



For Lease

# 3-31 Beach 35th St

Rockaway Beach Space | 1,200 - 3,550 SF

**MRG**  
Momentum Realty Group

# Property Details

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## OVERVIEW

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ADDRESS	3-31 Beach 35th St, Far Rockaway, NY 11691
CROSS STREETS	Beach 35th Street and Beach Channel Drive
NEIGHBORHOOD	Rockaway Beach (Peninsula)

## SPACE DETAILS

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TOTAL SF	1,200 - 3,550 sq ft
CEILING HEIGHT	14 ft
FRONTAGE	52 ft

## HIGHLIGHTS

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- Glass Storefronts
- Black Iron Duct
- ADA
- HVAC
- Steps from the A Train

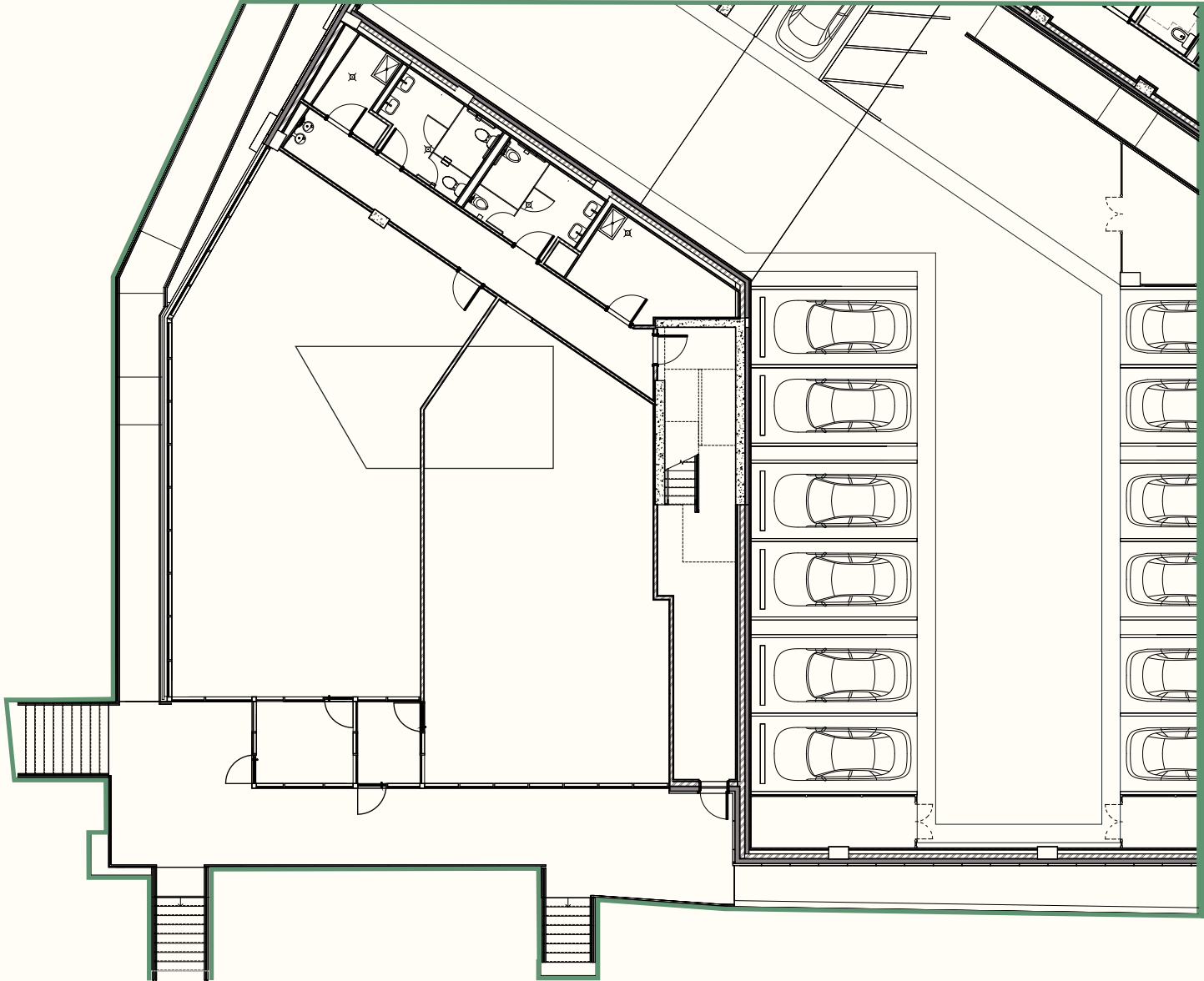
## NEIGHBORS



More Than Brokers.  
Trusted Partners.

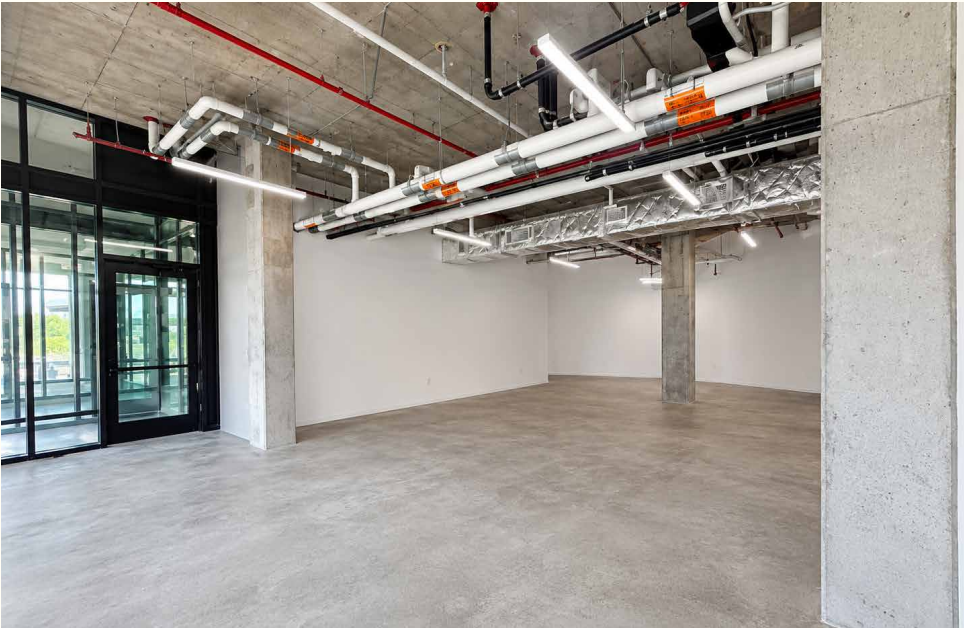
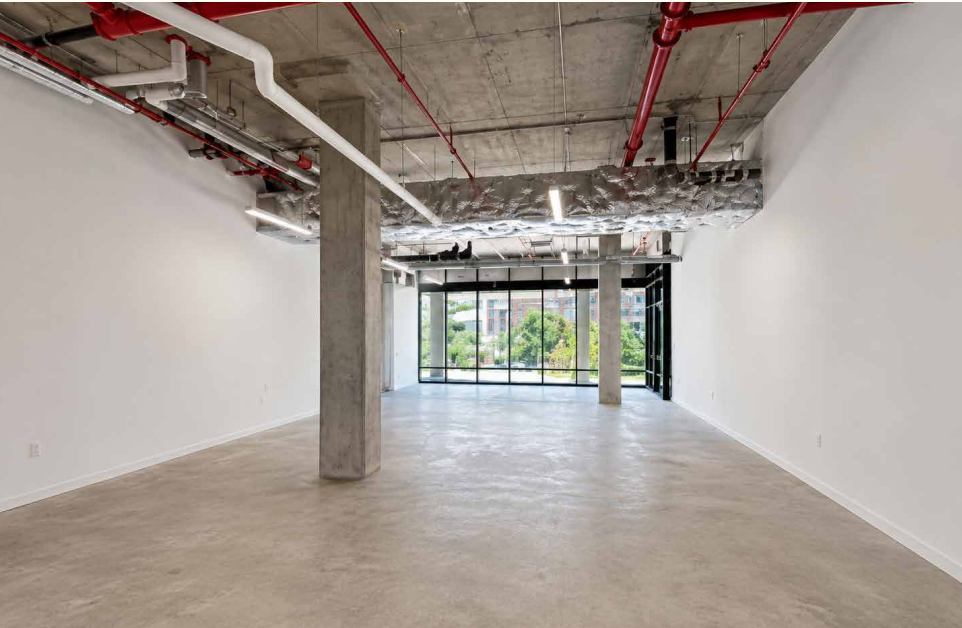
# Floor Plan

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# Interior Images

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# Location

## TRANSPORTATION



**Q22, Q113, Q114 Buses**

2 min walk to bus lines



**Train A**

5 min walk to subway



**JFK Airport**

20 min drive

**LGA Airport**

35 min drive

**EWR Airport**

55 min drive

## DEMOGRAPHICS



**Population**

59,420



**Median Household Income**

\$54,871



**Median Home Value**

\$536,800





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3 - 31 Beach 35th St  
Far Rockaway, NY 11691  
1,200 - 3,550 sq ft · For Lease

## INQUIRIES

*To arrange a showing or discuss leasing terms, please reach out to one of our agents directly.*

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