

# ONE SIXTEEN

ROCKAWAY

133 BEACH 116TH STREET



Lee & Associates NYC is proud to offer approximately 7,000 SF of retail for lease on Rockaway Park's historic Beach 116th retail corridor.



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IMAGE: SURF NYC BY ANDREEA WATERS



IMAGE: BLOOMBERG/GETTY IMAGES

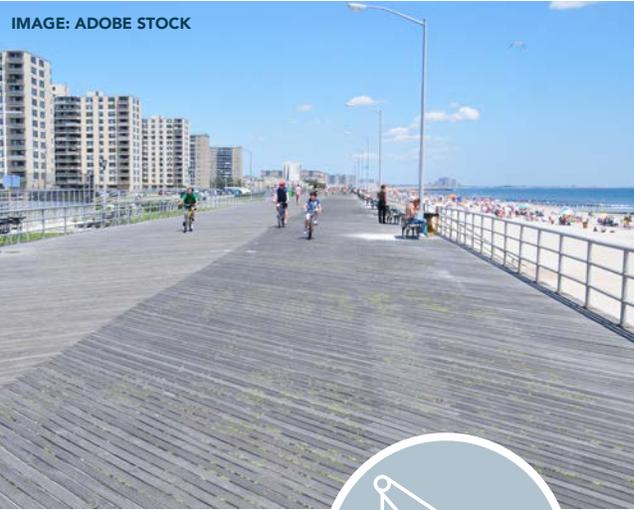


IMAGE: ADOBE STOCK



IMAGE: PAOLO + MURRAY



IMAGE: ADOBE STOCK



IMAGE: WWW.TIMEOUT.COM



## ABOUT THE DEVELOPMENT

Come join Orange Theory, Baya Bowls, and Cuisine by Claudette in one of Rockaway's most exciting developments.

With a total project size of 130,000 SF, ONE SIXTEEN is at the center of a rich and vibrant seaside community.

This development is ideally located near the ferry and A-train on the subway and on the historic retail corridor of Beach 116th.



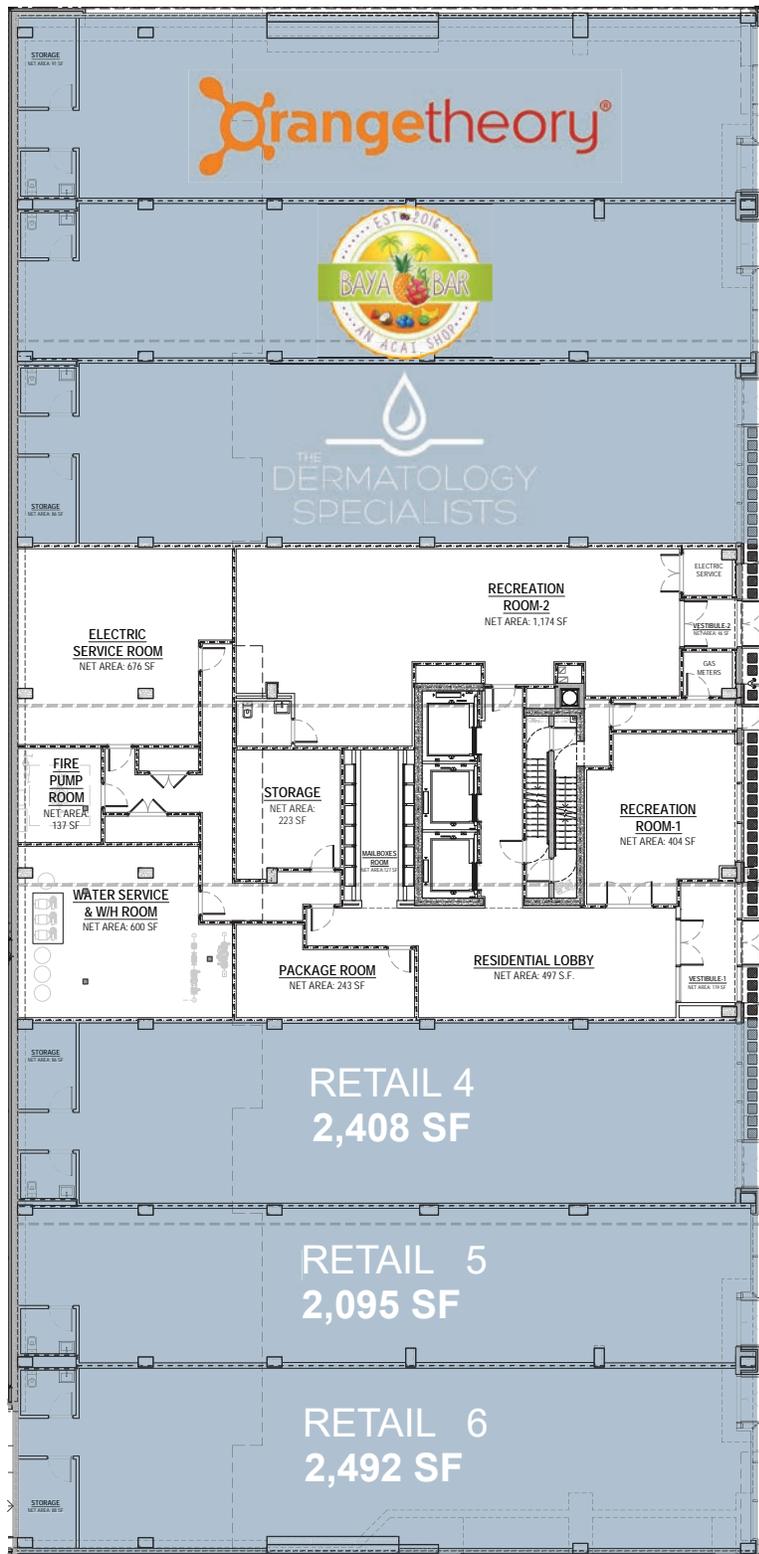
## AREA DESCRIPTION

Rockaway Beach is a re-known New York destination with best-in-class entertainment, retail, and hospitality. With a host of Michelin star chefs, award winning hotels, and the longest contiguous boardwalk in the nation, demand for this area continues to surge. Housing inventory is in short supply and demand for retail and amenities is high.

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PLEASE NOTE: THESE ARE SUGGESTED DIVISIONS ONLY AND CAN BE COMBINED

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JAMAICA BAY



DUANEreade  
by Walgreens



ROCKAWAY FARMERS MARKET

The Chef's Table

verizon

H&R BLOCK



SAKURA

CHASE



ROCKWAY PARK - BEACH 116TH ST

ACE  
Hardware

FIZZ DAMORE

FAMILY  
DOLLAR

JAG-ONE  
PHYSICAL THERAPY



MIRKIN VISION

OSAKA  
JAPANESE RESTAURANT

ROGERS OF ROCKAWAY

ROCKAWAY BEACH BLVD

BEACH 116th ST

CITYMD  
NEW YORK'S URGENT CARE

Carvel

total  
by verizon

ADP  
SIGNS & AWNINGS

KINGS PHARMACY

ROCKAWAY BEACH BLVD

BEACH 118th ST

BEACH 117th ST

Brazmex Cafe

MEATUP  
GRILL

Cosmo's  
Claudette



Orange Theory  
FITNESS

BEACH 115th ST

BEACH 114th ST

BEACH 113rd ST

ONE SIXTEEN

BEACH 119th ST

THE MARCAL GROUP  
FUTURE DEVELOPMENT  
By Harco Group

BOARDWALK

BEACH



FLIGHT 587  
PARK  
MEMORIAL

ATLANTIC OCEAN

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IMAGE: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION



## THE BOARDWALK

Retail cannot ignore the importance of the boardwalk to Rockaway Park. At 5.5 miles, it is the longest contiguous boardwalk in the nation.

It is an economic and recreation artery connecting the entire region, and it received a well-deserved \$480 million restoration by New York City. This bulk of this restoration was completed in the summer of 2016.

The boardwalk is celebrated by hosting over 7 million visitors, and the city continues to invest in improvements such as dog parks, pickeball and hand ball courts, fitness, parkour, and crossfit facilities, basketball courts, playgrounds, skateboard parks, improved boardwalk food and beverage concession programming and much much more!!



## DEMOGRAPHICS

The retail near 133 Beach 116th Street will service a population of approximately 20,000 residents, with an average household size of 3, median age of 45, and average income of over \$110,000.

ONE SIXTEEN is bordered on the west by Belle Harbor and Neponsit -- tight-knit communities where home prices range between 850K-3 million.

Further West you will find Jacob Riis Park. This park is part of the National Park System's Gateway National Recreation area. Its bathhouse and other historically significant art-deco facilities are undergoing an unprecedented restoration. This restoration will result in a new hotel, restaurant, concessions, and sporting facilities.

East of Seaside Landing—Rockaway Beach & Arverne—is a focus for first time home owners and young professionals.



## TRANSPORTATION

Visiting and living in Rockaway has become even easier thanks to the citywide ferry service. Stopping only once in Sunset Park, the commute from Rockaway to Pier 11/ Wall Street takes 1 one hour.

The A-Train Station is located on Beach 116th between Rockaway Beach Boulevard and Beach Channel Drive. This station sees over 110,000 riders per year

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FOR MORE INFORMATION, PLEASE CONTACT:

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