

47-01 Van Dam Street (S/E/C of 47th Avenue) Long Island City, New York

Industrial Space For Lease



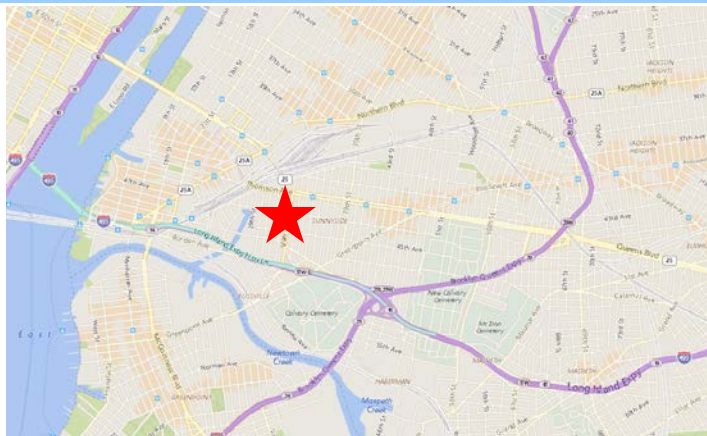
Size: 3,500 sq. ft. – 2nd floor

Rent: \$6,500 per month

Comments:

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

TRADE AREA INFORMATION: LONG ISLAND CITY, NY



DEMOGRAPHICS: 2020 Data Estimates

47-01 Van Dam Street, Long Island City, New York

	<u>½ mile</u>	<u>1 mile</u>	<u>1½ 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

For Further Information

Please Call Exclusive Broker:

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Salesperson

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