



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Office Space For Lease

1,800 SF

71-10 Beach Channel Drive • Far Rockaway • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Samuel Shouela
☎ 718.437.6100 x212
samuel.s@tristatecr.com



Location Overview

Located in the Far Rockaway neighborhood of Queens between B 72nd St & Amstel Blvd near the Beach 67th St subway station.

Nearest Transit: A train at Beach 67th St and the Q22, QM17, & Q52 bus lines.

Nearby tenants include Starbucks, Subway, Papa Johns Pizza, Stop & Shop, Arverne Cinema, Subway, Key food, CVS, Shell, Rockaway YMCA, Super Burrito, Brooklyn Surf Club, China King, Sierra Surf School, Health Center Pharmacy, Penske Truck Rental, Medlife Ambulette, and more!

Main Highlights

- ▶ 1,800 SF of professional office space
- ▶ Newly renovated
- ▶ Prime, high-activity Area
- ▶ Heavy foot traffic on major roadway
- ▶ Clean, empty, & ready to rent
- ▶ 1 fully renovated bathroom
- ▶ Separated utilities



8,968 SF

Total Building Size



10,651 SF

Lot Size



C8-1

Zoning

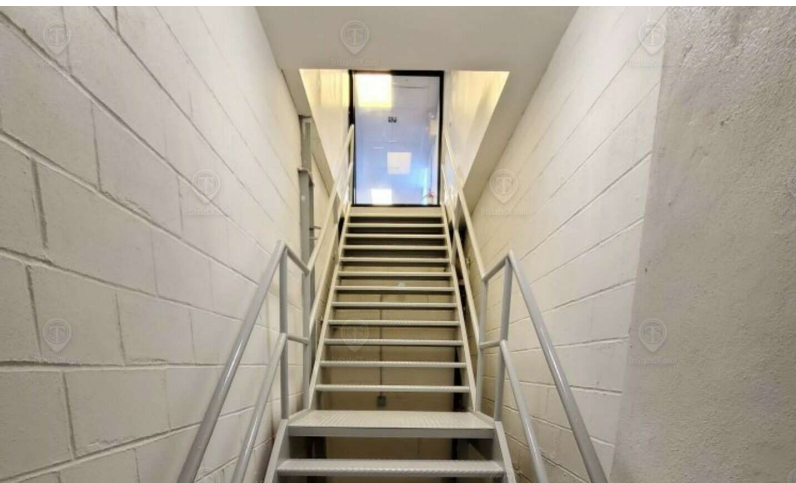
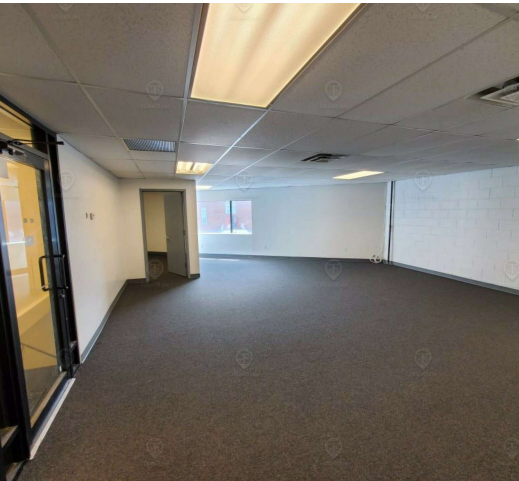
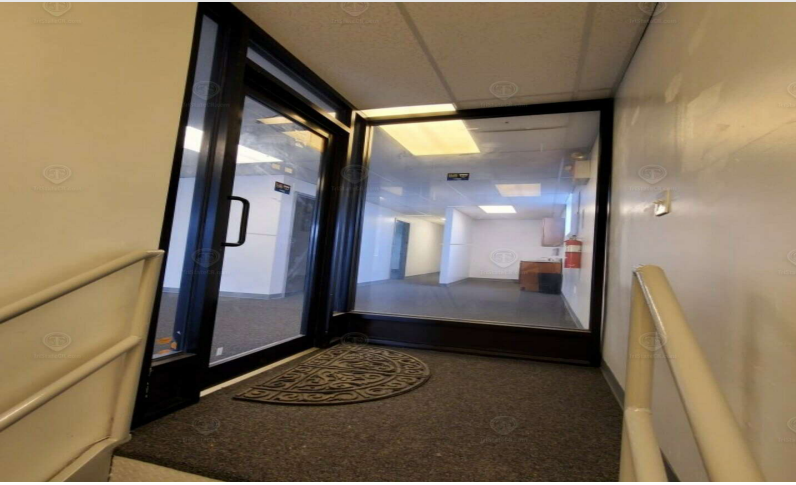
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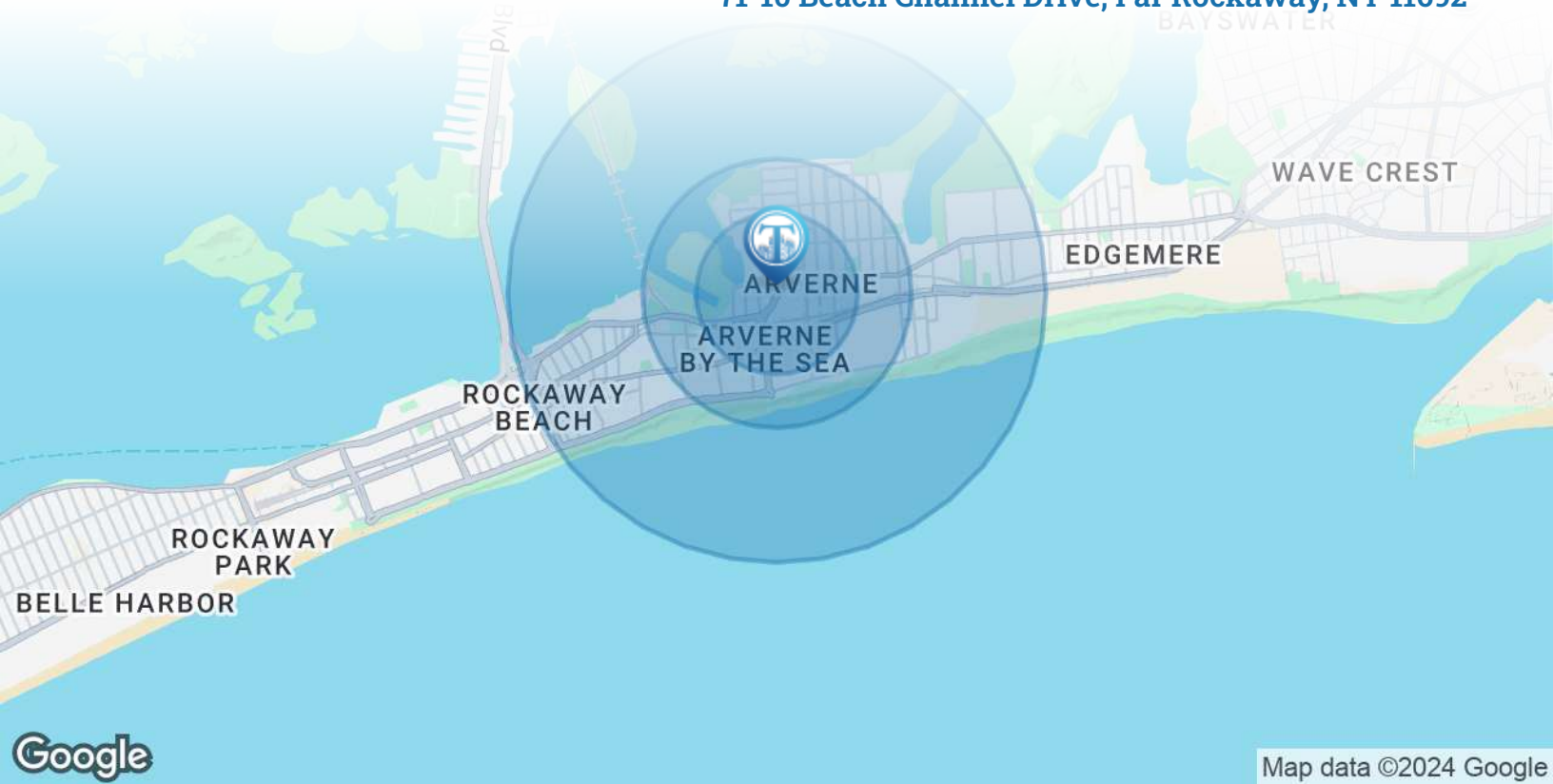
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71-10 Beach Channel Drive, Far Rockaway, NY 11692



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,511	14,016	31,191
Average Age	40	40	39
Average Age (Male)	38	39	37
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,187	5,100	11,469
# of Persons per HH	3	2.7	2.7
Average HH Income	\$118,556	\$98,402	\$81,942
Average House Value	\$691,448	\$626,227	\$603,046



31,191

People within 1 Mile





\$81,942

Avg Household Income

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