

New Mixed-Use Development

1047 Beach 21st Street, Far Rockaway, NY

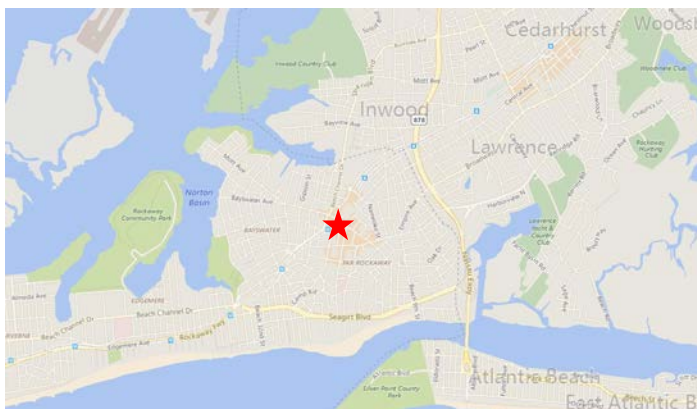


Size: 20,600 sq. ft. retail space

Rent: Available upon request

- Comments:**
- Restaurant tenants welcome
 - All uses considered
 - Reasonable divisions considered
 - Occupancy Q1 2021
 - 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
 - 224 new apartments onsite plus 670 new apartments to be built in the surrounding market

TRADE AREA INFORMATION: FAR ROCKAWAY, NY



DEMOGRAPHICS: 2019 Data Estimates

1047 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
relbaz@s-z.com

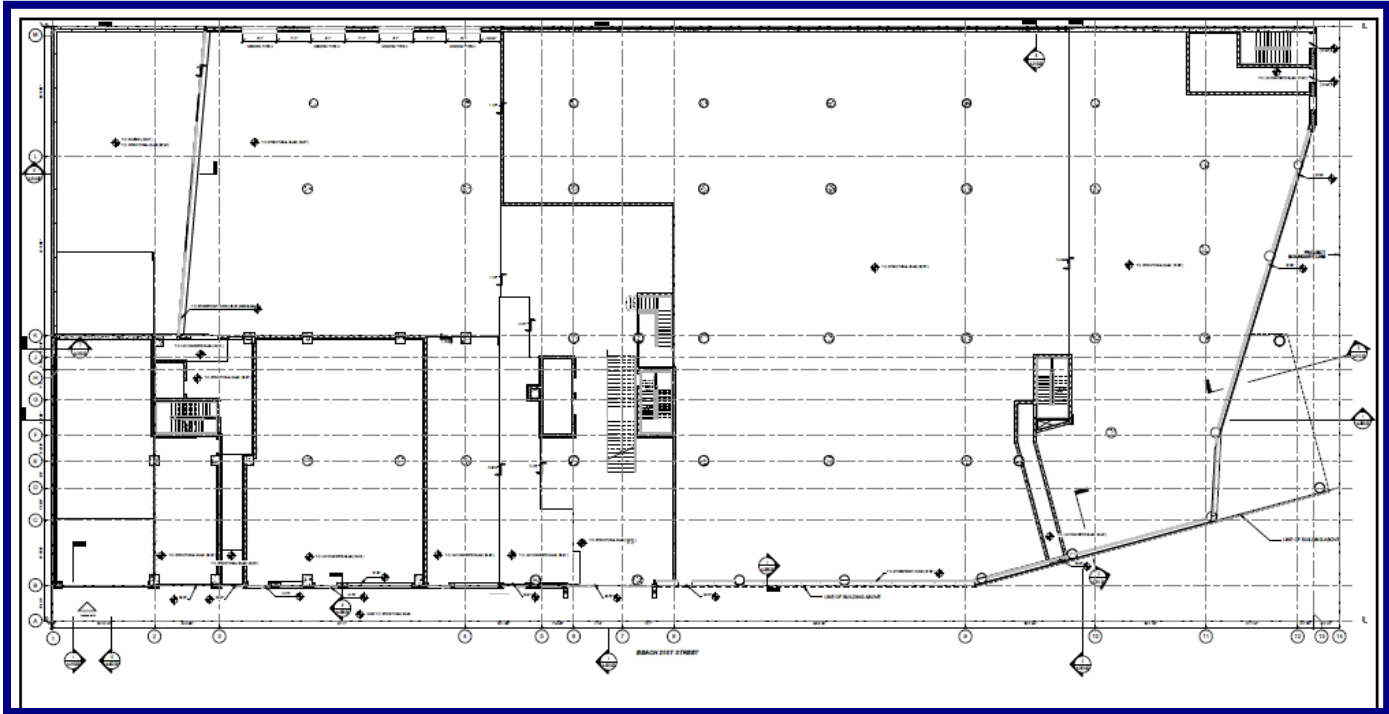
Sholom & Zuckerbrot Realty LLC
Established 1962

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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Site Plan



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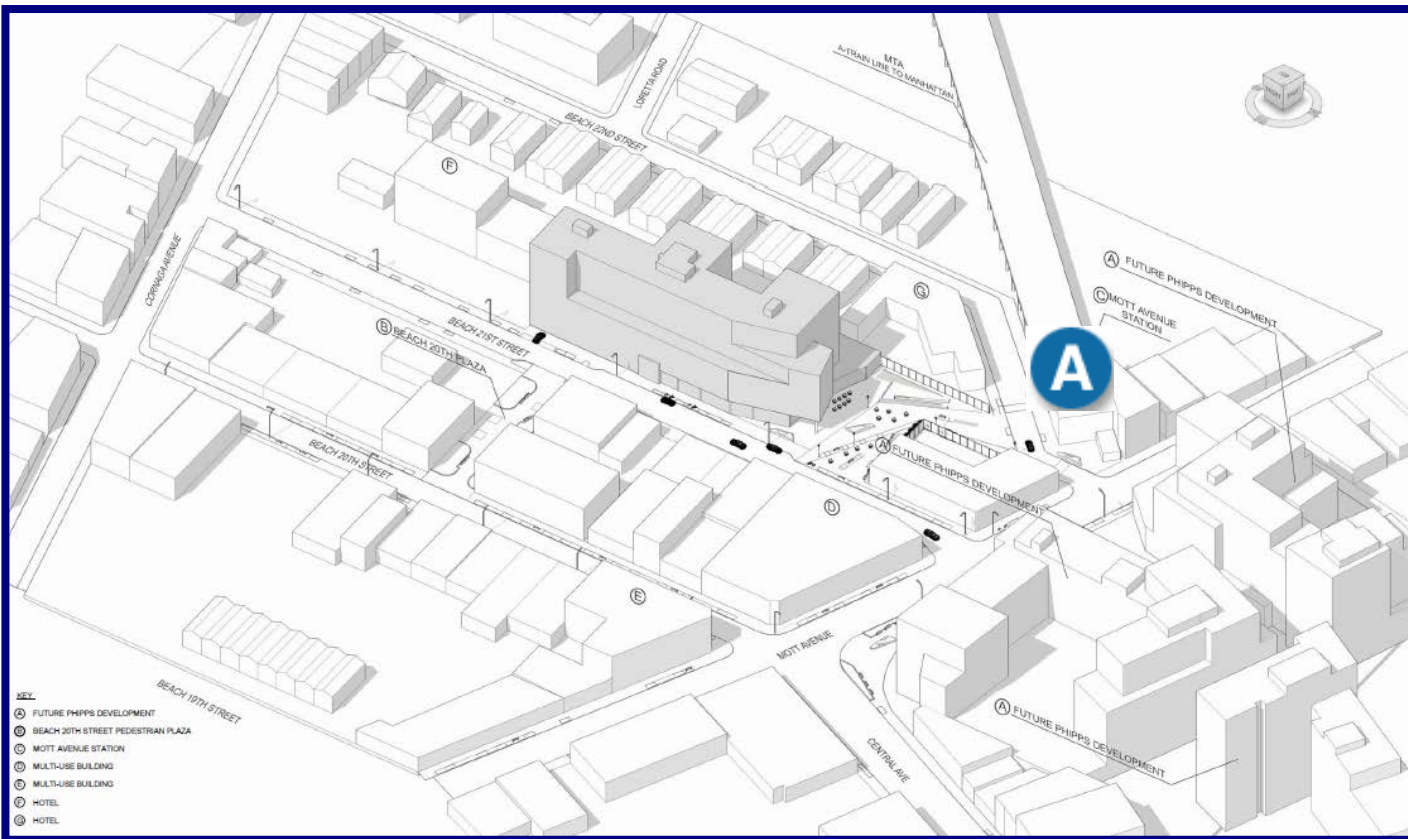
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Elevation



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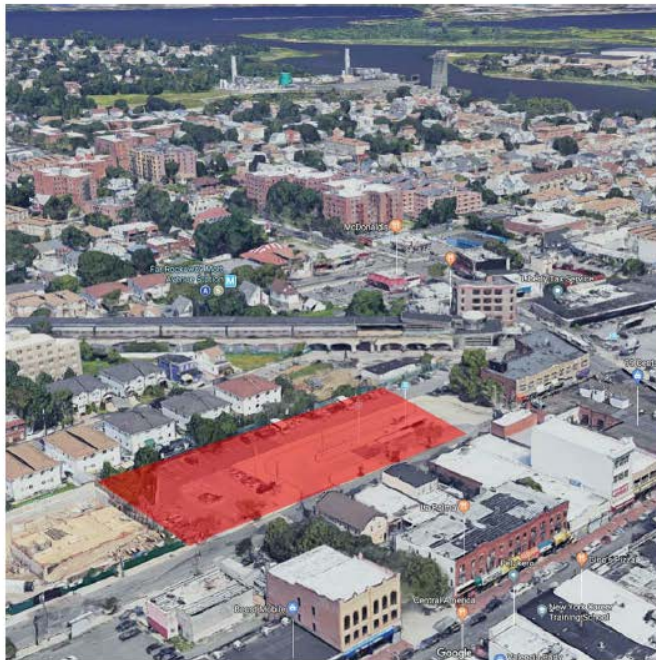
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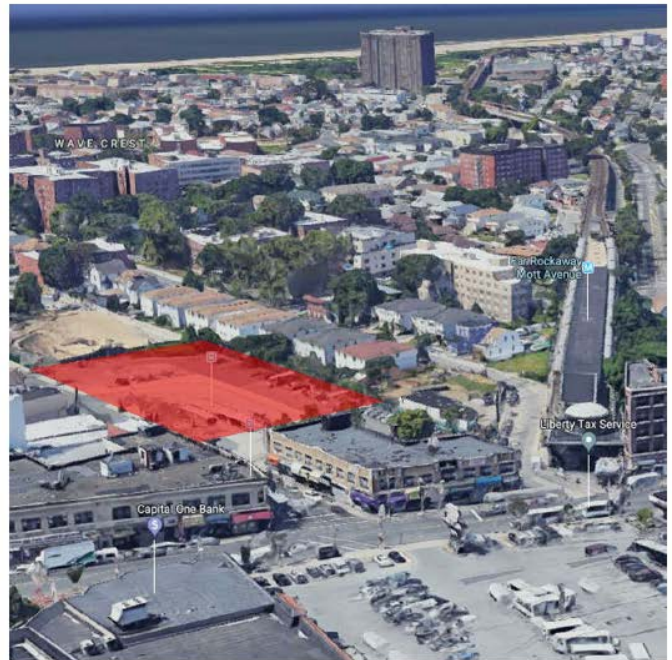
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Aerial Views



AERIAL SOUTHEAST VIEW



AERIAL NORTHEAST VIEW



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