



View Along 41st Avenue

29-28 41ST AVENUE, LONG ISLAND CITY, QUEENS

Between Queens Plaza North & 40th Road

RETAIL SPACE

BLOCK-THROUGH 4,509 SF & 1,509 SF FRONTING 41ST AVENUE

DIRECTLY FACING THE 958-UNIT SVEN RESIDENTIAL BUILDING

STEPS FROM QUEENS PLAZA TRANSIT AND HIGH FOOT-TRAFFIC RETAIL CORRIDOR

29-28 41ST AVENUE

Between Queens Plaza North & 40th Road



Available

| | | |
|--|--|---|
| Store A: 4,509 sf Formerly Church Street Boxing | Frontage: 36' along 41st Avenue 44' along 29th Street | Possession: Immediate Rent: Upon request |
| - The space has private men's and women's restrooms on the ground level plus lower level restrooms with a stall shower | | |
| Store B: 1,509 sf (No basement) | Frontage: 24' along 41st Avenue Plus blade signage | Possession: Immediate Rent: Upon request |

Comments

- The space entrance along 41st Avenue directly faces the Sven, a 958-unit residential building
- Located at the base of a 103-unit residential building
- All uses considered
- 2 Minute walk to Queens Plaza **E M R** subway lines with an annual ridership of 4,178,609 people
- 5 Minute walk to the Queensboro Plaza **N W 7** subway lines with an annual ridership of 3,124,138 people
- The surrounding Long Island City neighborhood is home to 30,000 residential apartments, 58 hotels hosting 6,000 guest rooms, and 106,000 employees spread across 10 million square feet of office space

By the Numbers

Retail Businesses

795

1 Mile Radius

Households

44,805

1 Mile - 2024

Avg. Household Income

\$113,821

1 Mile - 2024

Annual Subway Ridership

7,302,747

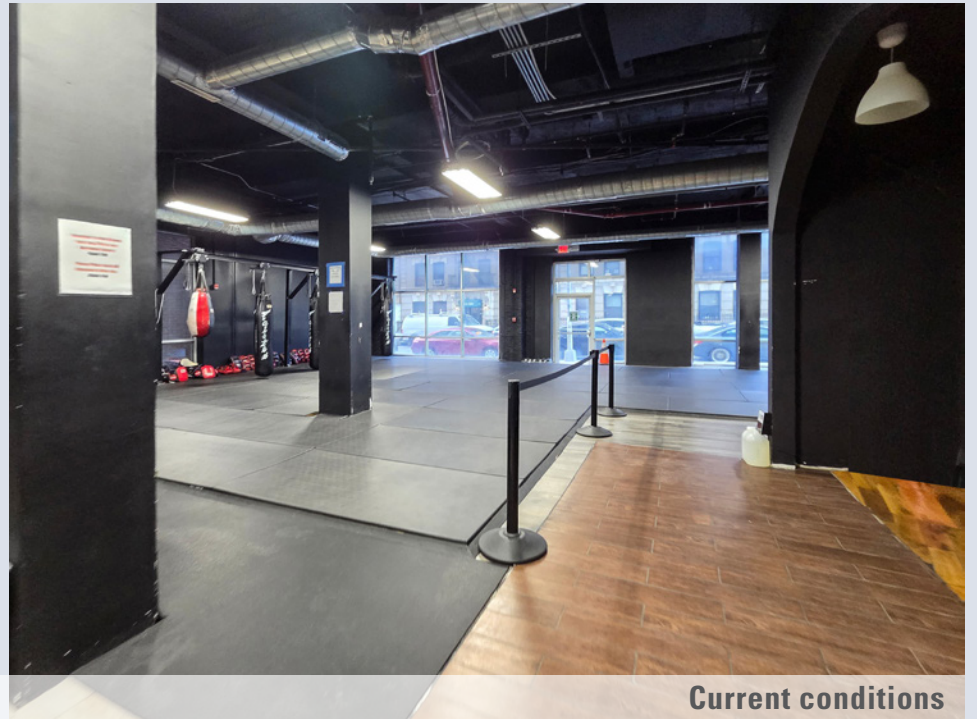
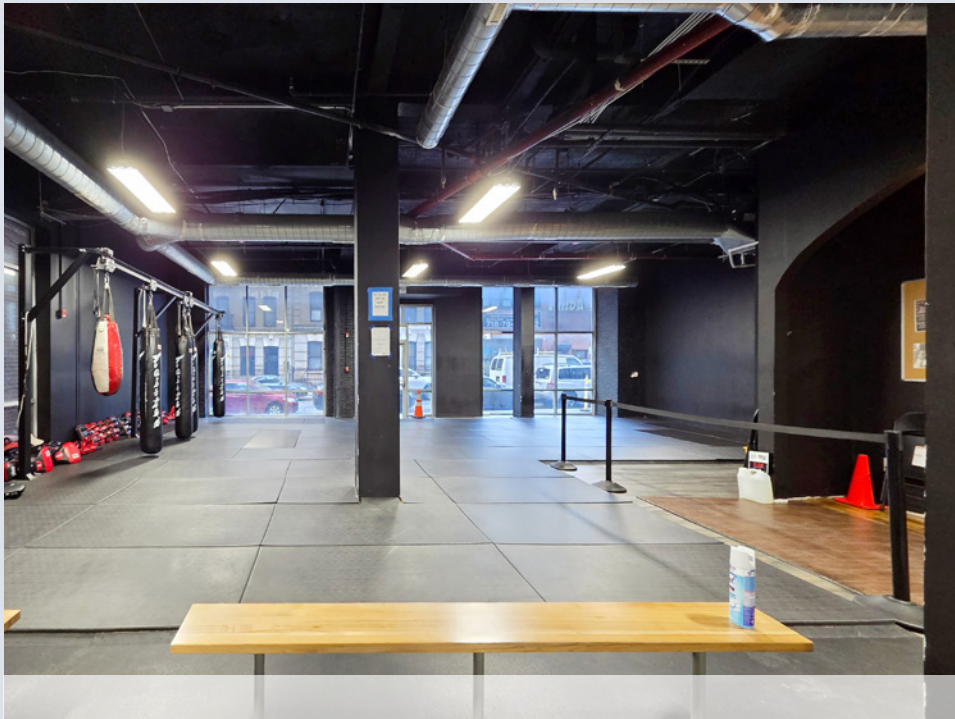
2024 Total - Queens Plaza & Queensboro Plaza stations

Floor Plan

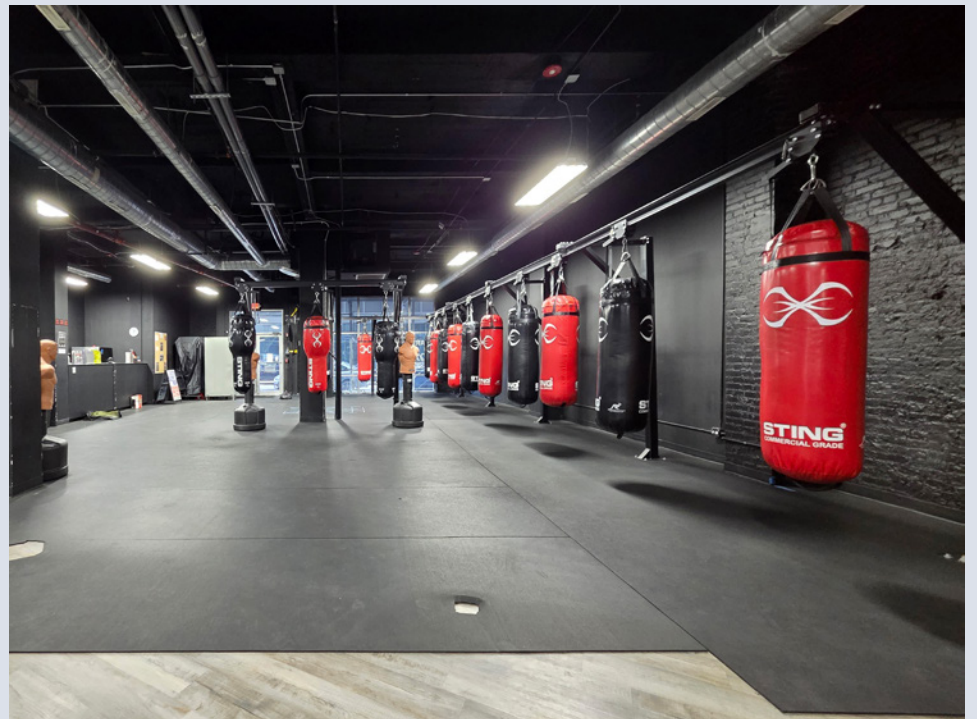
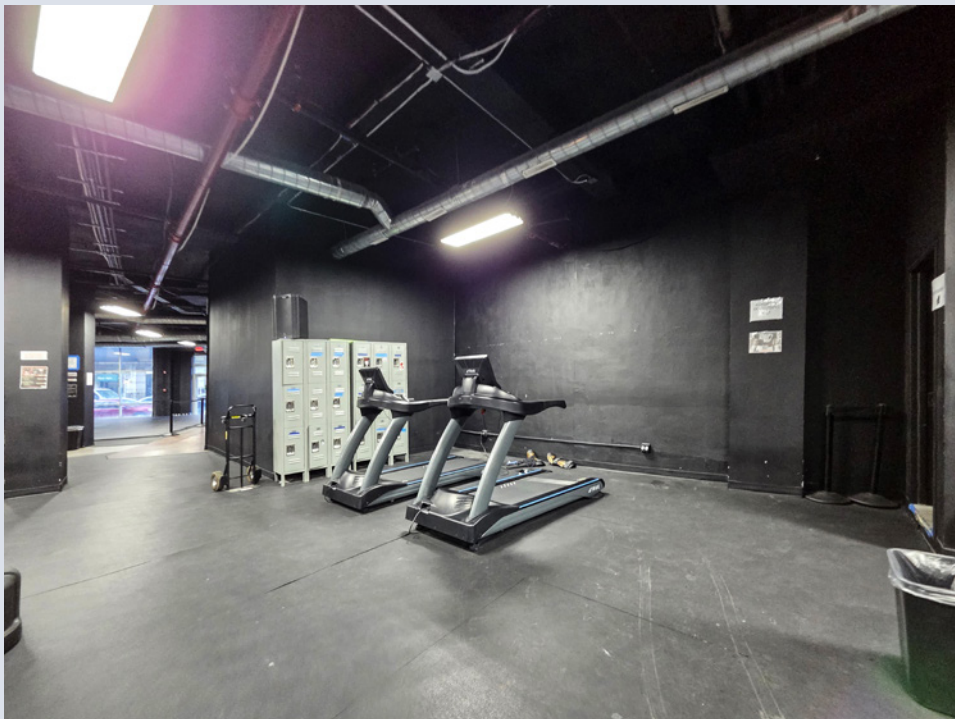


Store A views





Current conditions



Residential Buildings

1. Sven, 29-59 Northern Blvd (958-units)
2. Jackson Park, 28-30 Jackson Ave (1,800-units)
3. The Orchard, 42-06 Orchard St (824-units)

Area Tenants

1. Planet Fitness
2. City Acres Market
3. Jacx&Co Food Hall
4. Serafina
5. Murray's Cheese Bar
6. Playhouse NYC Daycare
7. Wellness Bodywork Spa
8. Jetblue Airways Corp.
9. Bright Horizons
10. Spot Dessert Bar
11. Honey Mail Salon
12. Dutch Kills
13. Sapps
14. Jax Pizza Joint (opening soon)
15. FER
16. Finbeck Brewery
17. Pueblo Querido Coffee Roasters Café
18. Hudson Food Market
19. Bagel Lites
20. NYC Greens Plaza Deli
21. Walgreens
22. Starbucks
23. HeyTea
24. Tacombi
25. Utopia Bagels
26. Sweetgreen
27. Chipotle Mexican Grill
28. Jing Li
29. Red Sorghum
30. Paris Baguette
31. Chase Bank
32. Atlas High School
33. NYC Outward Bound Schools
34. 0575 Academy of American Studies
35. Butterfield Market/Café
36. AnnTremet Cake
37. T-Mobile
38. Green Valley Organic Market
39. Citizens Bank
40. Brooklyn Boulders Queensbridge
41. Soothr LIC
42. Chip City
43. John Brown BBQ

Hotels

1. Courtyard by Marriott
2. Hilton Garden Inn
3. Q4 Hotel New York City





For further information and/or inspection contact exclusive broker:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Howard I. Gilbert

Executive Managing Director

212.400.9492

hgilbert@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com