

1508 CENTRAL AVE

FAR ROCKAWAY, NY



3,530 RSF & 1,151 RSF RETAIL SPACES FOR LEASE

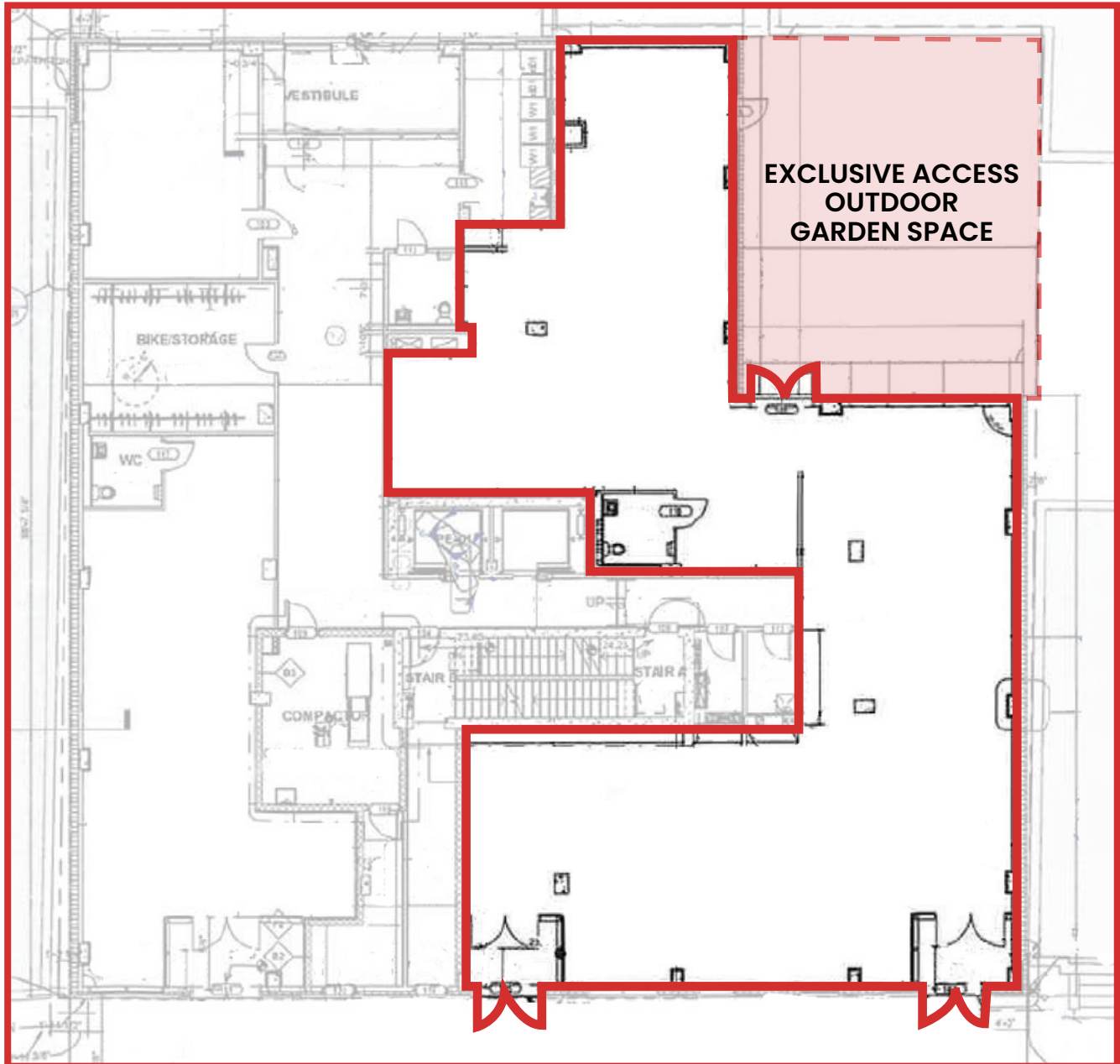
EASY ACCESS TO **A** TRAIN AND BUSES
ADJACENT TO 1,693-UNIT NEW DEVELOPMENT

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:
Stephen Kaufman
914.968.8500 x315
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1508 CENTRAL AVENUE



3,530 RSF | ASKING \$40 PSF

*EXCLUSIVE ACCESS TO 893 SF OUTDOOR GARDEN SPACE
RESTAURANT SUITABLE W/KITCHEN VENTING IN PLACE*

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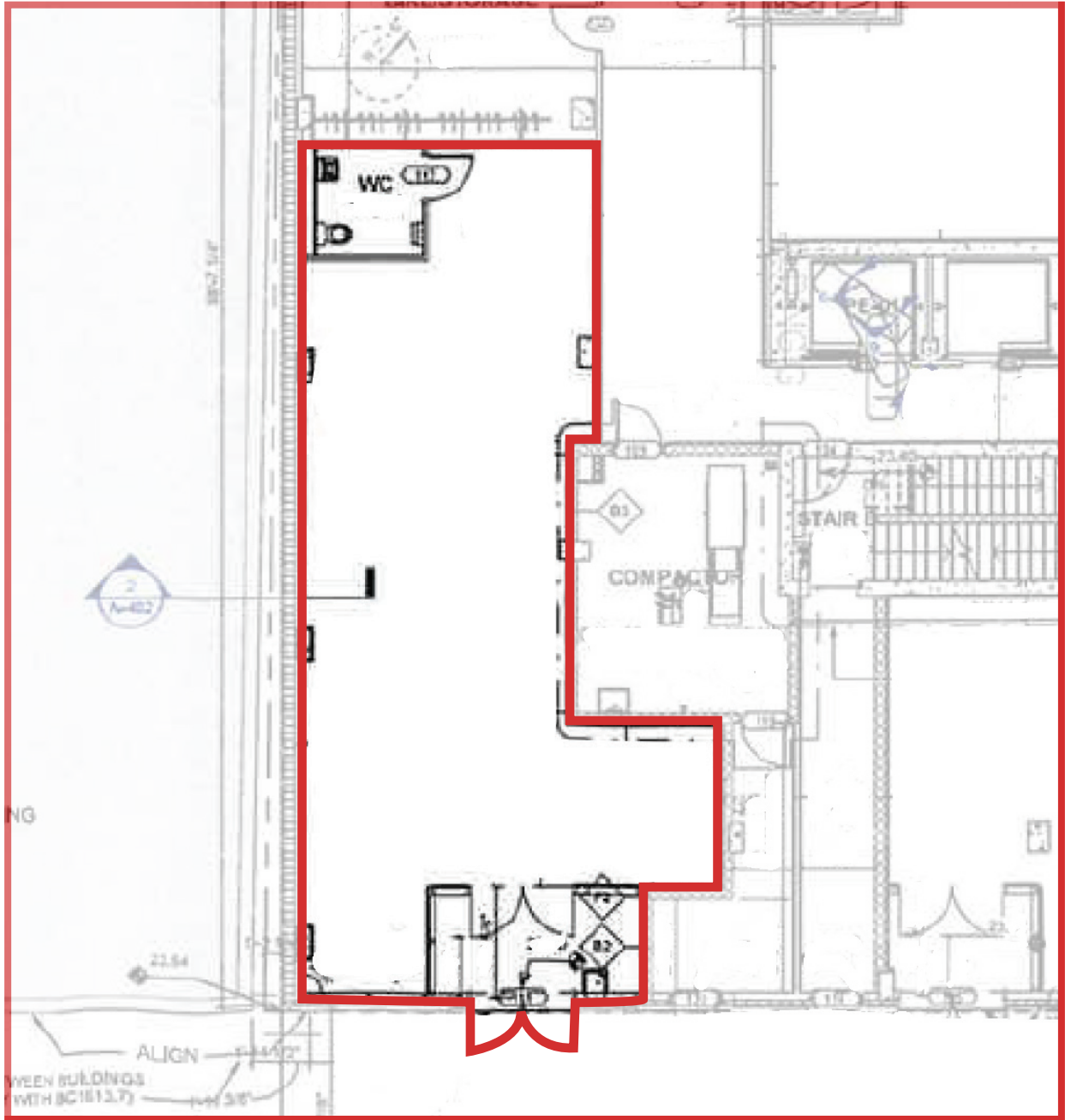
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1508 CENTRAL AVENUE



1,151 RSF | ASKING \$45 PSF

ACCESSIBILITY

CENTRALLY LOCATED TO PUBLIC TRANSPORTATION



TRANSPORTATION



BX15 2 MIN WALK (500 FT)



BX41 3 MIN WALK (0.1 M)



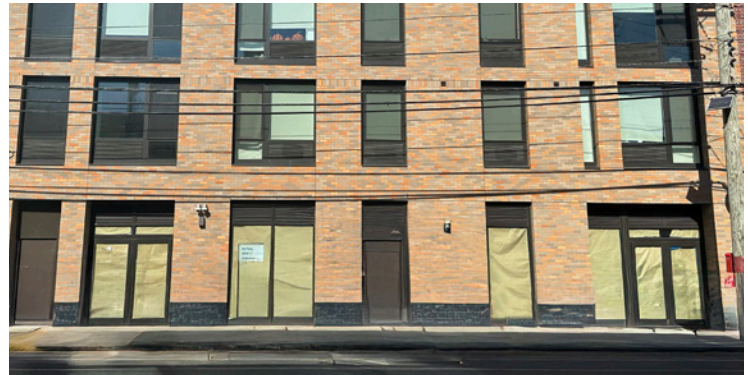
SUBWAY 5 MIN WALK (0.2 M)



BX11 5 MIN WALK (0.3 M)



I-95 8 MIN DRIVE (1.1 M)



DEMOGRAPHICS

| | | | |
|-------------------------------------|-----------|------------|------------|
| Population | 3,188 | 23,414 | 101,229 |
| Number of Households | 1,006 | 7,832 | 34,899 |
| Average HH Income | \$64,902 | \$54,320 | \$56,225 |
| Annual HH Expenditure | \$59.74 M | \$388.91 M | \$1.72 B |
| Annual Retail Expenditure | \$27.8 M | \$180.21 M | \$799.17 M |
| Annual Food & Beverages Expenditure | \$9 M | \$58.52 M | \$259.53 M |
| Annual Health Care Expenditure | \$4.98 M | \$32.61 M | \$144.85 M |

0.25 MILES

0.5 MILES

0.75 MILES

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