

# 47-10A 32<sup>nd</sup> Place Long Island City, New York



**MAGNIFICENT, FULLY FURNISHED!**

**Size:** 750 sq. ft. – ground floor

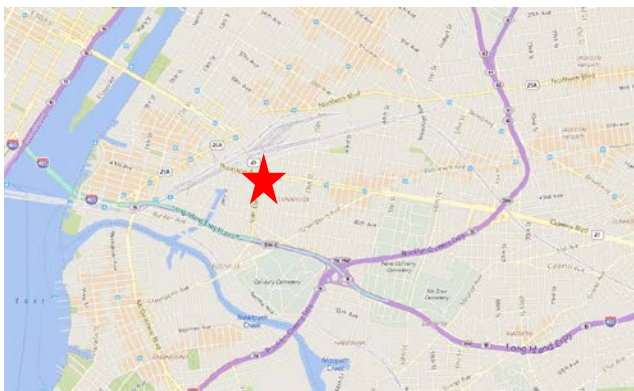
**Rent:** \$3,000 per month

**Comments:**

- Prime LIC location
- Located in 50,000 sq. ft. office building
- Strong demographics with heavy pedestrian and daytime traffic
- Close to Falchi Building, The Factory, LaGuardia Community College, LaGuardia Performing Arts Center, Middle College Campus, Court Square, NYC Taxi & Limousine Commission, Department of Design & Construction, Indoor Extreme Sports Center, City Ice Pavilion, Ro Gallery and more
- One block to #7 subway & Q32 & Q60 bus line at Queens Boulevard, Q39 bus on 48<sup>th</sup> Avenue
- Easy access to Long Island Expressway, Brooklyn Queens Expressway, Midtown Tunnel and 59<sup>th</sup> Street Bridge

Excellent for Real Estate Office,  
Insurance Office, Medical Office, Salon,  
Cell Repair, Art Showcase & More

## TRADE AREA INFORMATION: LONG ISLAND CITY, NY



### DEMOGRAPHICS: 2020 Data Estimates

47-10 32<sup>nd</sup> Place, Long Island City, New York

|                                    | <u>1/2 mile</u> | <u>1 mile</u> | <u>1 1/2 mile</u> |
|------------------------------------|-----------------|---------------|-------------------|
| Population                         | 8,746           | 75,242        | 189,754           |
| Households                         | 3,463           | 30,458        | 81,724            |
| Average HH Income                  | \$78,379        | \$81,539      | \$85,859          |
| Average Daily Traffic Counts (ADT) |                 |               | 36,000            |

*Please Call Exclusive Brokers:*

**Jason T. Auffarth**

Salesperson

(718) 371-0132

[jauffarth@s-z.com](mailto:jauffarth@s-z.com)

**Robert Elbaz**

Salesperson

(718) 732-0629

[relbaz@s-z.com](mailto:relbaz@s-z.com)



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READY TO MOVE RIGHT IN!



 **Sholom &  
Zuckerbrot** Realty LLC  
Established 1962

*For Further Information  
Please Call Exclusive Brokers:*  
**Jason T. Auffarth**      **Robert Elbaz**  
Salesperson                      Salesperson  
(718) 371-0132                      (718) 732-0629  
jauffarth@s-z.com                      relbaz@s-z.com

Kaufman Astoria Studios    35-11 35<sup>th</sup> Avenue, LIC, NY 11106    (718) 392-5959    Fax (718) 937-6546

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice



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