

New Mixed-Use Development Beach 21st Street, Far Rockaway, New York

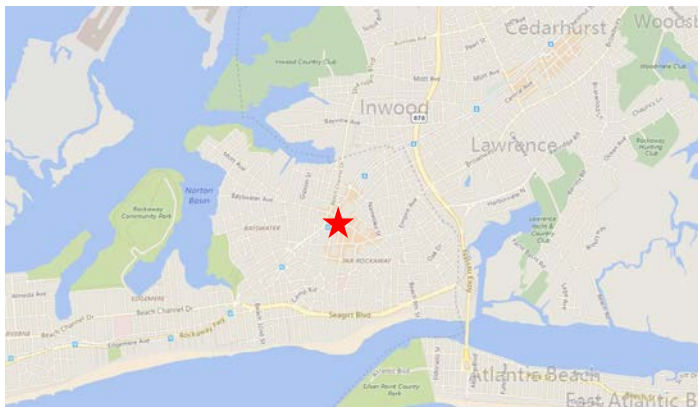


Size: 20,600 sq. ft. of retail/office space

Rent: Available upon request

- Comments:**
- Restaurant tenants welcome
 - All uses considered
 - Reasonable divisions considered
 - Occupancy Q2 2020
 - Off-street parking available
 - Located in the heart of the “Approved Downtown Far Rockaway Rezoning Area”
 - At Mott Avenue Station of the A subway line with 1,472,005 riders per annum
 - Adjacent to 670 proposed new residential apartments

TRADE AREA INFORMATION: FAR ROCKAWAY, NY



DEMOGRAPHICS: 2018 Data Estimates

Beach 21st Street, Far Rockaway, New York

	<u>½ mile</u>	<u>1 mile</u>	<u>1½ mile</u>
Population	27,340	62,045	75,875
Households	7,830	20,195	24,549
Median Income	\$69,826	\$74,077	\$80,387
Avg. Daily Traffic Count (ADT)			10,000

For Further Information

Please Call Exclusive Agents:

Marc Durst
Assoc. Broker
718-732-0626
mdurst@s-z.com

Robert Elbaz
Salesperson
718-732-0629
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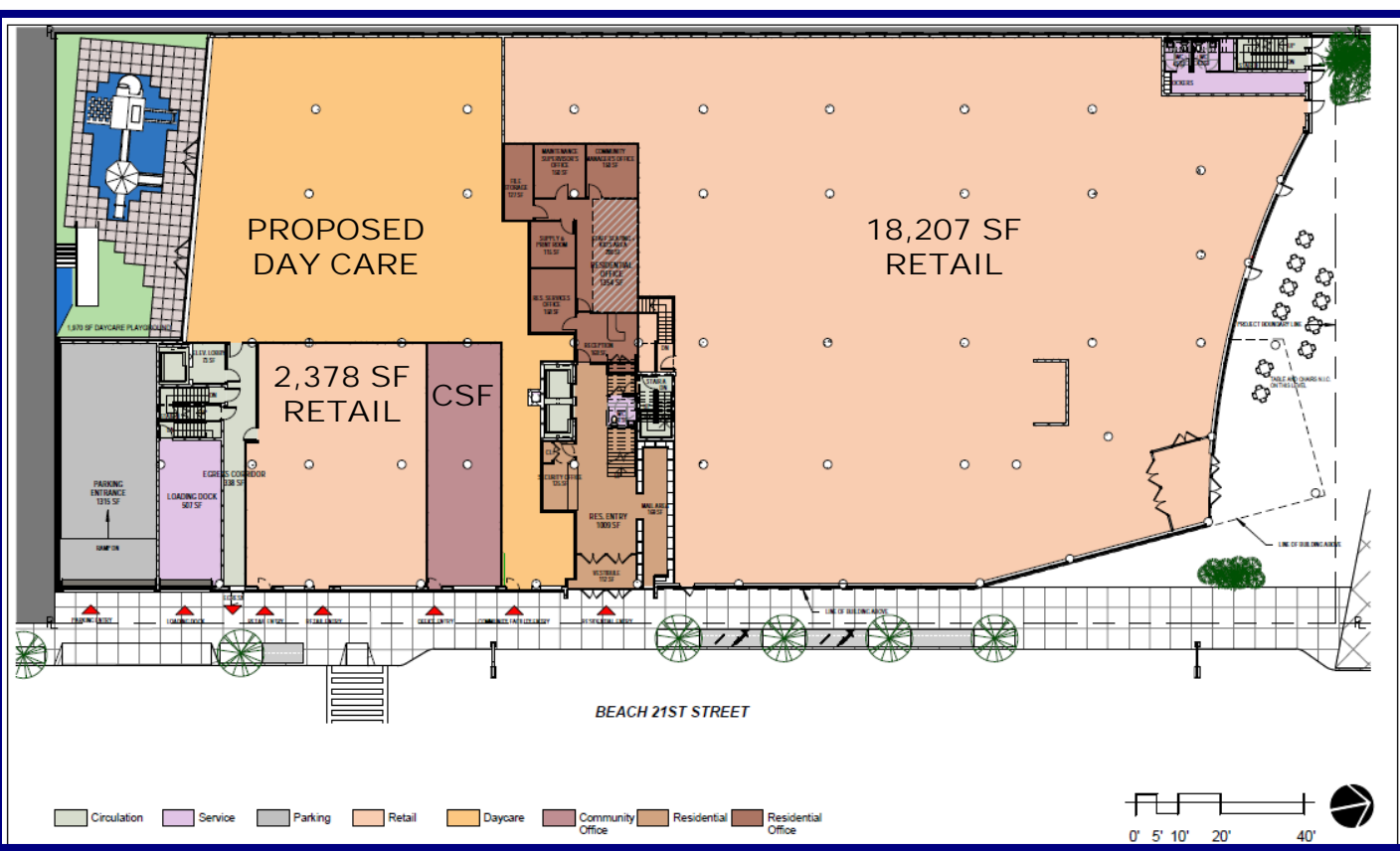
**Sholom &
Zuckerbrot Realty LLC**
Established 1962

Kaufman Astoria Studios 35-11 35th Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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The "Property"



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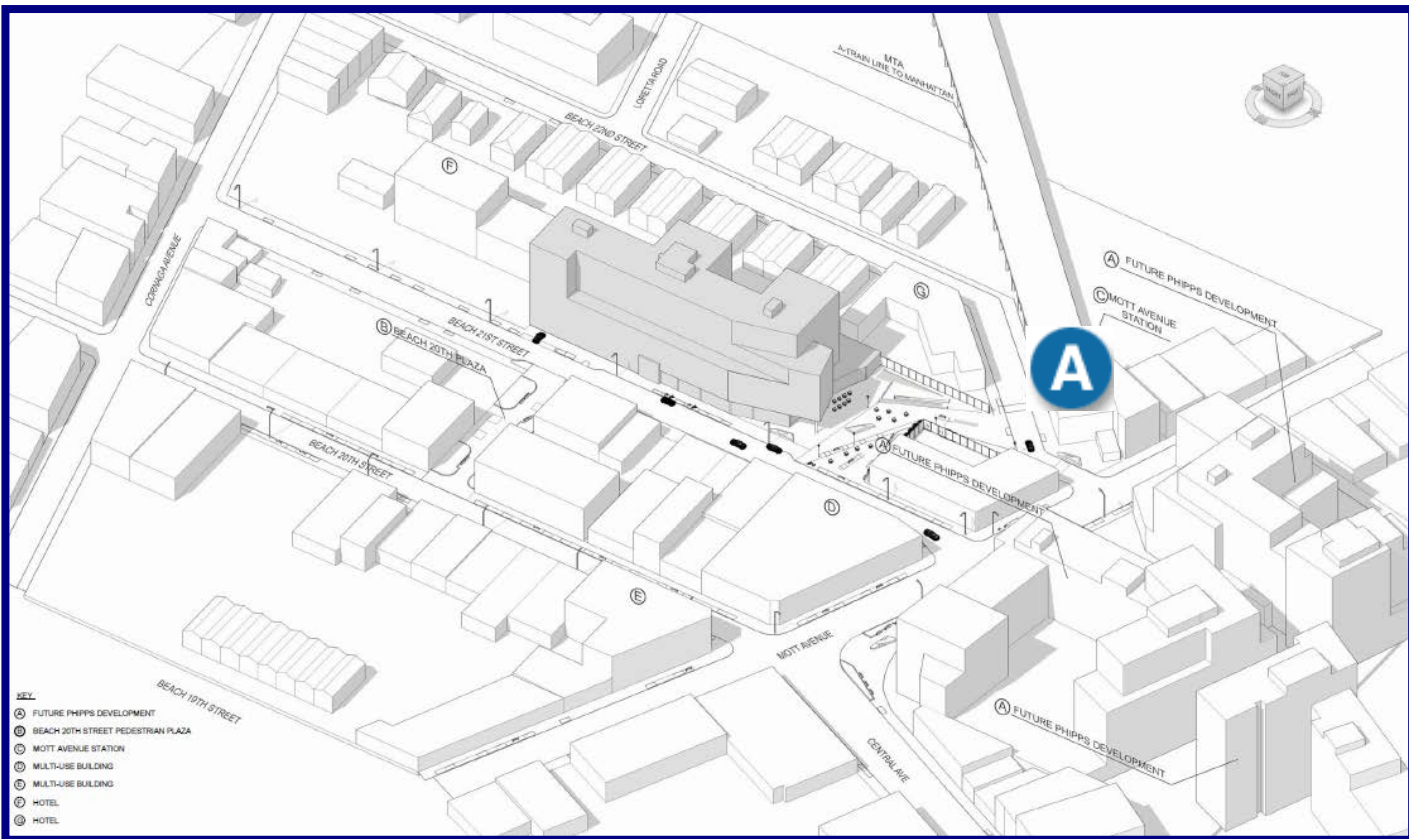
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Elevation



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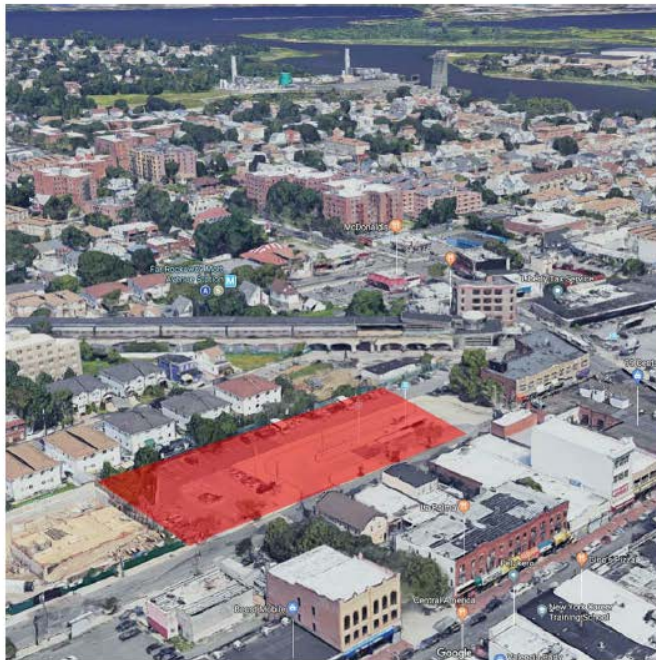
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Aerial Views



AERIAL SOUTHEAST VIEW



AERIAL NORTHEAST VIEW



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