

# 61-22 FRESH POND ROAD

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## RIDGEWOOD, QUEENS



OFFICE SPACE  
FOR LEASE

**SPACE HIGHLIGHTS**

LOCATION	SPACE	CEILING HEIGHT	FRONTAGE
Between Metropolitan Ave & Eliot Ave	6,100 SF	10 FT	40 FT
ZONING	OCCUPANCY	ASKING RENT	
M1-1	Immediate	Upon Request	

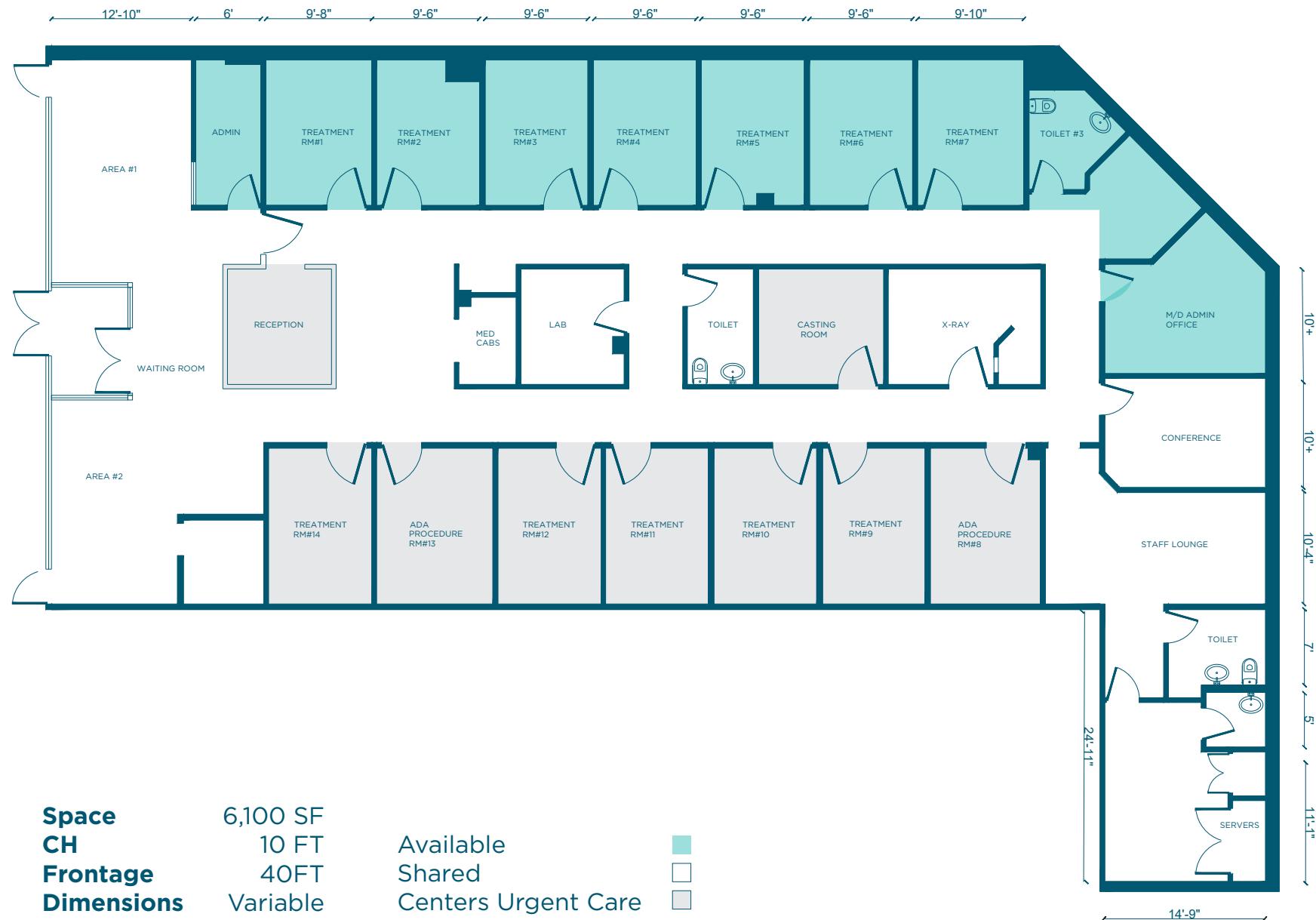
**HIGHLIGHTS**

- 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

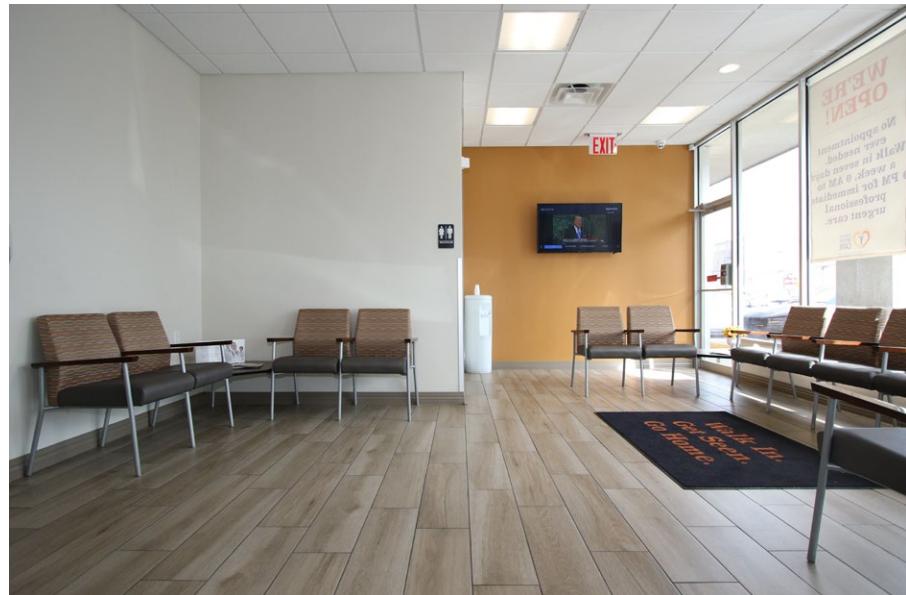


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## SPACE DEVELOPMENT

## 61-22 FRESH POND ROAD

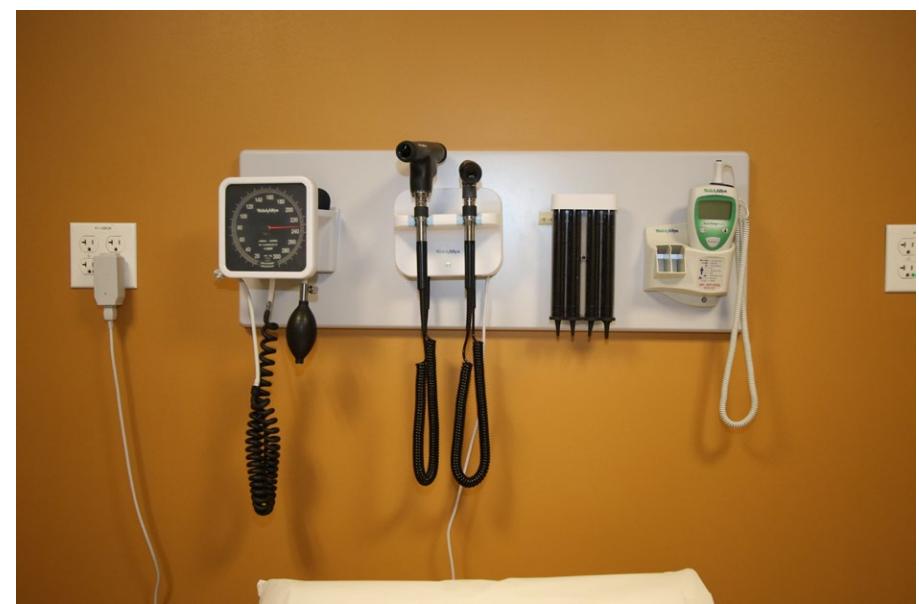


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## SPACE DEVELOPMENT

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## NEIGHBORHOOD DEMOGRAPHICS

# 61-22 FRESH POND ROAD



**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 RESIENTS 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

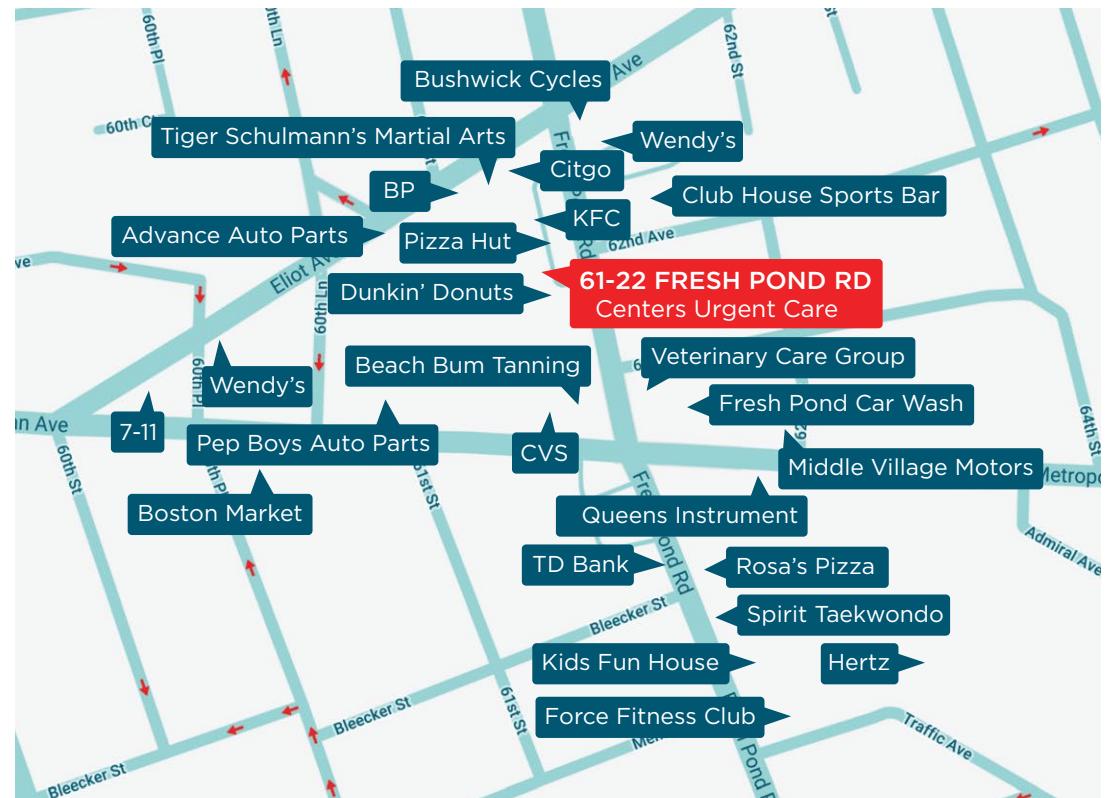


17 Min Walk at Forest Avenue



Buses within 5 Min Walk

Q38 Q39 Q54 Q67 QM24 QM25 QM34



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### CONTACT

61-22 FRESH POND ROAD

