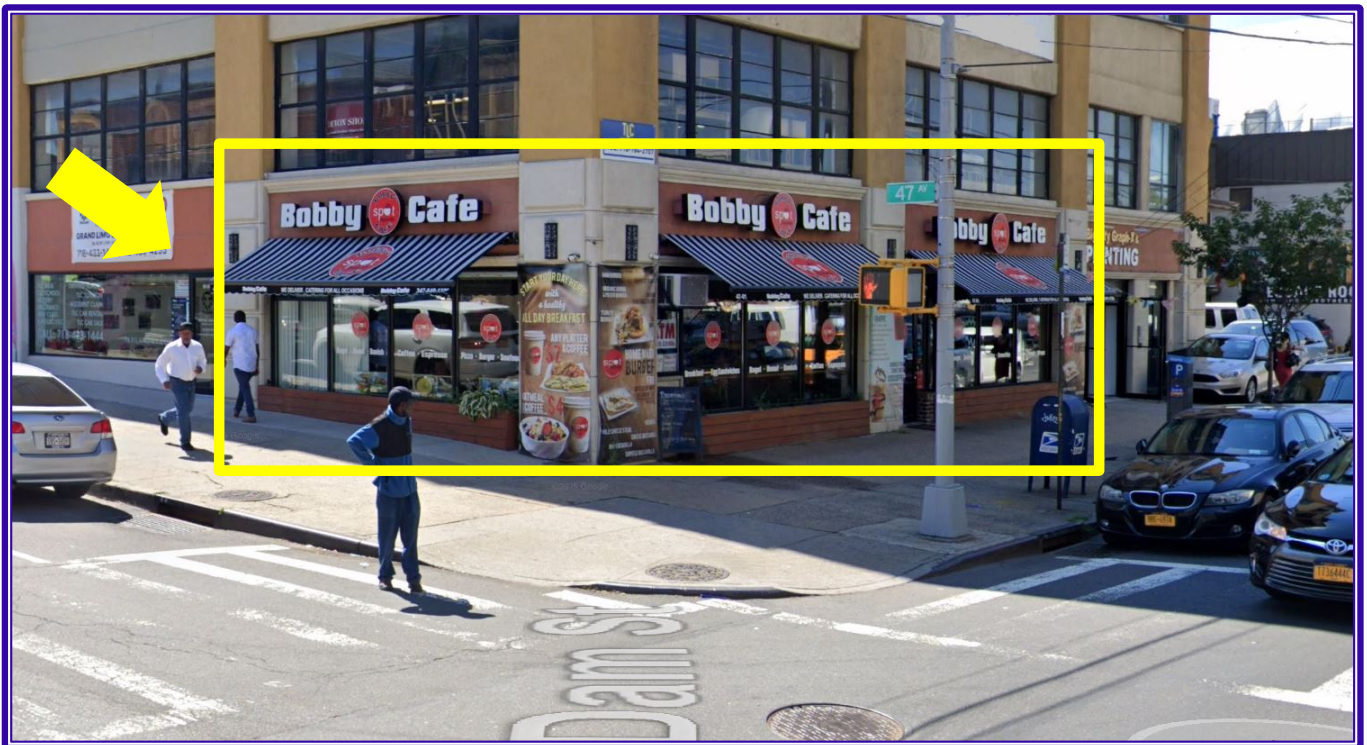


47-01 Van Dam Street
(Corner of 47th Avenue)
Long Island City, New York

Prime LIC Corner Available



*For Further Information
Please Call Exclusive Brokers:*

 **Sholom &
Zuckerbrot** Realty LLC
Established 1962

Robert Elbaz
Salesperson
(718) 732-0629
relbaz@s-z.com

Jason T. Auffarth
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(718) 371-0132
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47-01 Van Dam Street (Corner of 47th Avenue) Long Island City, New York

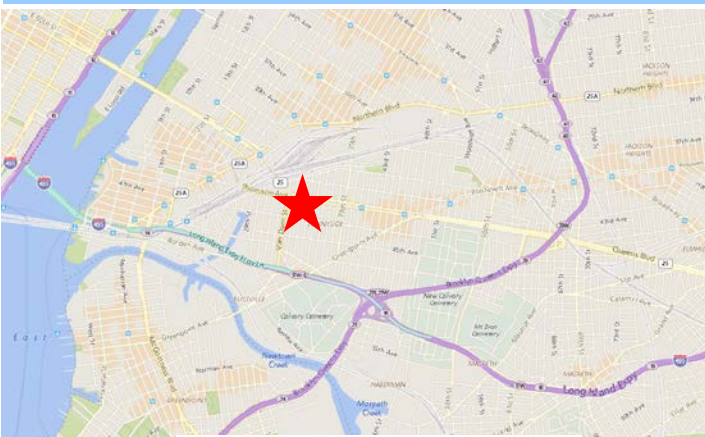


Size: 1,200 sq. ft.
Frontage: 85' wraparound front
Rent: Upon request

HUGE LIC CORNER WRAPAROUND FRONTAGE

- Comments:**
- Prime LIC location
 - Located in 50,000 sq. ft. office building
 - Strong demographics with heavy pedestrian and daytime traffic
 - Close to Falchi Building, The Factory, LaGuardia Community College, LaGuardia Performing Arts Center, Middle College Campus, Court Square, NYC Taxi & Limousine Commission, Department of Design & Construction, Indoor Extreme Sports Center, City Ice Pavilion, Ro Gallery and more
 - One block to #7 subway & Q32 & Q60 bus line at Queens Boulevard, Q39 bus on 48th Avenue
 - Easy access to Long Island Expressway, Brooklyn Queens Expressway, Midtown Tunnel and 59th Street Bridge

TRADE AREA INFORMATION: LONG ISLAND CITY, NY



DEMOGRAPHICS: 2019 Data Estimates

47-01 Van Dam Street, Long Island City, New York

	<u>½ mile</u>	<u>1 mile</u>	<u>1½ mile</u>
Population	8,746	75,242	189,754
Households	3,463	30,458	81,724
Average HH Income	\$78,379	\$81,539	\$85,859
Average Daily Traffic Counts (ADT)			36,000

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Photos



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