

FREESTANDING PAD/NEW DEVELOPMENT

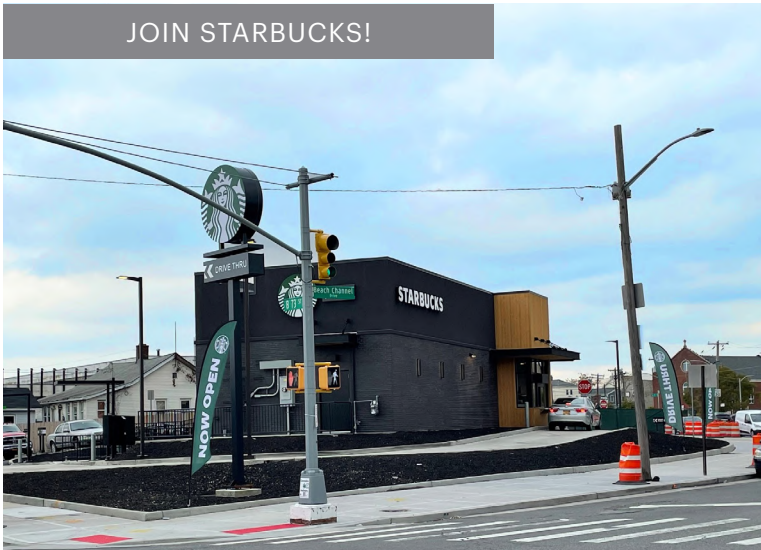
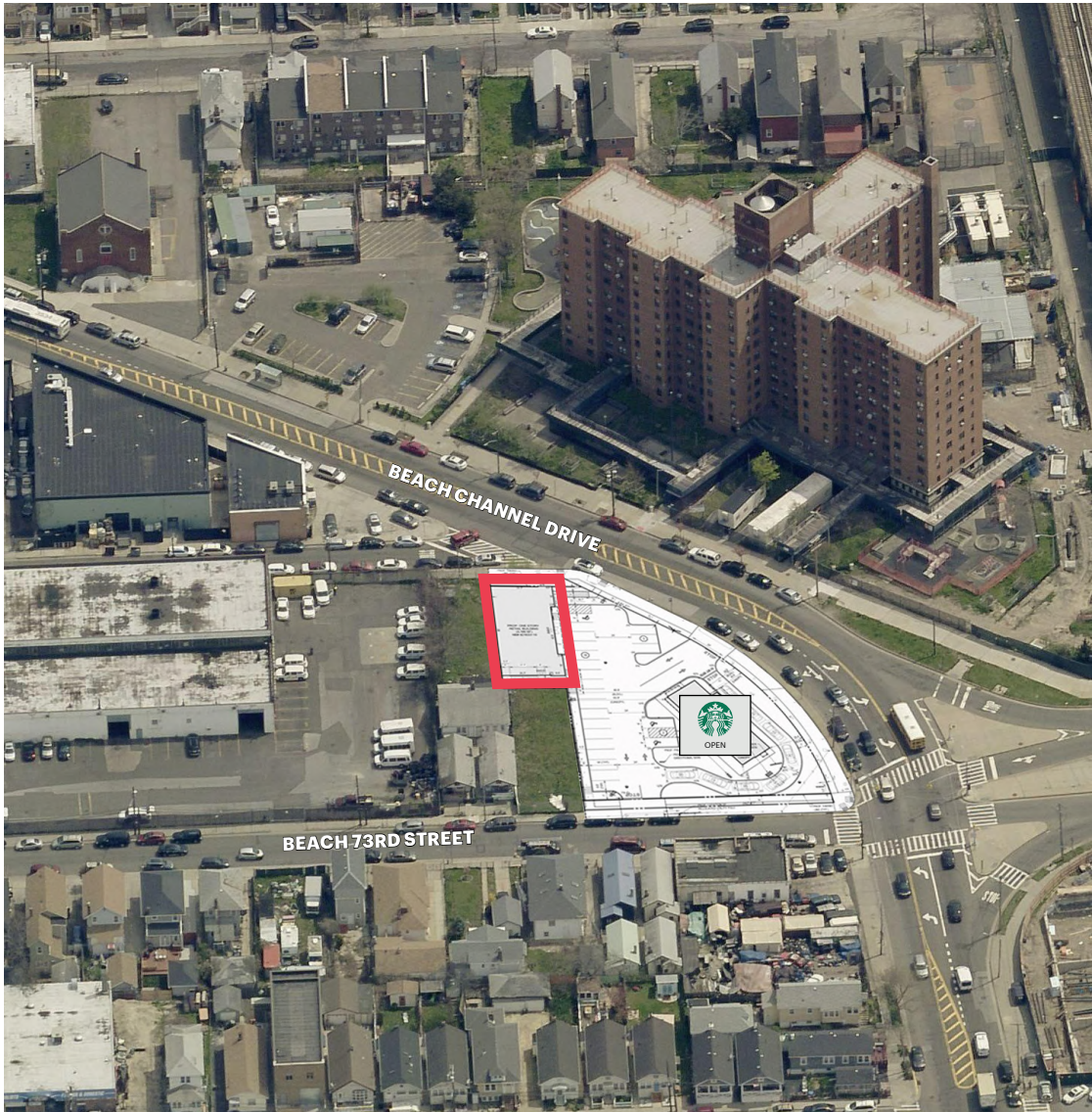
72-10 BEACH CHANNEL DRIVE

Northeast corner of Beach 73rd Street

ROCKAWAY BEACH

QUEENS | NY

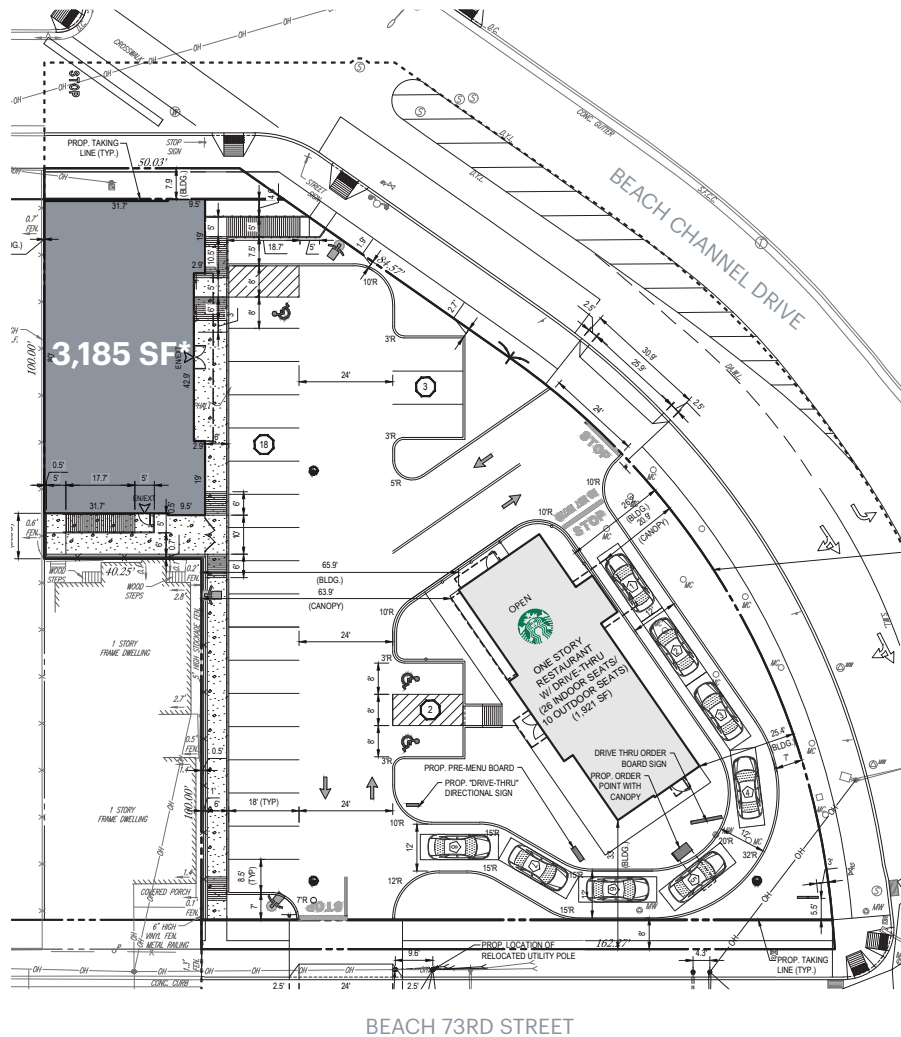
Up to
3,185 SF
Pad Site for Lease
(Divisible)



RIPCO
REAL ESTATE

SPACE DETAILS

DEVELOPMENT PLAN



LOCATION

Northeast corner of Beach 73rd Street and Beach Channel Drive

SIZE

Ground Floor Up to 3,185 SF*
*Divisible

FRONTAGE

Beach Channel Dr Up to 80 FT

ASKING RENT

Negotiable

TAXES/CAM

Upon request

CURRENTLY

Build to suit

POSSESSION

Arranged

CO-TENANTS

Starbucks

NEIGHBORS

Stop & Shop, Rockaway Brewing Company, and Rockaway YMCA

COMMENTS

Build-to-suit opportunity to join a freestanding Starbucks

ESTIMATED POPULATION

0.25 miles	3,248
0.5 miles	14,491
1.0 miles	31,875

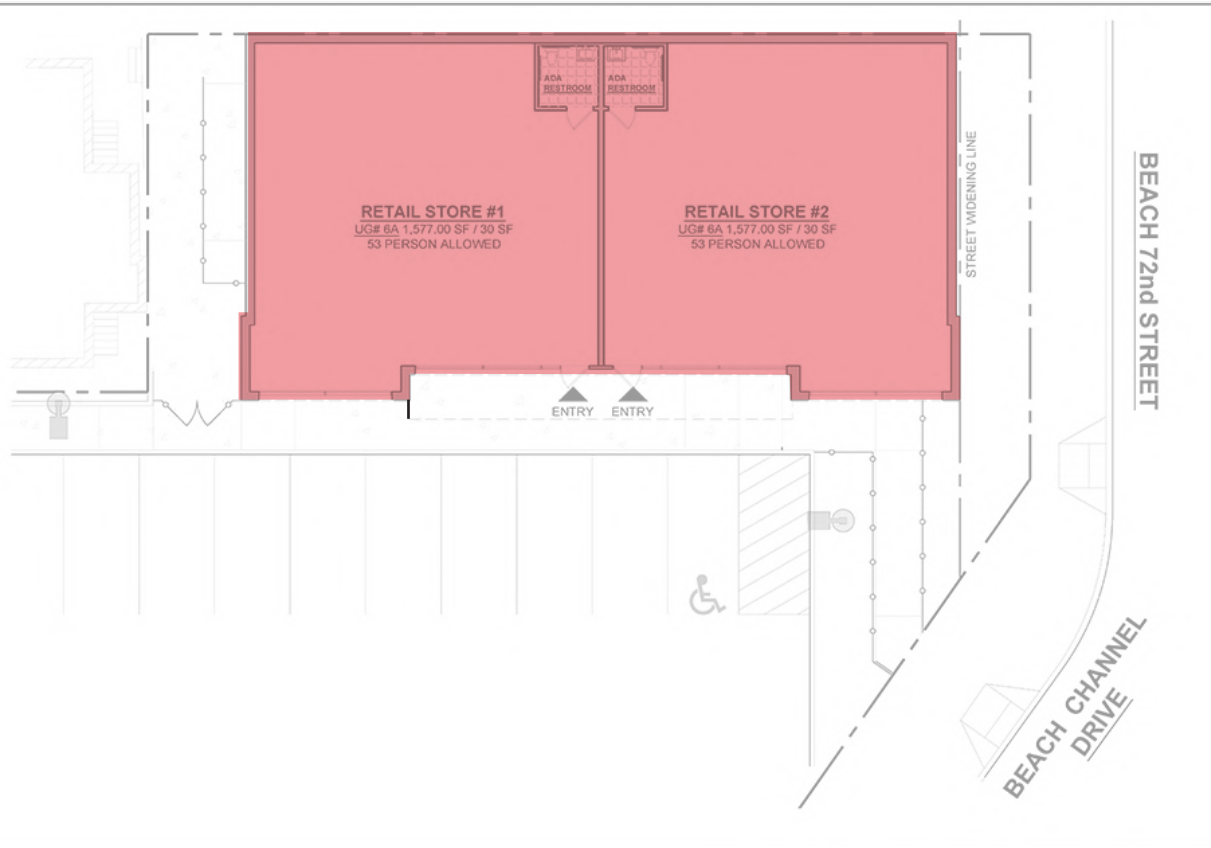
AVERAGE HOUSEHOLD INCOME

0.25 mile	\$126,176
0.5 miles	\$98,509
1.0 miles	\$88,068

TOTAL HOUSEHOLDS

0.25 mile	1,103
0.5 mile	5,408
1.0 miles	11,781

SITE PLAN



AREA RETAIL



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

CONTACT EXCLUSIVE AGENTS

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