

# 56-36

MYRTLE AVENUE

BETWEEN SENECA & CYPRESS AVENUES  
RIDGEWOOD



SPACE IS DIVISIBLE



<b>SIZE:</b>	<i>5,600 SF Ground Floor + Basement</i>
<b>DIVISION OPTIONS:</b>	<i>Space A - 2,800 SF Ground Floor   Space B - 2,800 SF Ground Floor</i>
<b>FRONTAGE:</b>	<i>50'</i>
<b>CEILING HEIGHT:</b>	<i>12'</i>
<b>POSSESSION:</b>	<i>TBD</i>
<b>TRANSPORTATION:</b>	<i>Q39</i>

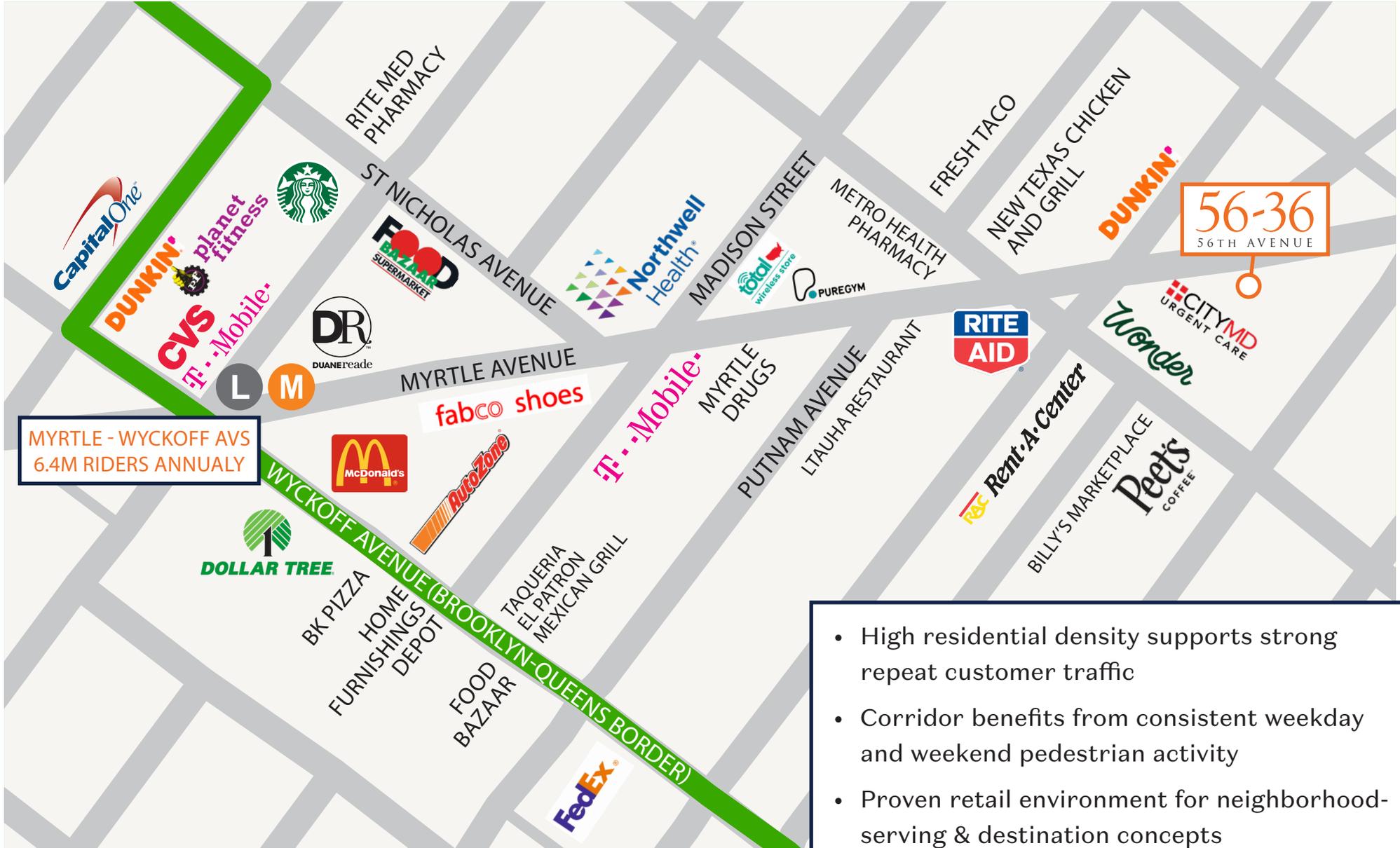
**HIGHLIGHTS:**

- Prime ground floor retail located on Myrtle Avenue, one of Ridgewood's most heavily trafficked and densely retailed corridors
- Former Baby Blue location with an existing retail buildout in place
- Well-maintained storefront and interior, allowing for a quicker, more cost-efficient occupancy
- Excellent foot traffic driven by surrounding residential density, daily-needs retail, and nearby transit
- Strong street presence with continuous retail frontage and clear visibility
- Situated in a high-density trade area with limited retail vacancy
- Ideal for retail, service, medical, or showroom uses

**NEIGHBORING RETAILERS:**

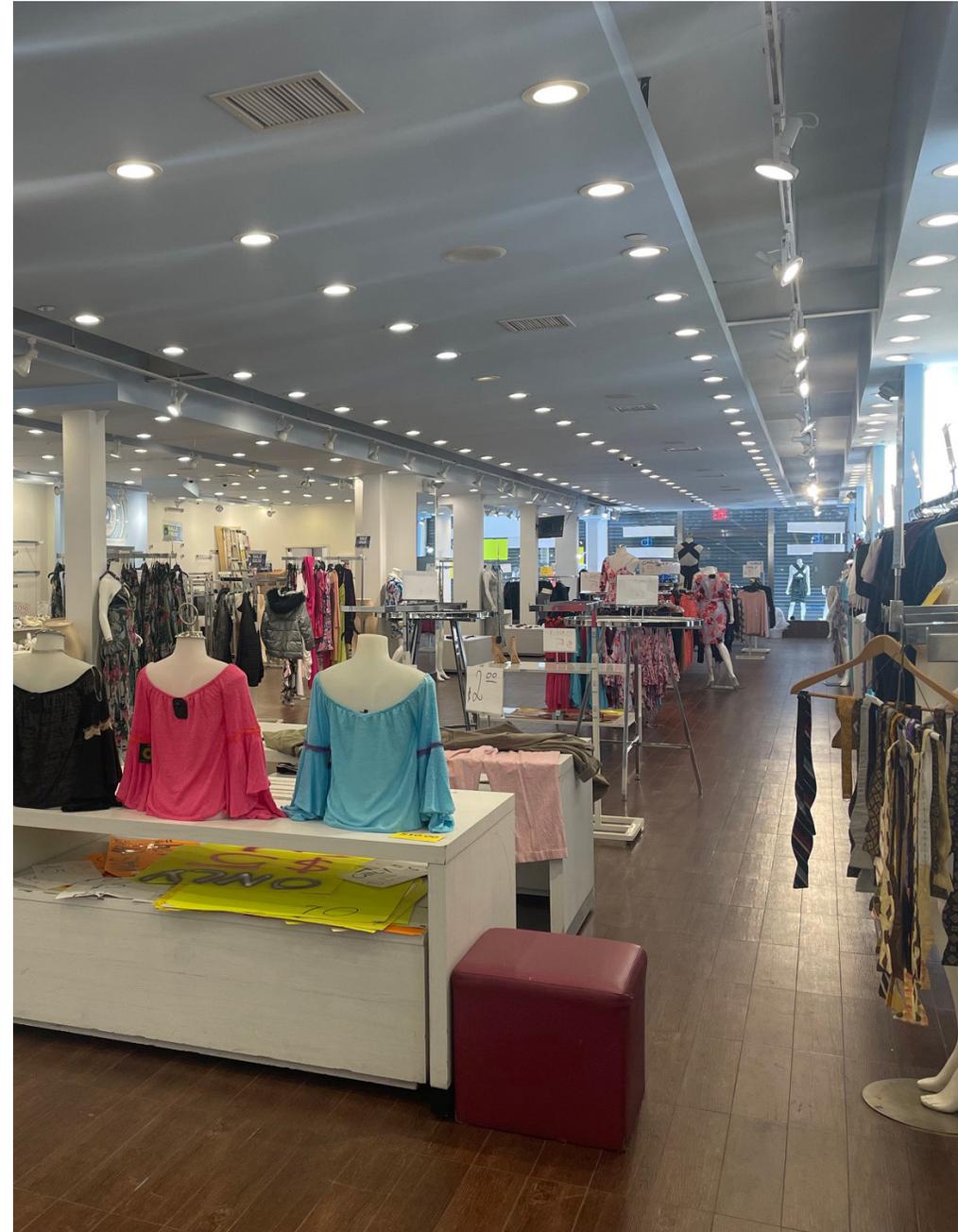
- Established mix of national and neighborhood retailers along Myrtle Avenue
- Surrounded by necessity-based and lifestyle retail supporting steady daily traffic

AREA MAP:



- High residential density supports strong repeat customer traffic
- Corridor benefits from consistent weekday and weekend pedestrian activity
- Proven retail environment for neighborhood-serving & destination concepts

INTERIORS:



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FOR MORE INFORMATION,  
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