



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Office Space for Lease

1,200 SF • 1 Unit

94-01 101st Avenue • Queens • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Richard Babeck**  
📞 718.437.6100 x119  
Richard.B@TriStateCR.com



## Location Overview

Located in the Ozone Park neighborhood of Queens between 94th St & Woodhaven Blvd near the Rockaway Blvd subway station and ample parking nearby.

Nearest Transit: A train at Rockaway Blvd and the Q8, Q11, Q53, Q52, & QM15 bus lines.

Nearby tenants include Stop & Shop, Dunkin', CrossFit OZP, 101 Cafe, Tea Mania, Chai Wala, Taco Bell, Walgreens, Food Universe Marketplace, Wingstop, Key Food, Papa Johns, and more!

## Main Highlights

- ▶ Private bathroom
- ▶ Move-in ready
- ▶ Brand new renovation
- ▶ Can be leased together or separately
- ▶ ADA compliant
- ▶ HVAC



**7,500 SF**

Total Building Size



**5,000 SF**

Lot Size



**1**

Number of Units

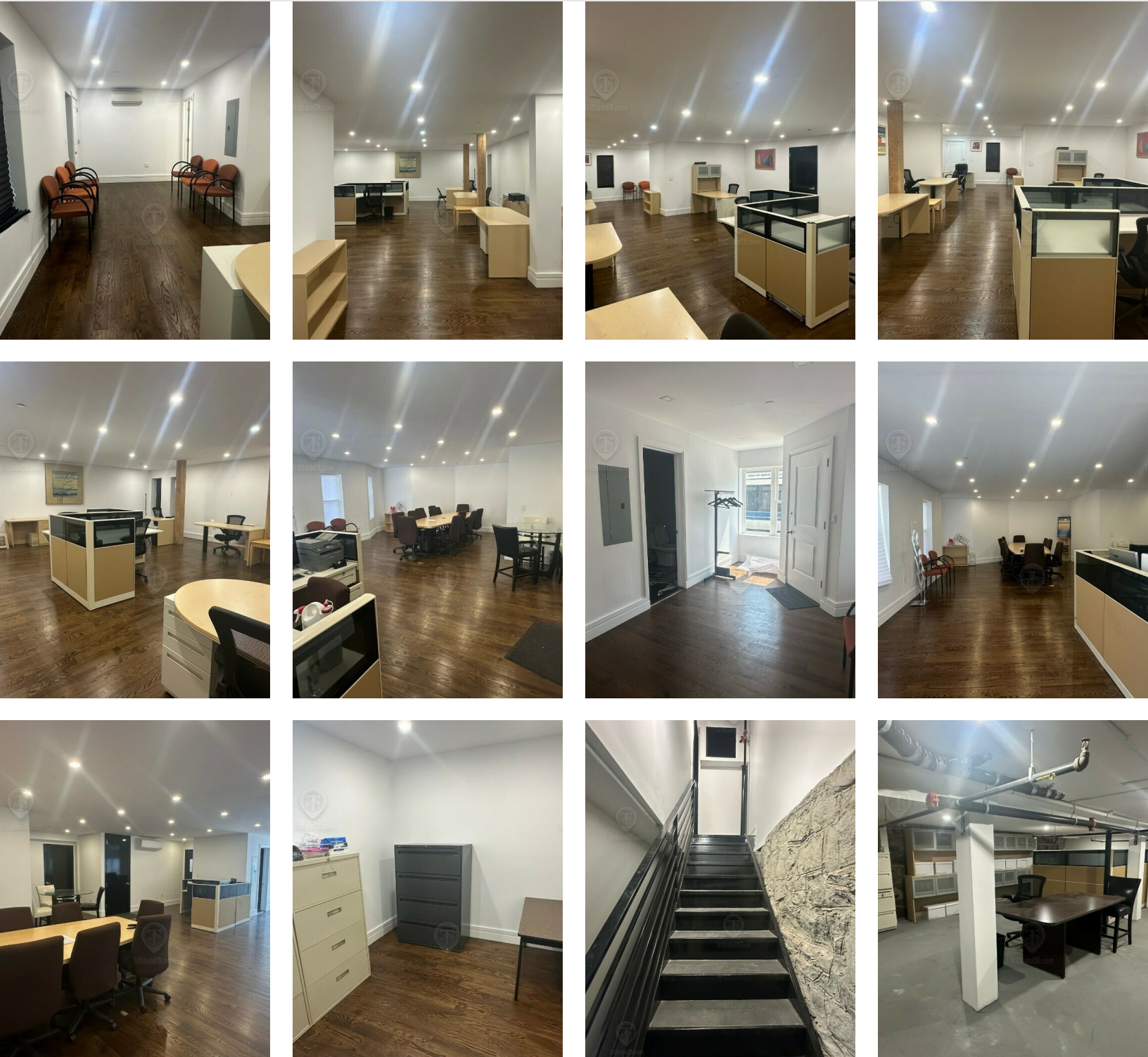
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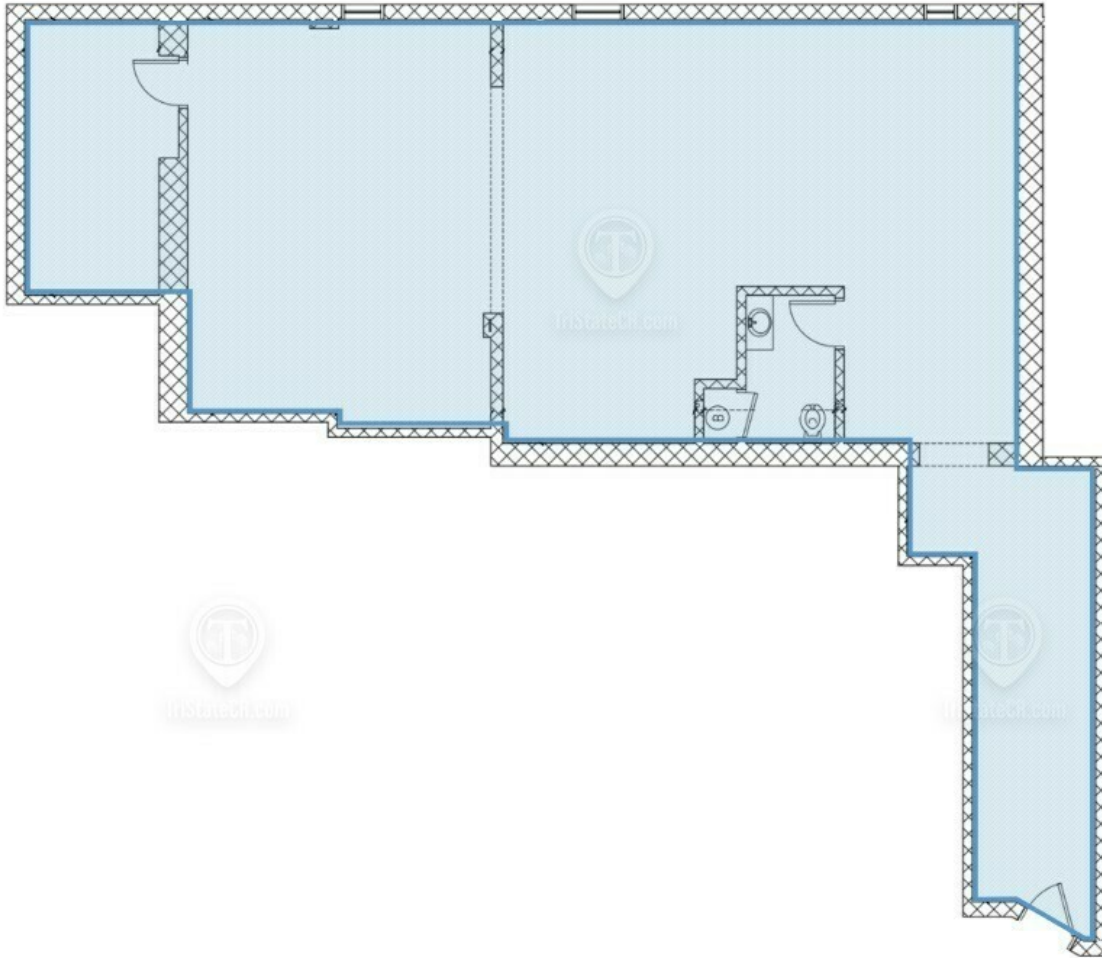
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94-01 101ST AVENUE  
OFFICE 3  
TOTAL AVAILABLE SPACE: 1,200 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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Map data ©2024 Google

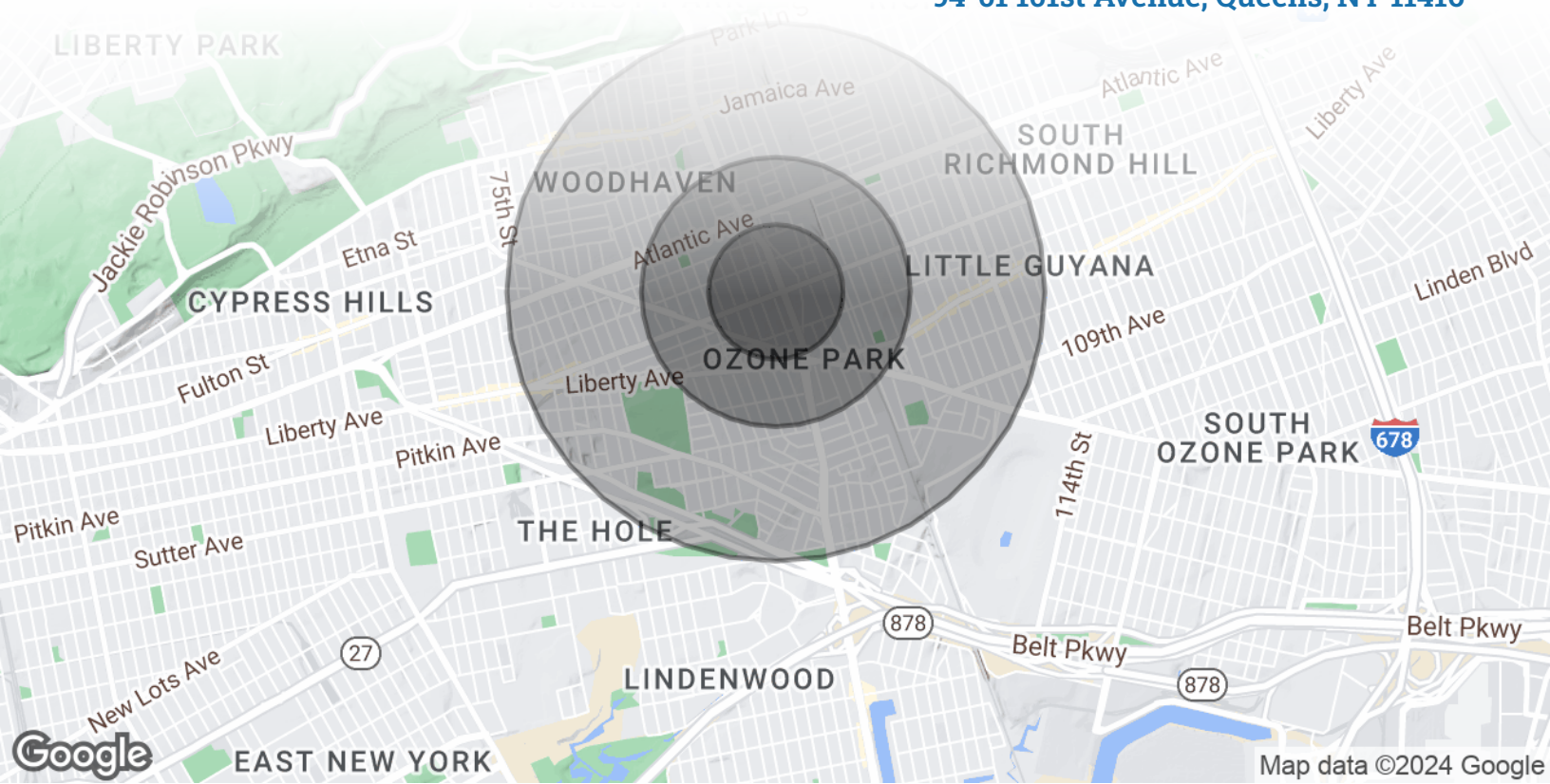
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,428	25,862	113,399
Average Age	37.2	37.9	38.1
Average Age (Male)	33.1	36.4	37.3
Average Age (Female)	40.0	38.8	38.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,908	8,115	34,288
# of Persons per HH	3.4	3.2	3.3
Average HH Income	\$83,139	\$84,412	\$87,519
Average House Value	\$542,053	\$590,013	\$585,633



**113,399**

People within 1 Mile



**\$87,519**

Avg Household Income

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