

61-22 FRESH POND ROAD

RIDGEWOOD, QUEENS



OFFICE SPACE
FOR LEASE

RIDGEWOOD QUEENS

61-22 FRESH POND ROAD

SPACE HIGHLIGHTS

LOCATION

Between Metropolitan
Ave & Eliot Ave

SPACE

6,100 SF

CEILING HEIGHT

10 FT

FRONTAGE

40 FT

ZONING

M1-1

OCCUPANCY

Immediate

ASKING RENT

Upon Request

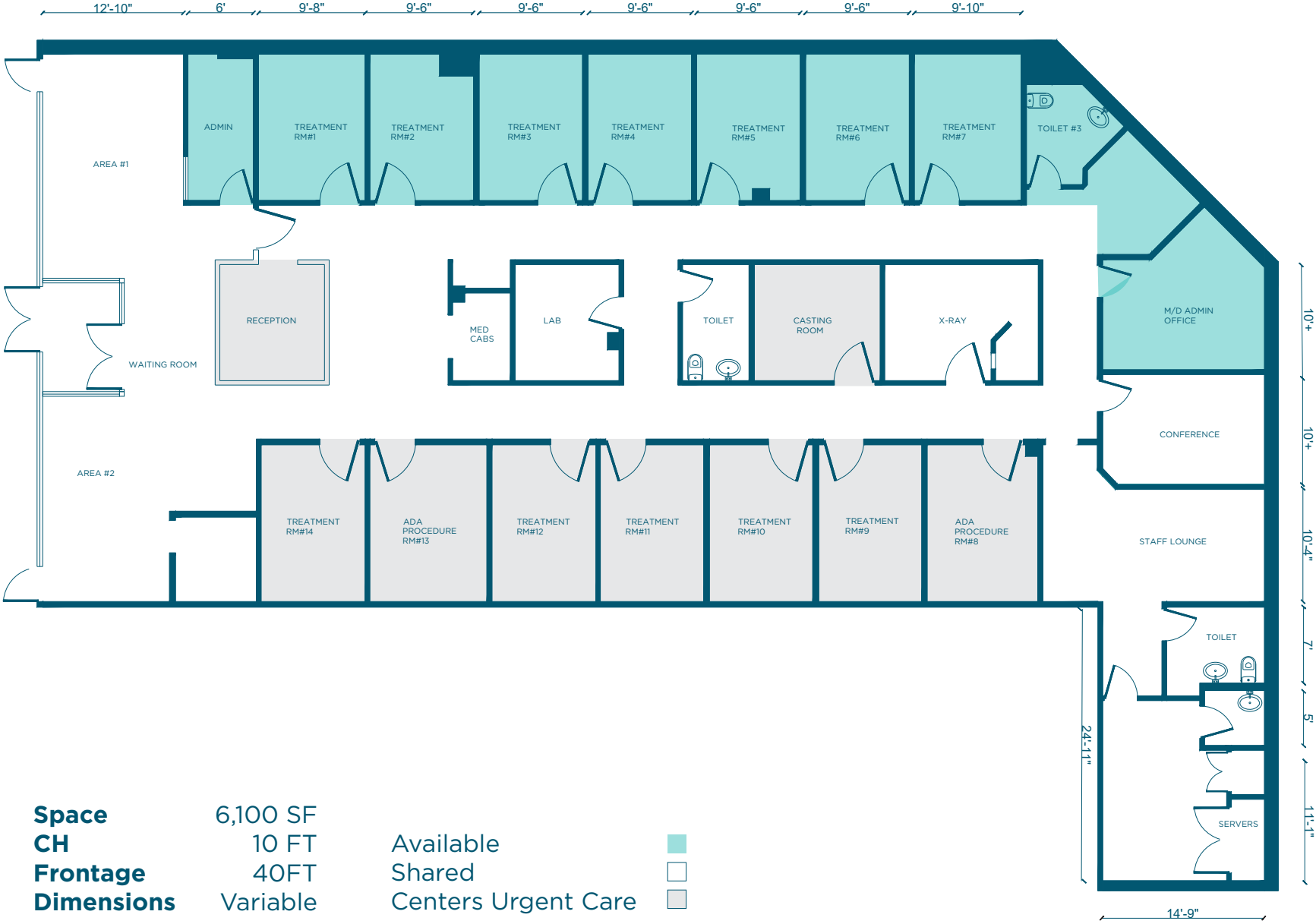
HIGHLIGHTS

- Fully built out turn key medical office.
- Space is shared with an urgent care center seeing around 45 patients a day.
- Space comes with 7 examination rooms, reception, a secondary waiting room, office, shared primary waiting room, lounge, bathrooms and lab.
- Lease includes maintenance, utilities, phone + option for internet, and furnished rooms.
- Option to separately work out deal for use of urgent care's X-Ray Machine / Technician.
- Perfect for specialists with the bonus of in office referrals.
- Located in a busy strip close to major junction with good transit options. Very solid payer mix.

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FLOORPLANS & DETAILS



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SPACE DEVELOPMENT



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NEIGHBORHOOD DEMOGRAPHICS



99,692

POPULATION
WITHIN 1-MILE
RADIUS



34 Years

AVERAGE
POPULATION
AGE



1.5%

POPULATION
GROWTH
SINCE 2010



\$61,794

AVERAGE
HOUSEHOLD
INCOME



30 %

OF RESIDENTS HAVE
A BACHELOR'S OR
GRADUATE DEGREE



\$50,203

AVERAGE HOUSEHOLD
EXPENDITURE

RIDGEWOOD QUEENS

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Citgo
CVS
Advance Auto Parts
BP
Wendys
Pizza Hut
TD Bank
Hertz
KFC
Dunkin' Donuts
7-11
Boston Market
Fresh Pond Car Wash Inc
Centers Urgent Care
Middle Village Motors
Bushwick Cycles Inc
Club House Sports Bar
Rosa's Pizza
Spirit Taekwondo
Kids Fun House
Force Fitness Club
Veterinary Care Group - Middle Village
Beach Bum Tanning & Airbrush Salon
Tiger Schulmann's Martial Arts
Pep Boys Auto Parts & Service

TRANSPORTATION

15 Min Walk at Middle Village-Metropolitan Ave

16 Min Walk at Fresh Pond Road

17 Min Walk at Forest Avenue

Buses within 5 Min Walk

Q38 **Q39** **Q54** **Q67** **QM24** **QM25** **QM34**

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CONTACT

