

176 WOODWARD AVENUE

RIDGEWOOD, QUEENS



**COMMUNITY FACILITY &
RETAIL SPACE FOR LEASE**

RIDGEWOOD QUEENS

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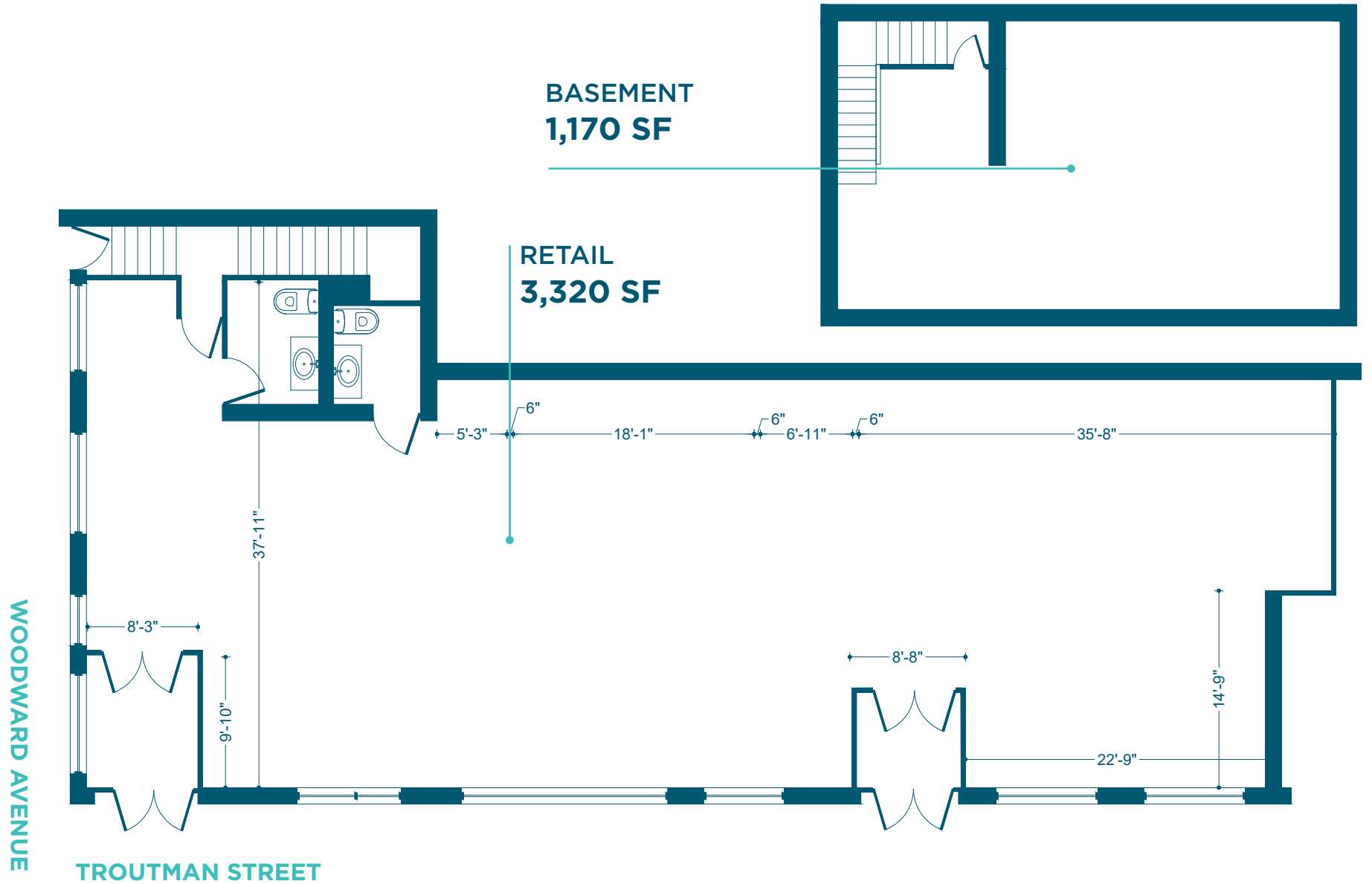
SPACE HIGHLIGHTS

AVAILABLE SPACES	LOCATION
Retail + Basement - 4,490 SF SF Community Facility - 2,820 SF	Woodward Ave and Starr St
CEILING HEIGHT	DIMENSIONS
12 FT	93'2" x 29'6"
FRONTAGE	ZONING
Retail - 118 FT Wrap-around CF - 123 FT Wrap-around	R6B
ASKING RENT	OCCUPANCY
Retail - \$40.00 PSF Community Facility - \$30.00 PSF	Vacant
DESCRIPTION	HIGHLIGHTS
<p>At the intersection of trendsetting Bushwick Brooklyn and burgeoning Ridgewood Queens, a unique lifestyle awaits you. Located just a few blocks from the Jefferson Avenue L Train and only minutes from the M subway line at Myrtle & Wyckoff Avenue is The Strand, a newly completed rental development from the prolific Aufgang Architects and the award winning DUMBO based interior design firm The Meshberg Group.</p>	<ul style="list-style-type: none">• Colum-free, corner retail and community facility at the base of a brand-new 132 unit development.• Ample frontage providing maximum exposure.• Logical divisions will be considered.• Parking spaces can be allocated to commercial tenants.

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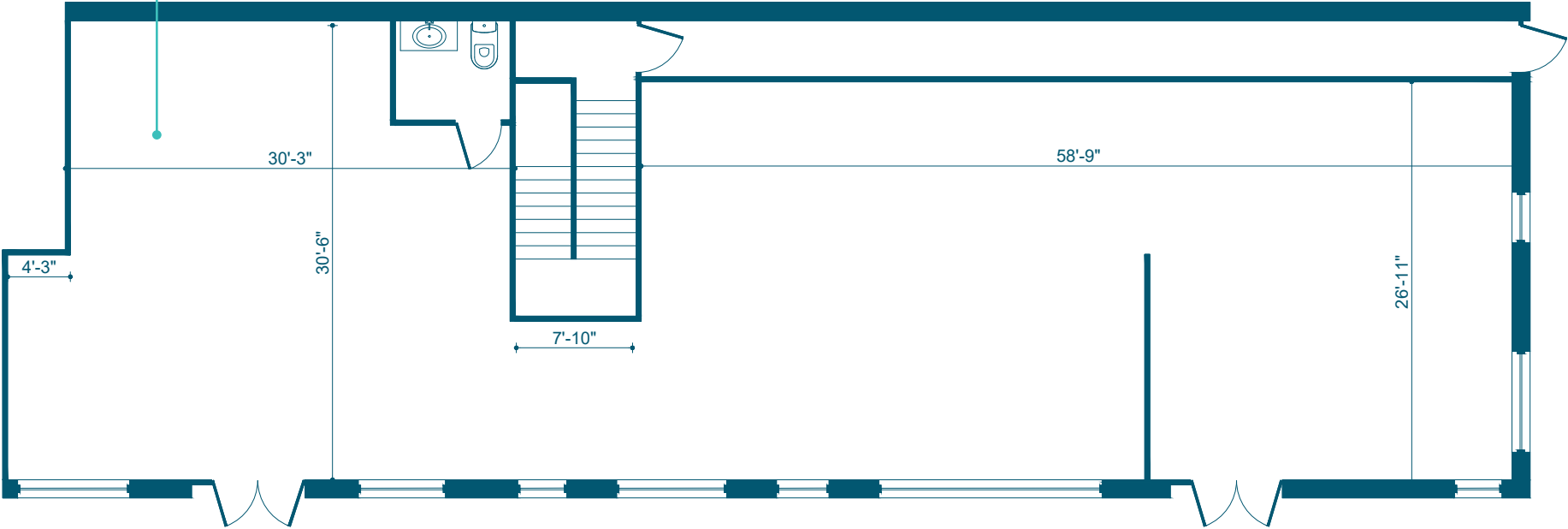
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FLOORPLANS & DETAILS



FLOORPLANS & DETAILS

COMMUNITY FACILITY
2,820 SF

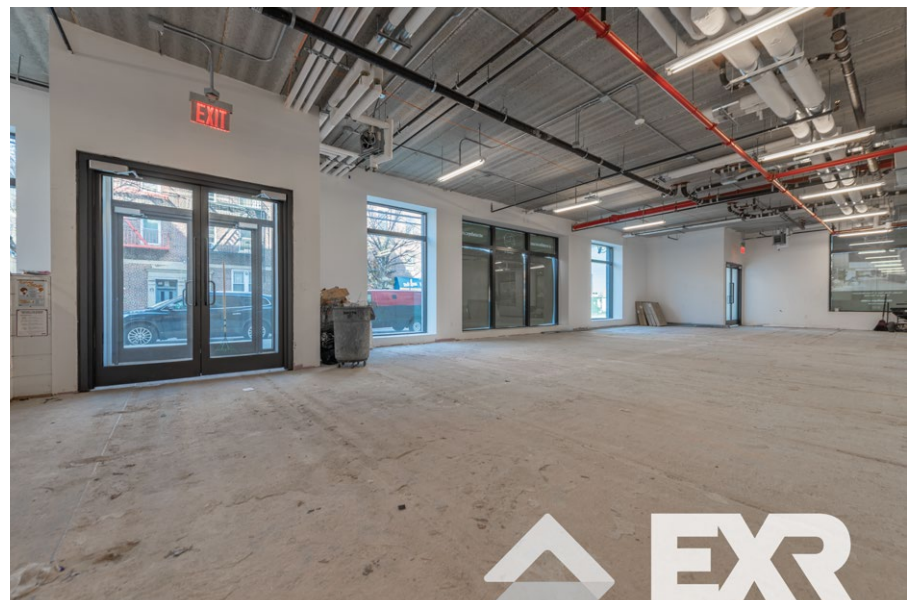
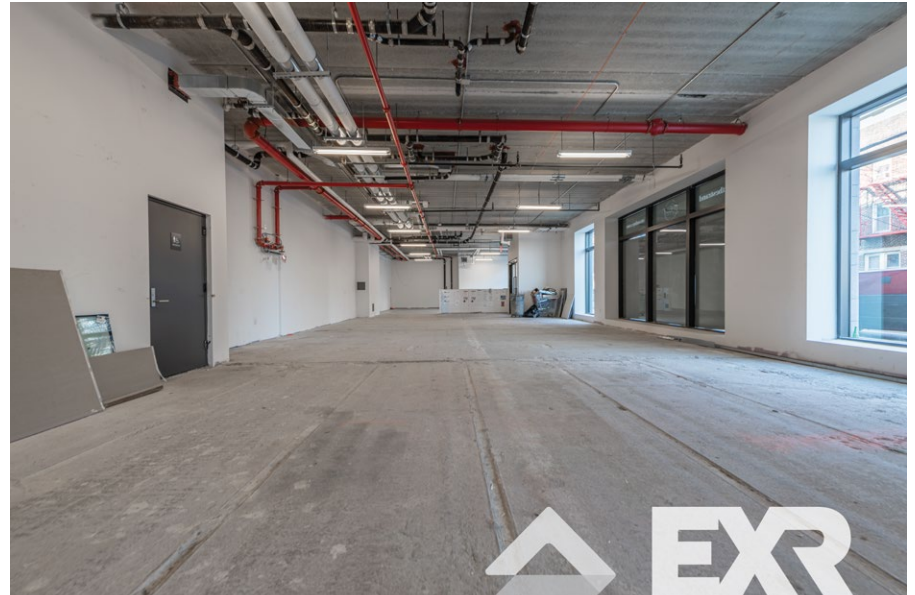


TROUTMAN STREET

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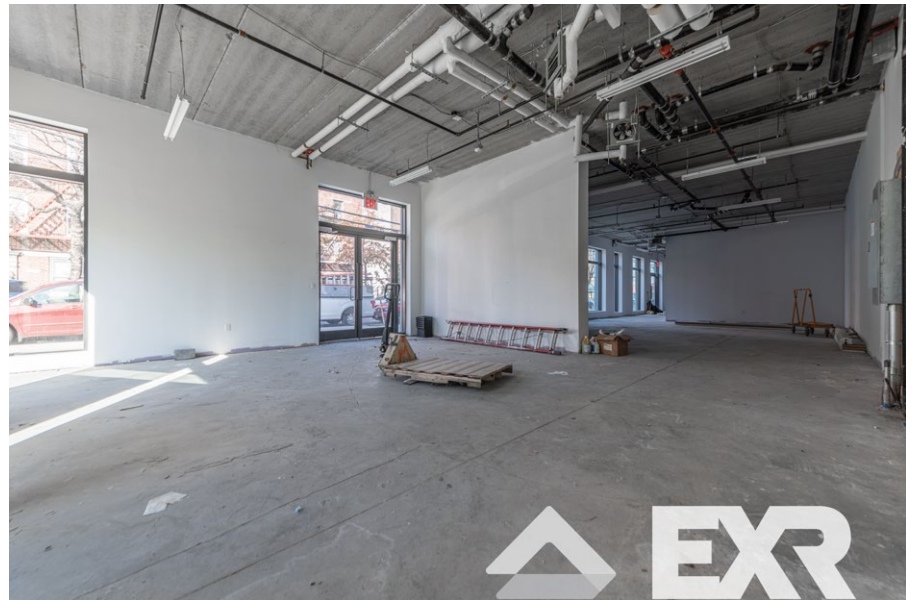
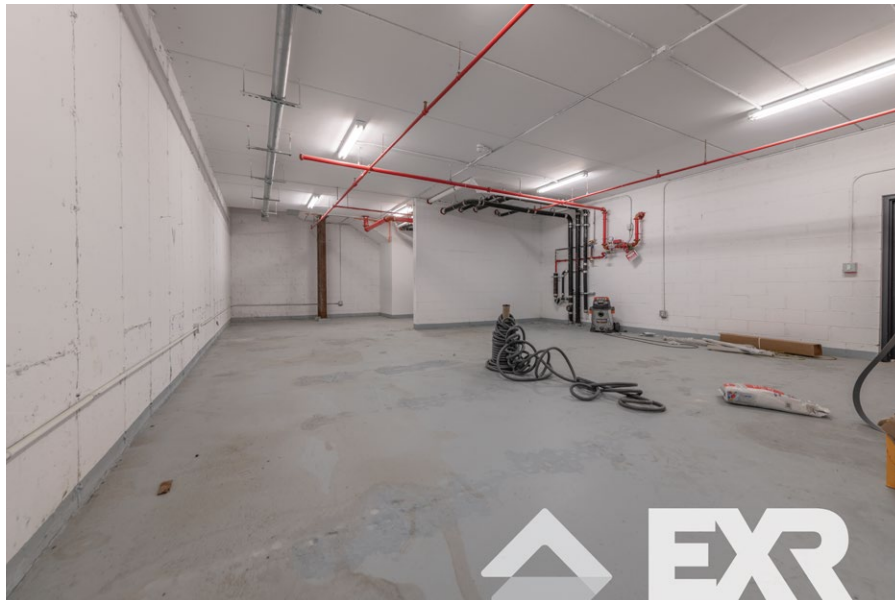
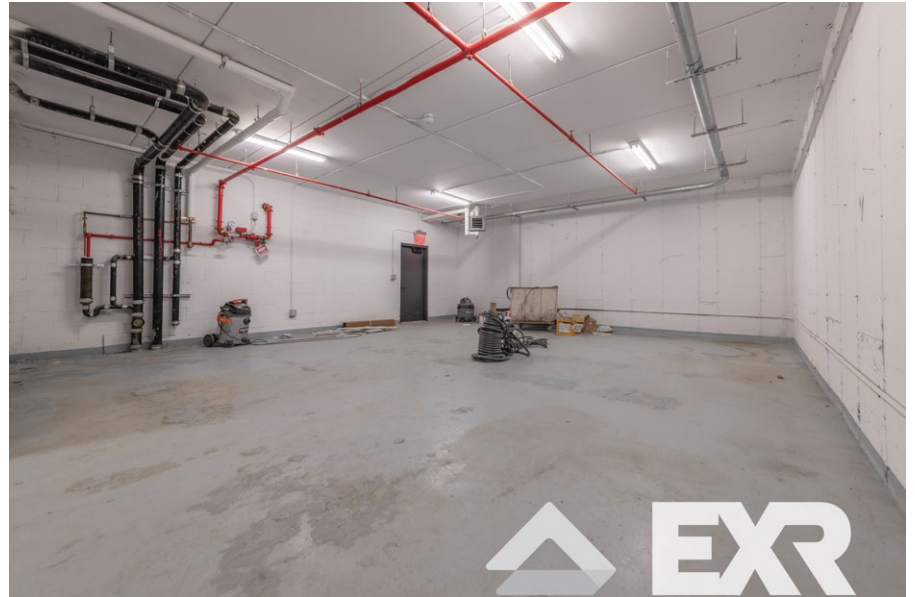
EXISTING CONDITION



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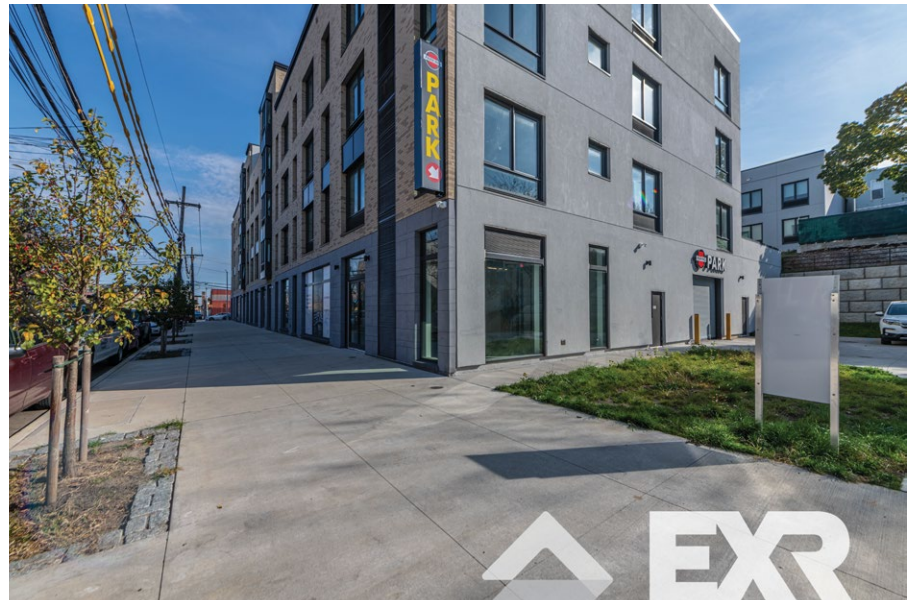
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EXISTING CONDITION



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NEIGHBORHOOD DEMOGRAPHICS



98,856

POPULATION
WITHIN 1-MILE
RADIUS



35.20 Yrs

AVERAGE
POPULATION
AGE



35,501

HOUSEHOLDS
WITHIN 1-MILE
RADIUS



\$89,458

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,237

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.2 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Buttah
Precycle
Chase Bank
MetroRock Bushwick
Western Beef Supermarket
Lo Mejor de Playitas
Citibank
In Between Dos Cafe
Negativeland
Han Sung Sikpoom Trading Corporation
Onderdonk Cafe
The Specialists Ltd.
M & V Provisions Co Inc
AramSCO
Associated Supermarkets of Ridgewood
ECB
Bella Donna
The Keep
Honey's
Parts are Us
O&M TIRES SHOP

TRANSPORTATION

9 min walk at Jefferson Street (0.45 mi)
11 min walk at DeKalb Avenue (0.5 mi)
16 min walk at Seneca Avenue (0.8 mi)
17 min walk at Morgan Avenue (0.8 mi)
18 min walk at Myrtle-Wyckoff Avenues (0.9 mi)



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CONTACT



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