

GROUND LEASE - SITE FOR LEASE

36-02 21ST STREET

Southwest corner of 36th Avenue and 21st Street

LONG ISLAND CITY

QUEENS | NY

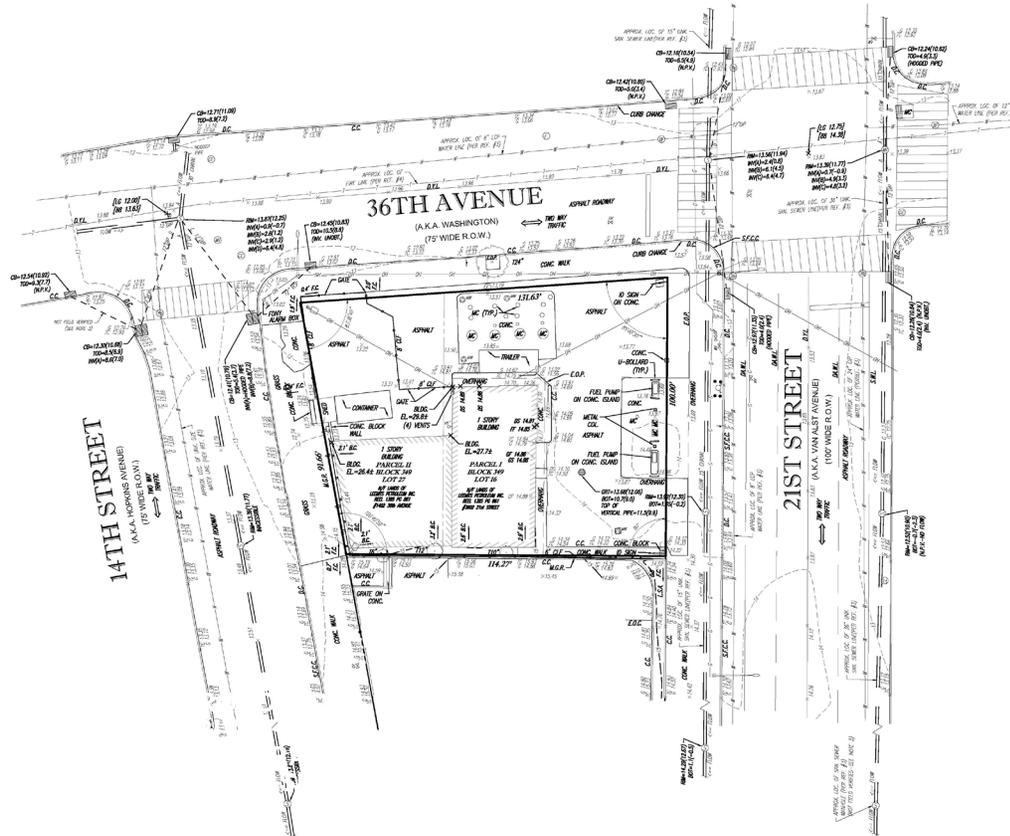
12,421 SF

Land



SPACE DETAILS

BOUNDARY AND TOPOGRAPHIC SURVEY



LOCATION

Southwest corner of
36th Avenue and 21st Street

SIZE

Lot Size 12,421 SF

STATUS

Currently CITGO Gas

POSSESSION

12 months from lease signing

RENT

Upon request

TAXES

\$49,138 per annum

ZONING

M1-1

NEIGHBORS

Walgreens, Pep Boys,
Trade Fair, and Burger King

COMMENTS

Any legal use

TRANSPORTATION

2024 Ridership Report

36th Avenue

	N W
Annual	1,520,124
Weekday	4,836
Weekend	5,224

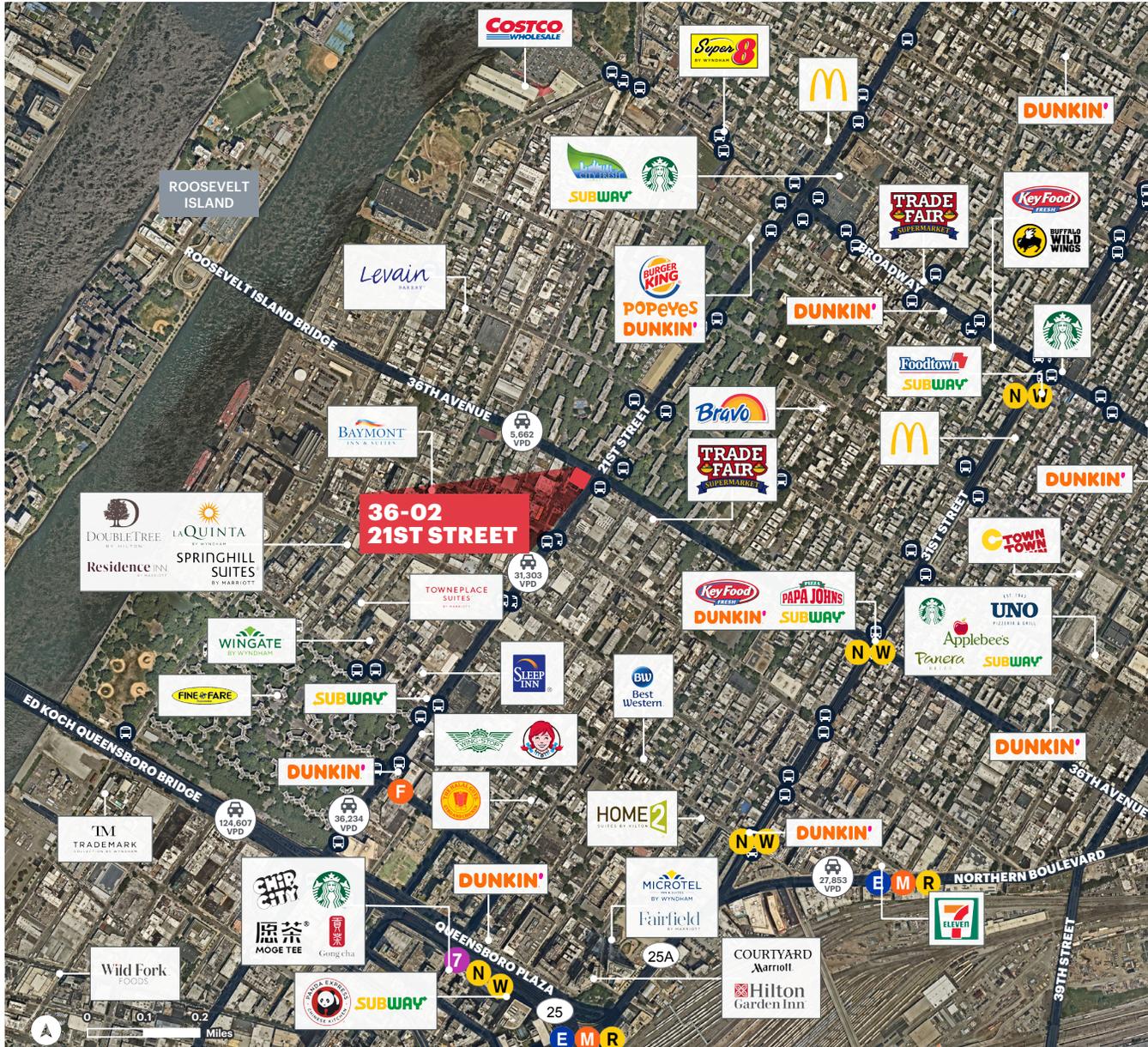
Q66

Annual	66 3,899,199
Weekday	11,931
Weekend	15,636

Q69

Annual	69 2,323,769
Weekday	7,358
Weekend	8,216

AREA RETAIL



CONTACT EXCLUSIVE AGENTS

RICHARD SENIOR

rsenior@ripcony.com | 718.233.6565

ESTHER BUKAI

ebukai@ripcony.com | 212.750.6565

RIPCO
REAL ESTATE

32 Court Street
10th Floor
Brooklyn, NY 11201
718.233.6565

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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.