

# Prime Retail Space For Lease

102-16 Liberty Avenue, Ozone Park, NY 11416



Prepared by:

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7428 Fifth Avenue, Brooklyn, NY 11209

## Executive Summary

### The Offering:

Coldwell Banker Reliable Commercial Division is pleased to 1,000 SF of prime retail space lease. Located on Liberty Avenue in the Ozone park section of Queens NY.

### Investment Highlights:

- 20 X 50 / 1,000 SF new vanilla box available for lease.
- Zoned C2-3 allowing a wide variety of user groups.
- Anchor Tenant Blink Fitness.
- \$42 Per SF Per Year / \$42,000 annually / \$3,500 Monthly.
- Average rents in the area increased 17.9% YoY (source CoStar).

### Location Highlights:

- Located on Liberty Avenue & 103rd Street, a major retail corridor.
- Easy access to public transportation. Steps away From the A train. Nearby buses include Q112 / Q7 / Q41 / Q112 / Q11 / Q52 / QM15 / Q53 / Q21
- High Traffic area, near Cross Bay Blvd, Rockaway Blvd, JFK Airport and the Belt Parkway.
- Nearby tenants and amenities include Resorts World Casino, Aqueduct Raceway, major fast food franchises, banks, pharmacies and more.

## Executive Summary



### The Property

102-16 Liberty Avenue, Queens, NY 11417

### Property Specifications

Property Type:	One Story Retail Building (K1)
Retail SF Available:	1,000 SF / 20ft x 50ft
Lot Size:	9,650 SF / 100.1ft x 96.4ft
Zoning:	R2 / C1-2

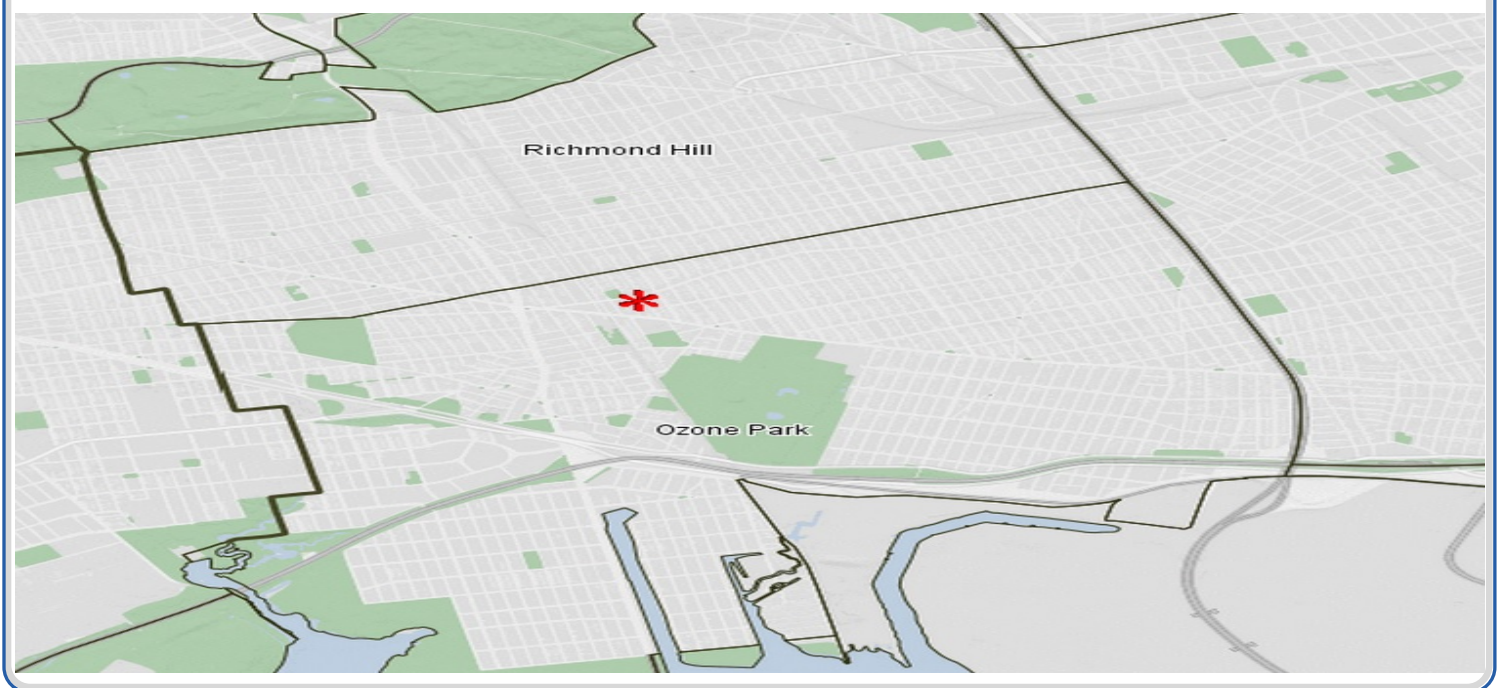
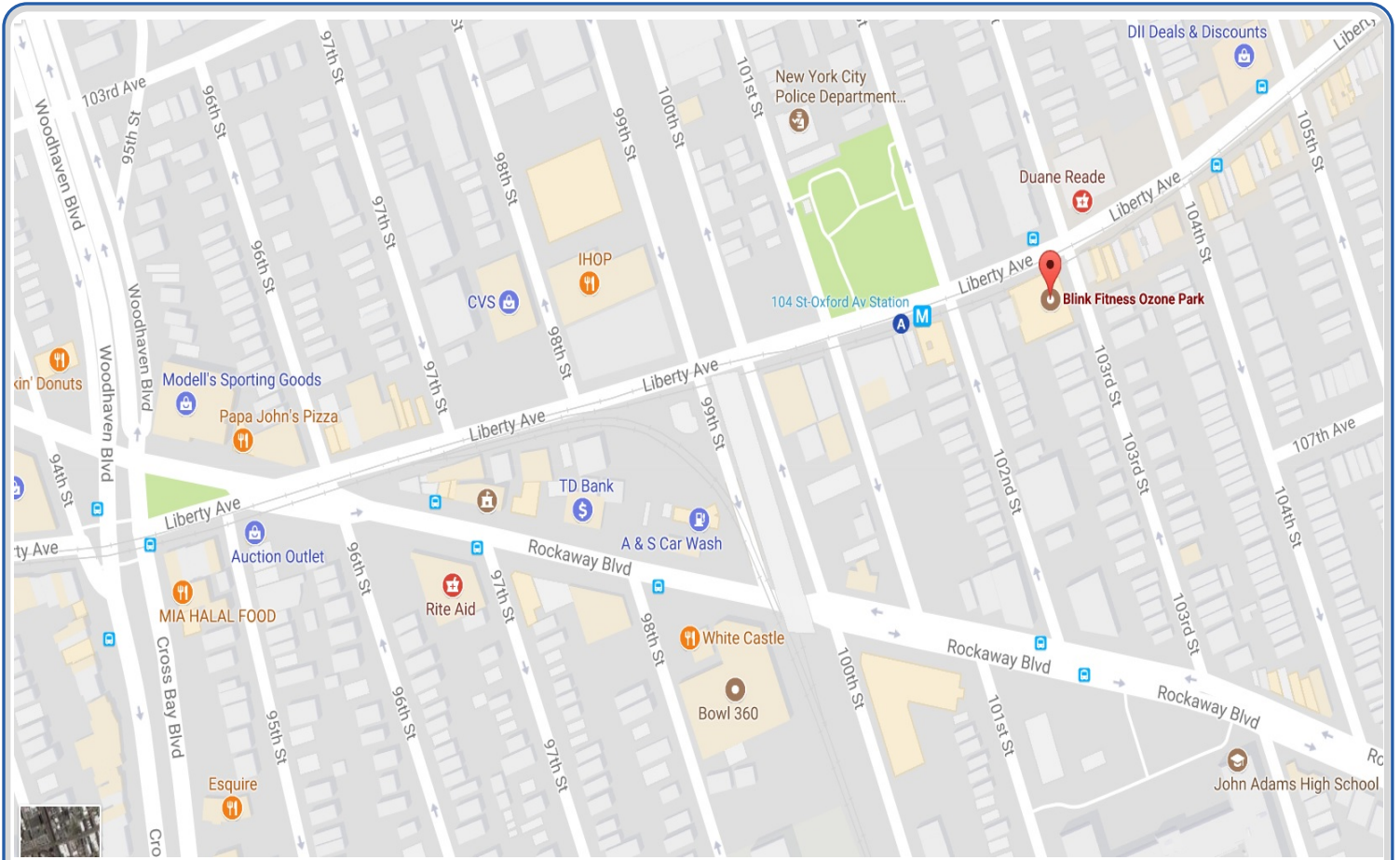
### For Lease Price

Monthly:	\$\$3,500
Price Per SF:	\$42



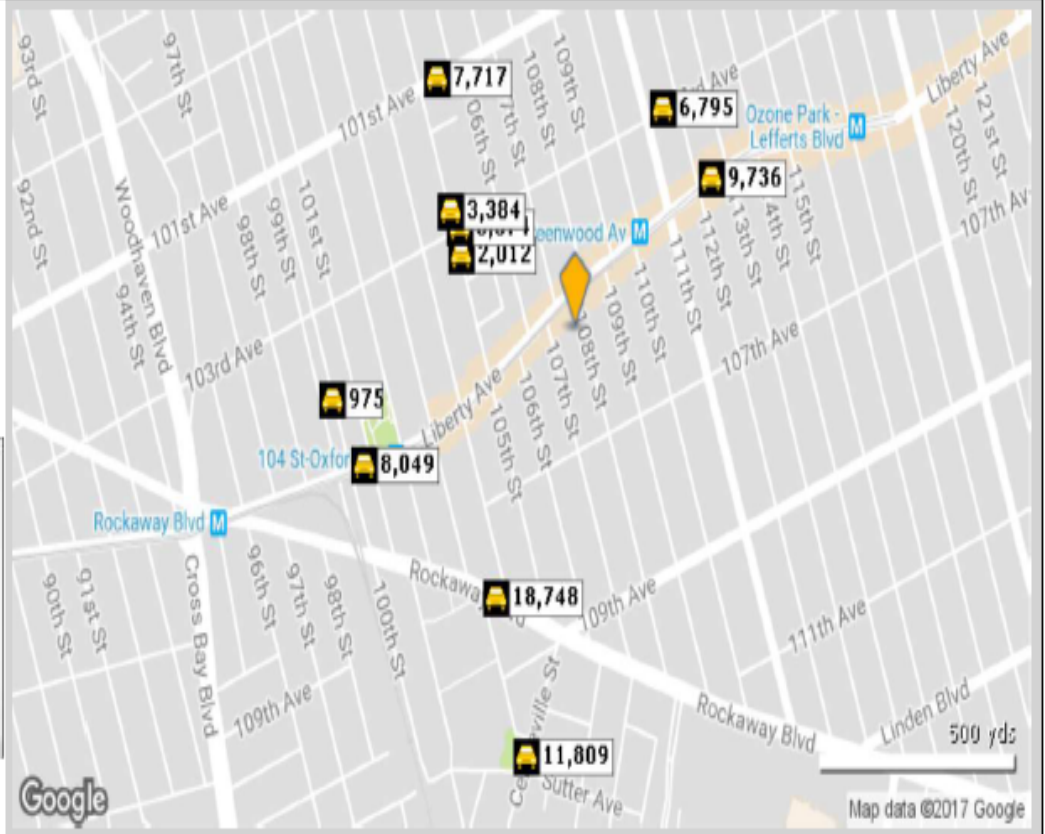


# Maps



# Market Overview

## Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	105th St	103rd Ave	0.02 NW	2016	2,012	MPSI	.18
2	103rd Ave	105th St	0.01 SW	2011	5,574	MPSI	.20
3	105th St	103rd Ave	0.02 S	2016	3,384	MPSI	.22
4	Liberty Ave	112th St	0.02 SW	2016	9,736	MPSI	.25
5	103rd Ave	112th St	0.02 E	2016	6,795	MPSI	.25
6	Rockaway Blvd	104th St	0.02 E	2016	18,748	MPSI	.28
7	101st Ave	106th St	0.02 NE	2016	7,717	MPSI	.32
8	Liberty Ave	101st St	0.01 E	2016	8,049	MPSI	.34
9	100th St	Liberty Ave	0.07 S	2016	975	MPSI	.36
10	Centerville St	133rd Ave	0.01 SW	2016	11,809	MPSI	.42





# Market Overview

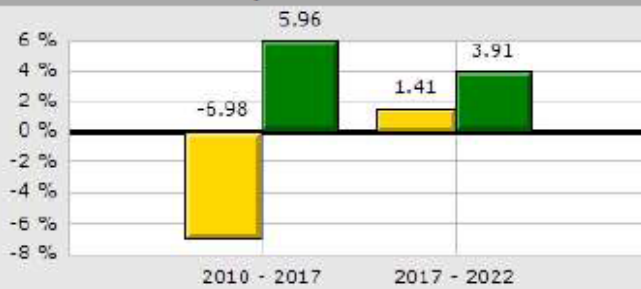
## Demographic Market Comparison Report

1 mile radius

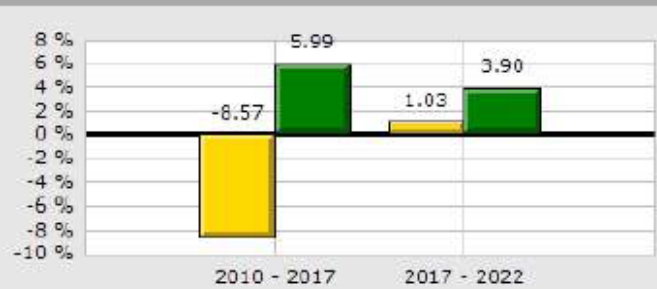
Type: Retail/Freestanding  
County: Queens

1 Mile  
County

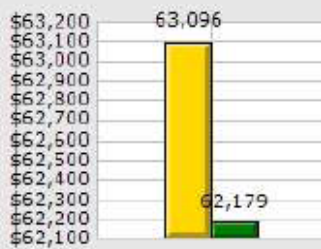
Population Growth



Household Growth



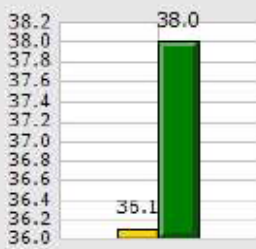
2017 Med Household Inc



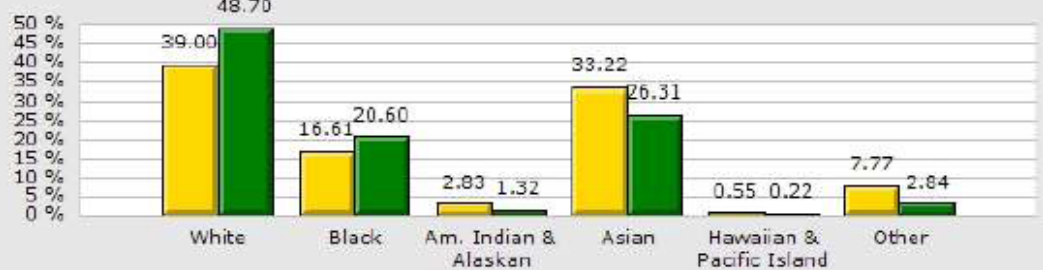
2017 Households by Household Income



2017 Median Age



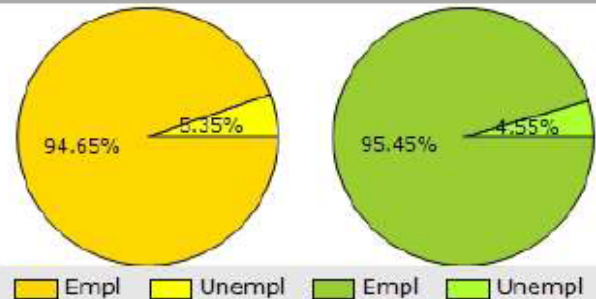
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



# Market Overview

## Demographic Market Comparison Report

1 mile radius

Type: Retail/Freestanding  
County: Queens

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2017	-6.98%		5.96%	
Growth 2017 - 2022	1.41%		3.91%	
Empl	47,449	94.65%	1,177,602	95.45%
Unempl	2,681	5.35%	56,104	4.55%
<b>2017 Population by Race</b>				
White	37,110	39.00%	1,151,158	48.70%
Black	15,807	16.61%	486,898	20.60%
Am. Indian & Alaskan	2,696	2.83%	31,315	1.32%
Asian	31,609	33.22%	621,964	26.31%
Hawaiian & Pacific Island	526	0.55%	5,190	0.22%
Other	7,394	7.77%	67,127	2.84%
<b>Household Growth</b>				
Growth 2010 - 2017	-8.57%		5.99%	
Growth 2017 - 2022	1.03%		3.90%	
Renter Occupied	13,939	51.38%	476,154	57.59%
Owner Occupied	13,189	48.62%	350,672	42.41%
<b>2017 Households by Household Income</b>				
Income <\$25K	4,947	18.24%	162,691	19.68%
Income \$25K - \$50K	5,644	20.80%	176,264	21.32%
Income \$50K - \$75K	5,524	20.36%	147,948	17.89%
Income \$75K - \$100K	3,807	14.03%	108,995	13.18%
Income \$100K - \$125K	2,547	9.39%	79,073	9.56%
Income \$125K - \$150K	1,495	5.51%	49,762	6.02%
Income \$150K - \$200K	1,926	7.10%	57,810	6.99%
Income \$200K+	1,239	4.57%	44,283	5.36%
2017 Med Household Inc	\$63,096		\$62,179	
2017 Median Age	36.10		38.00	



# Market Overview

## Demographic Summary Report

**Building Type:** General Retail  
**Secondary:** Freestanding  
**GLA:** 2,552 SF  
**Year Built:** -

**Total Available:** 0 SF  
**% Leased:** 100%  
**Rent/SF/Yr:** -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	96,479	638,915	1,800,028
2017 Estimate	95,141	620,574	1,742,124
2010 Census	102,282	615,578	1,691,781
Growth 2017 - 2022	1.41%	2.96%	3.32%
Growth 2010 - 2017	-6.98%	0.81%	2.98%
<b>2017 Population by Hispanic Origin</b>	<b>31,796</b>	<b>187,596</b>	<b>502,584</b>
<b>2017 Population</b>	<b>95,141</b>	<b>620,574</b>	<b>1,742,124</b>
White	37,110 39.01%	264,415 42.61%	684,520 39.29%
Black	15,806 16.61%	185,380 29.87%	640,261 36.75%
Am. Indian & Alaskan	2,695 2.83%	11,778 1.90%	26,596 1.53%
Asian	31,610 33.22%	130,935 21.10%	331,885 19.05%
Hawaiian & Pacific Island	525 0.55%	2,073 0.33%	4,221 0.24%
Other	7,395 7.77%	25,993 4.19%	54,642 3.14%
U.S. Armed Forces	33	162	370
<b>Households</b>			
2022 Projection	27,408	212,234	609,161
2017 Estimate	27,128	206,021	589,793
2010 Census	29,672	203,578	573,677
Growth 2017 - 2022	1.03%	3.02%	3.28%
Growth 2010 - 2017	-8.57%	1.20%	2.81%
Owner Occupied	13,189 48.62%	90,694 44.02%	219,304 37.18%
Renter Occupied	13,939 51.38%	115,327 55.98%	370,488 62.82%
<b>2017 Households by HH Income</b>	<b>27,129</b>	<b>206,023</b>	<b>589,795</b>
Income: <\$25,000	4,947 18.24%	42,965 20.85%	144,395 24.48%
Income: \$25,000 - \$50,000	5,644 20.80%	43,720 21.22%	130,821 22.18%
Income: \$50,000 - \$75,000	5,524 20.36%	37,944 18.42%	103,732 17.59%
Income: \$75,000 - \$100,000	3,807 14.03%	26,259 12.75%	71,852 12.18%
Income: \$100,000 - \$125,000	2,547 9.39%	17,922 8.70%	50,550 8.57%
Income: \$125,000 - \$150,000	1,495 5.51%	12,513 6.07%	30,248 5.13%
Income: \$150,000 - \$200,000	1,926 7.10%	14,054 6.82%	34,794 5.90%
Income: \$200,000+	1,239 4.57%	10,646 5.17%	23,403 3.97%
<b>2017 Avg Household Income</b>	<b>\$79,947</b>	<b>\$79,423</b>	<b>\$72,344</b>
<b>2017 Med Household Income</b>	<b>\$63,096</b>	<b>\$60,153</b>	<b>\$54,475</b>



# Market Overview

## Daytime Employment Report

1 Mile Radius



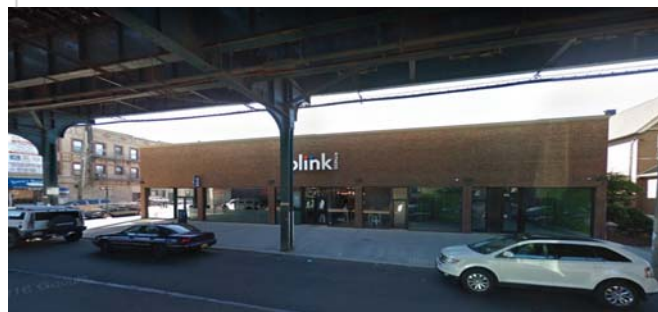
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>2,490</b>	<b>19,158</b>	<b>8</b>
Retail & Wholesale Trade	474	3,767	8
Hospitality & Food Service	205	1,712	8
Real Estate, Renting, Leasing	114	838	7
Finance & Insurance	203	922	5
Information	48	436	9
Scientific & Technology Services	188	835	4
Management of Companies	2	5	3
Health Care & Social Assistance	425	2,322	5
Educational Services	73	2,688	37
Public Administration & Sales	10	203	20
Arts, Entertainment, Recreation	25	1,341	54
Utilities & Waste Management	84	378	5
Construction	248	2,119	9
Manufacturing	42	401	10
Agriculture, Mining, Fishing	1	3	3
Other Services	348	1,188	3





# Market Overview

## Consumer Spending Report



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$696,137</b>	<b>\$4,983,190</b>	<b>\$13,336,882</b>
<b>Total Apparel</b>	<b>\$50,958</b>	<b>\$351,254</b>	<b>\$963,908</b>
Women's Apparel	20,149	141,053	386,052
Men's Apparel	11,046	74,815	202,257
Girl's Apparel	3,741	26,074	71,880
Boy's Apparel	2,606	17,951	49,840
Infant Apparel	2,324	16,286	45,982
Footwear	11,093	75,076	207,897
<b>Total Entertainment &amp; Hobbies</b>	<b>\$48,702</b>	<b>\$367,958</b>	<b>\$991,981</b>
Entertainment	7,849	56,958	153,718
Audio & Visual Equipment/Service	25,769	197,873	546,603
Reading Materials	2,122	17,323	44,774
Pets, Toys, & Hobbies	12,963	95,805	246,887
Personal Items	40,876	309,516	843,091
<b>Total Food and Alcohol</b>	<b>\$217,326</b>	<b>\$1,521,261</b>	<b>\$4,119,668</b>
Food At Home	129,298	879,836	2,416,164
Food Away From Home	76,124	551,046	1,466,225
Alcoholic Beverages	11,904	90,379	237,278
<b>Total Household</b>	<b>\$100,473</b>	<b>\$747,976</b>	<b>\$1,953,351</b>
House Maintenance & Repair	16,060	112,243	273,925
Household Equip & Furnishings	39,423	296,453	788,030
Household Operations	32,955	246,788	654,103
Housing Costs	12,035	92,491	237,293



## Market Overview

### Consumer Spending Report

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$151,026</b>	<b>\$1,058,930</b>	<b>\$2,823,385</b>
Vehicle Purchases	43,182	290,111	748,221
Gasoline	54,128	369,574	996,056
Vehicle Expenses	10,491	87,048	244,701
Transportation	24,531	181,570	495,638
Automotive Repair & Maintenance	18,694	130,627	338,769
<b>Total Health Care</b>	<b>\$35,259</b>	<b>\$250,347</b>	<b>\$662,853</b>
Medical Services	19,792	141,841	370,989
Prescription Drugs	11,634	80,901	217,400
Medical Supplies	3,833	27,605	74,464
<b>Total Education/Day Care</b>	<b>\$51,518</b>	<b>\$375,947</b>	<b>\$978,646</b>
Education	34,407	245,746	644,687
Fees & Admissions	17,111	130,201	333,959



## Contact Information

### Contact Info

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# Confidentiality Statement

## Confidentiality Statement

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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The lessor reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the lessor and executed by both parties; and (iii) approved by Lessor and such other parties who may have an interest in the Property. Neither the prospective lessee nor lessor shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective lessee shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

