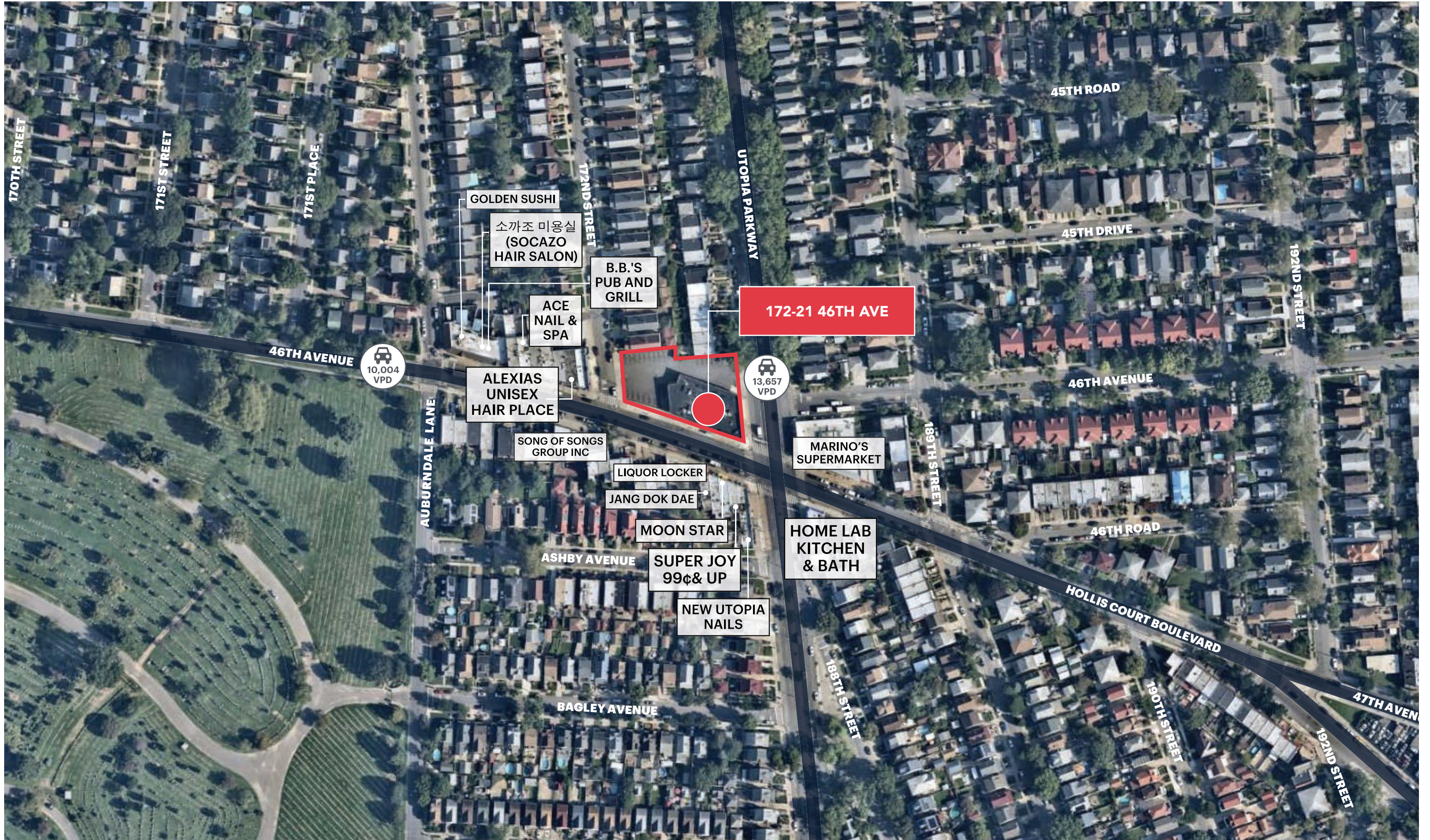
145.37 FT OF FRONTAGE

MARKET AERIAL

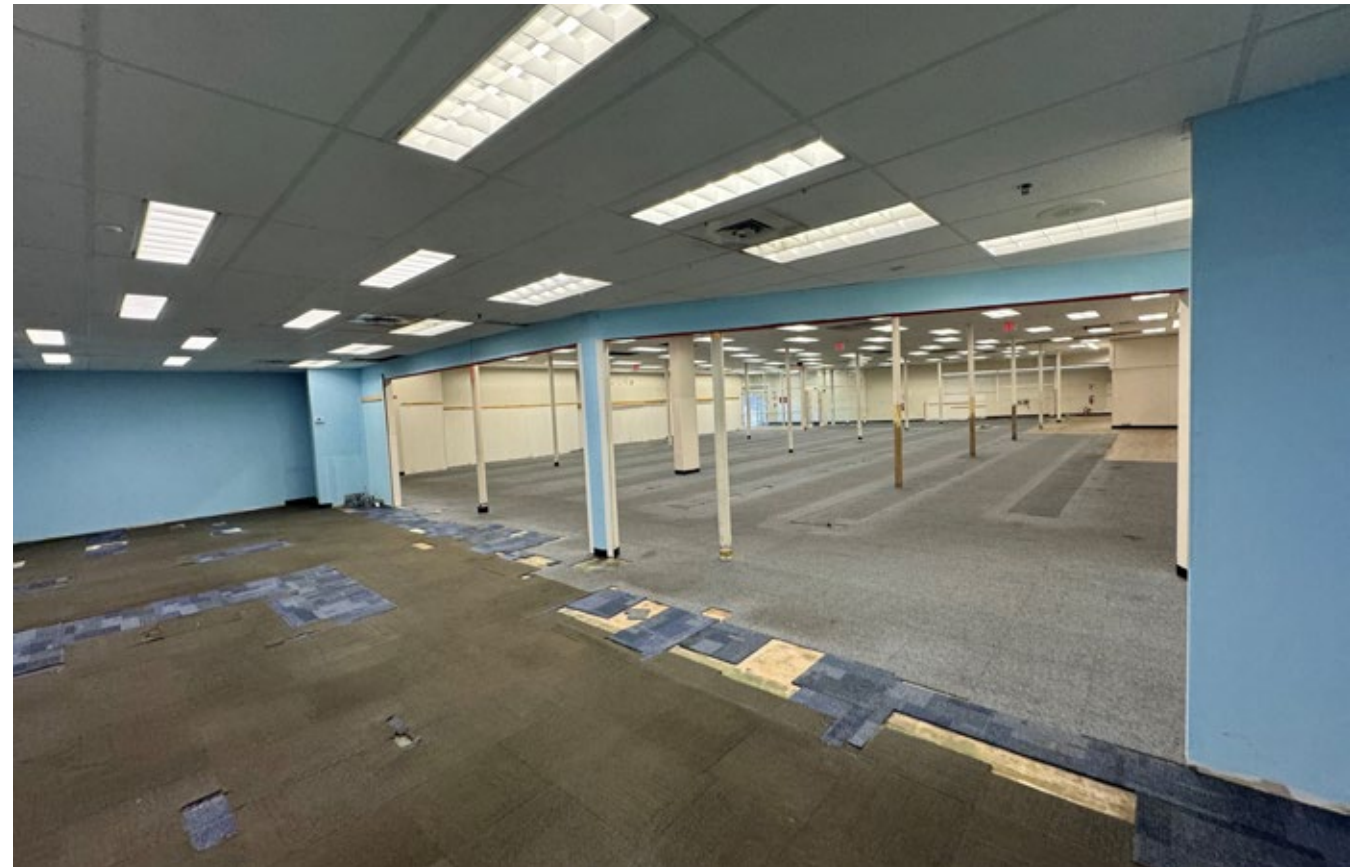


172-21 46TH AVE

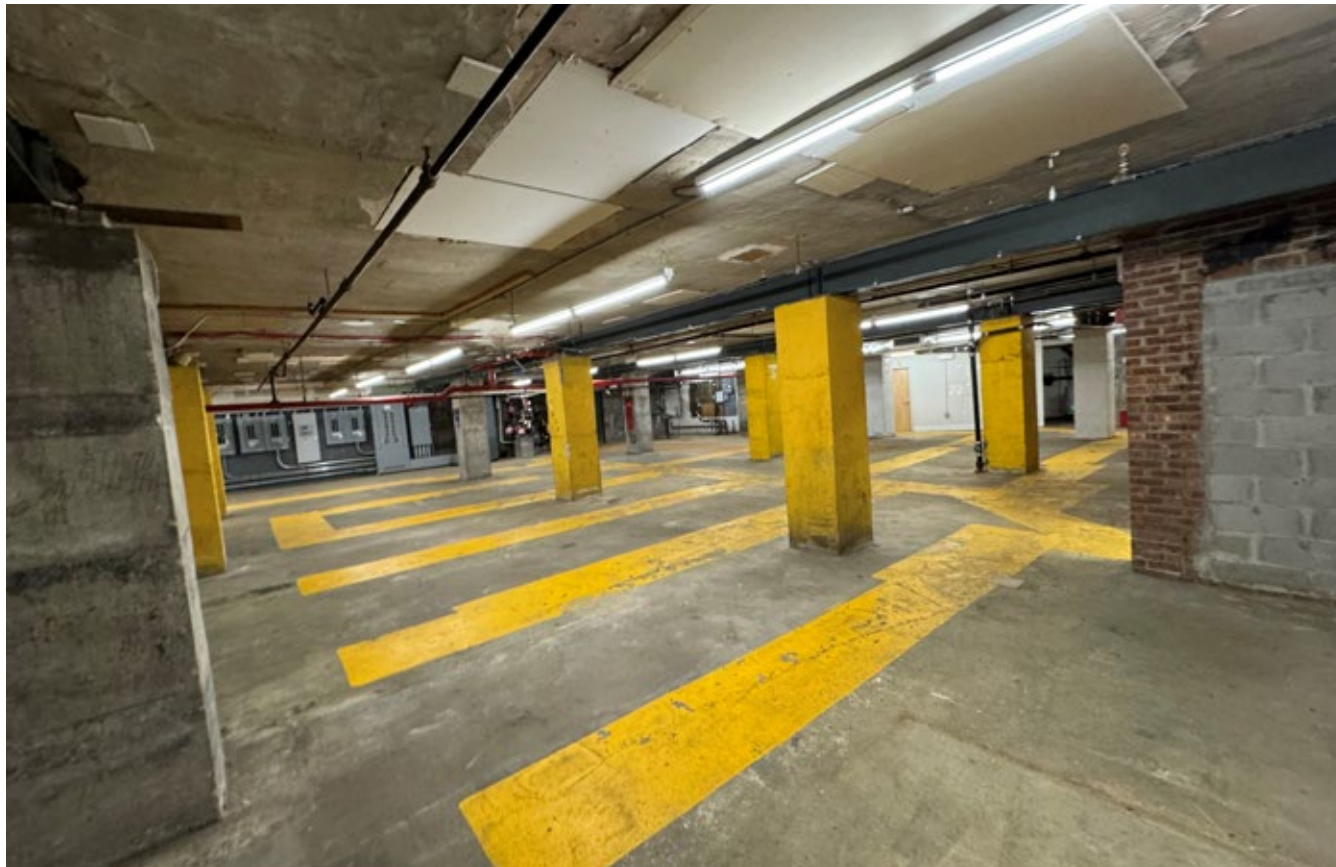
AERIAL



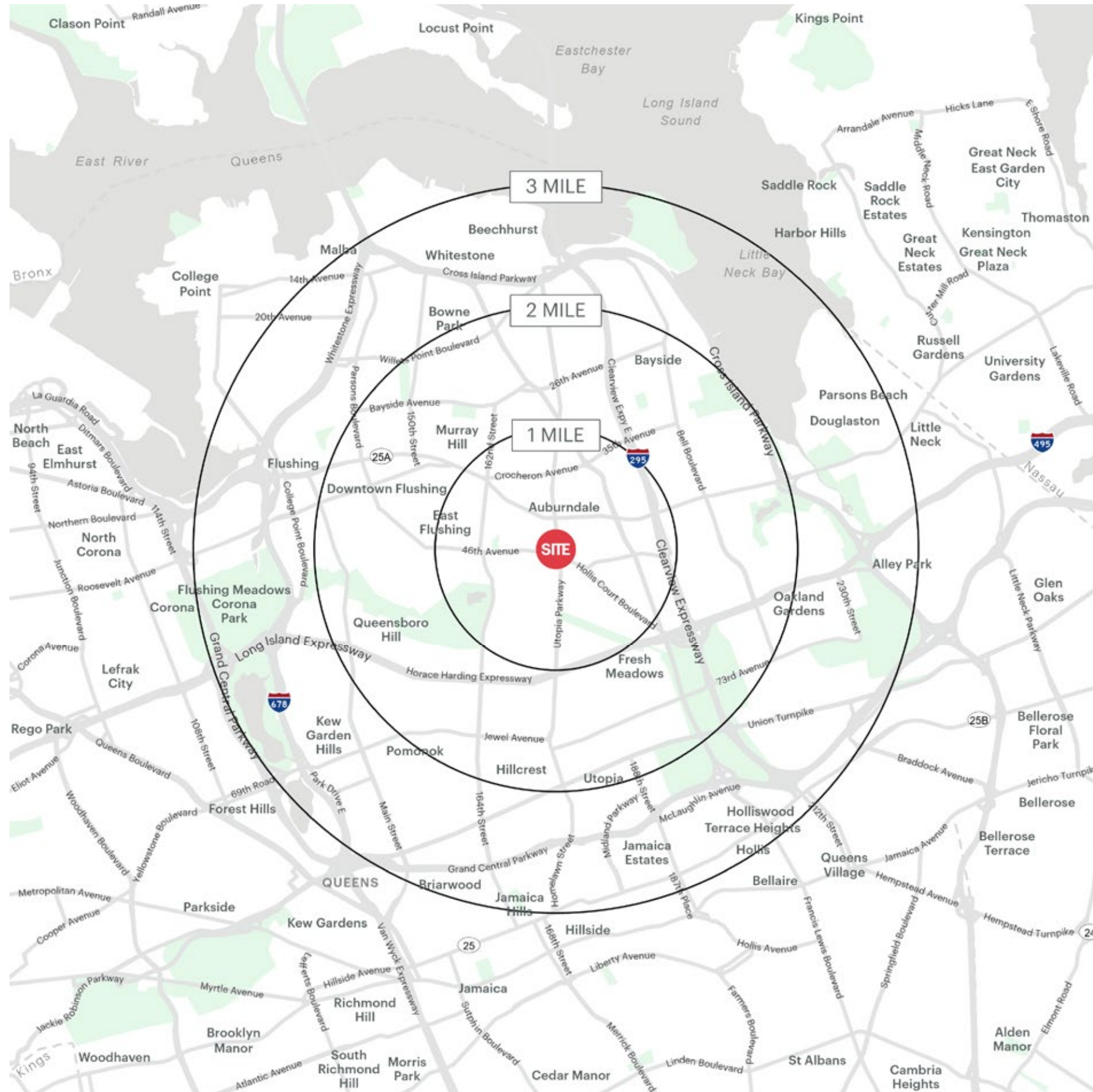
INTERIOR PHOTOS - GROUND FLOOR



INTERIOR PHOTOS - LOWER LEVEL



AREA DEMOGRAPHICS



172-21 46TH AVE FLUSHING, NY

1 MILE RADIUS

POPULATION
55,636
HOUSEHOLDS
18,984
AVERAGE HOUSEHOLD INCOME
\$104,045
MEDIAN HOUSEHOLD INCOME
\$71,800

COLLEGE GRADUATES (BACHELOR'S +)
15,450 - 25.0%
TOTAL BUSINESSES
1,454
TOTAL EMPLOYEES
14,100
DAYTIME POPULATION (W/ 16 YR +)
44,635

2 MILE RADIUS

POPULATION
287,075
HOUSEHOLDS
104,092
AVERAGE HOUSEHOLD INCOME
\$96,479
MEDIAN HOUSEHOLD INCOME
\$63,966

COLLEGE GRADUATES (BACHELOR'S +)
779,661 - 25.0%
TOTAL BUSINESSES
7,336
TOTAL EMPLOYEES
86,096
DAYTIME POPULATION (W/ 16 YR +)
247,106

3 MILE RADIUS

POPULATION
495,087
HOUSEHOLDS
180,057
AVERAGE HOUSEHOLD INCOME
\$102,564
MEDIAN HOUSEHOLD INCOME
\$69,515

COLLEGE GRADUATES (BACHELOR'S +)
145,320 - 27.8%
TOTAL BUSINESSES
13,640
TOTAL EMPLOYEES
161,942
DAYTIME POPULATION (W/ 16 YR +)
438,726

AREA DEMOGRAPHICS

