

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:

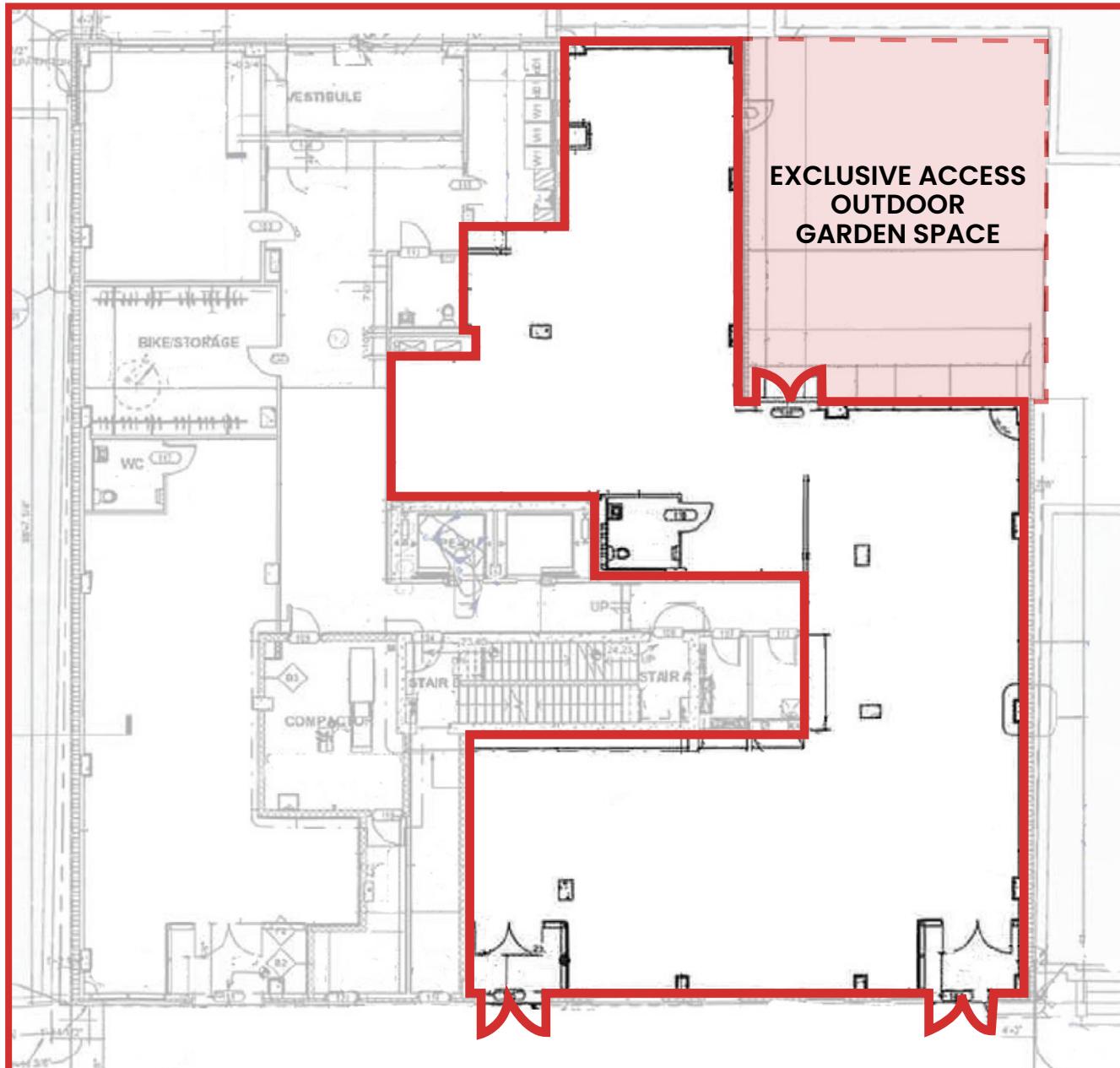
Stephen Kaufman

914.968.8500 x315

skaufman@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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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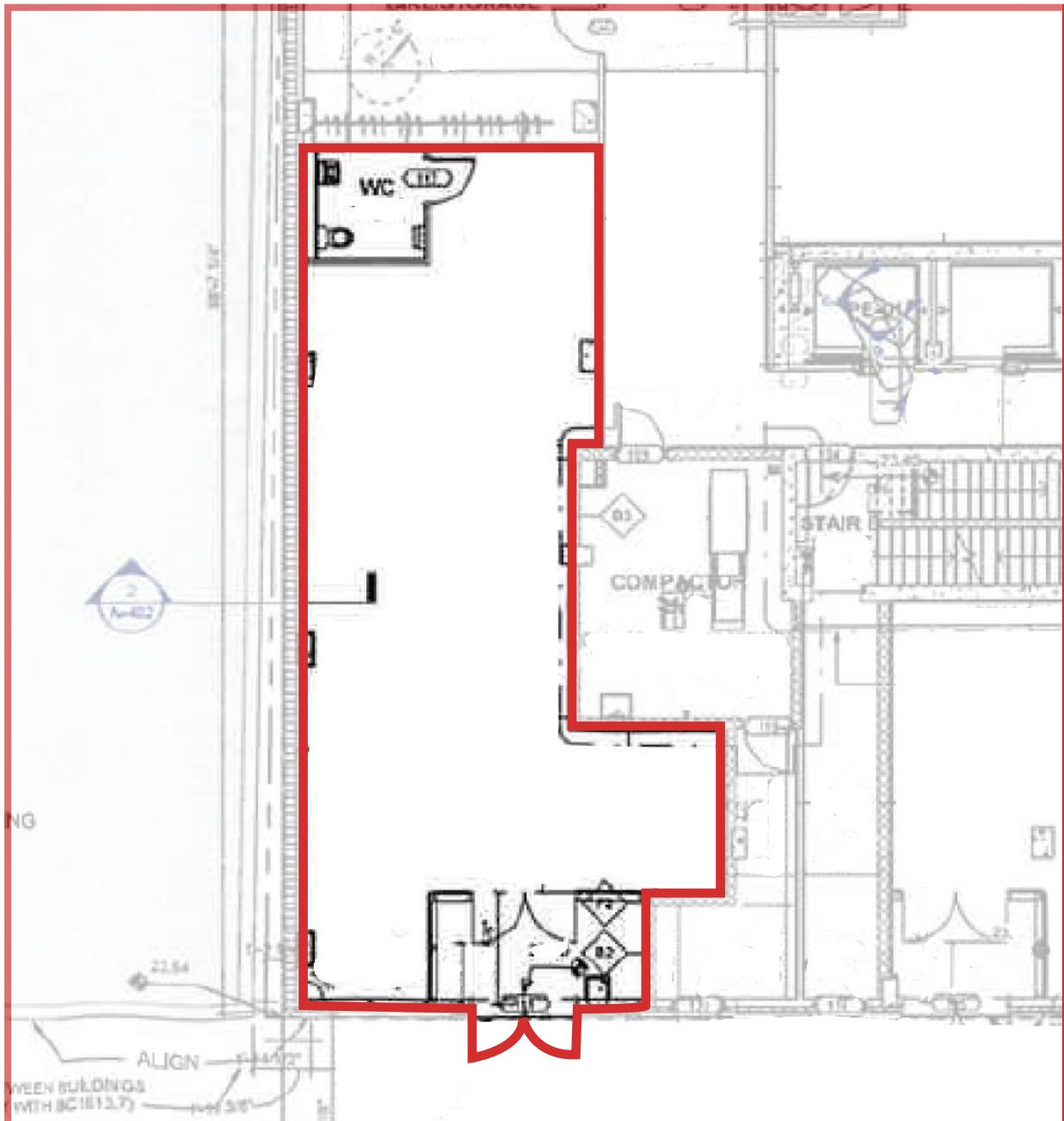
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1508 CENTRAL AVENUE



1,151 RSF | ASKING \$45 PSF

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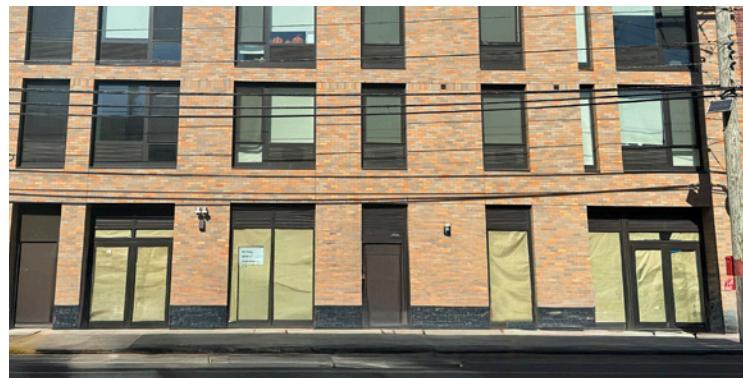
ACCESSIBILITY

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

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