

61-22 FRESH POND ROAD

RIDGEWOOD, QUEENS



OFFICE SPACE
FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Metropolitan Ave & Eliot Ave

SPACE

6,100 SF

CEILING HEIGHT

10 FT

FRONTAGE

40 FT

ZONING

M1-1

OCCUPANCY

Immediate

ASKING RENT

Upon Request

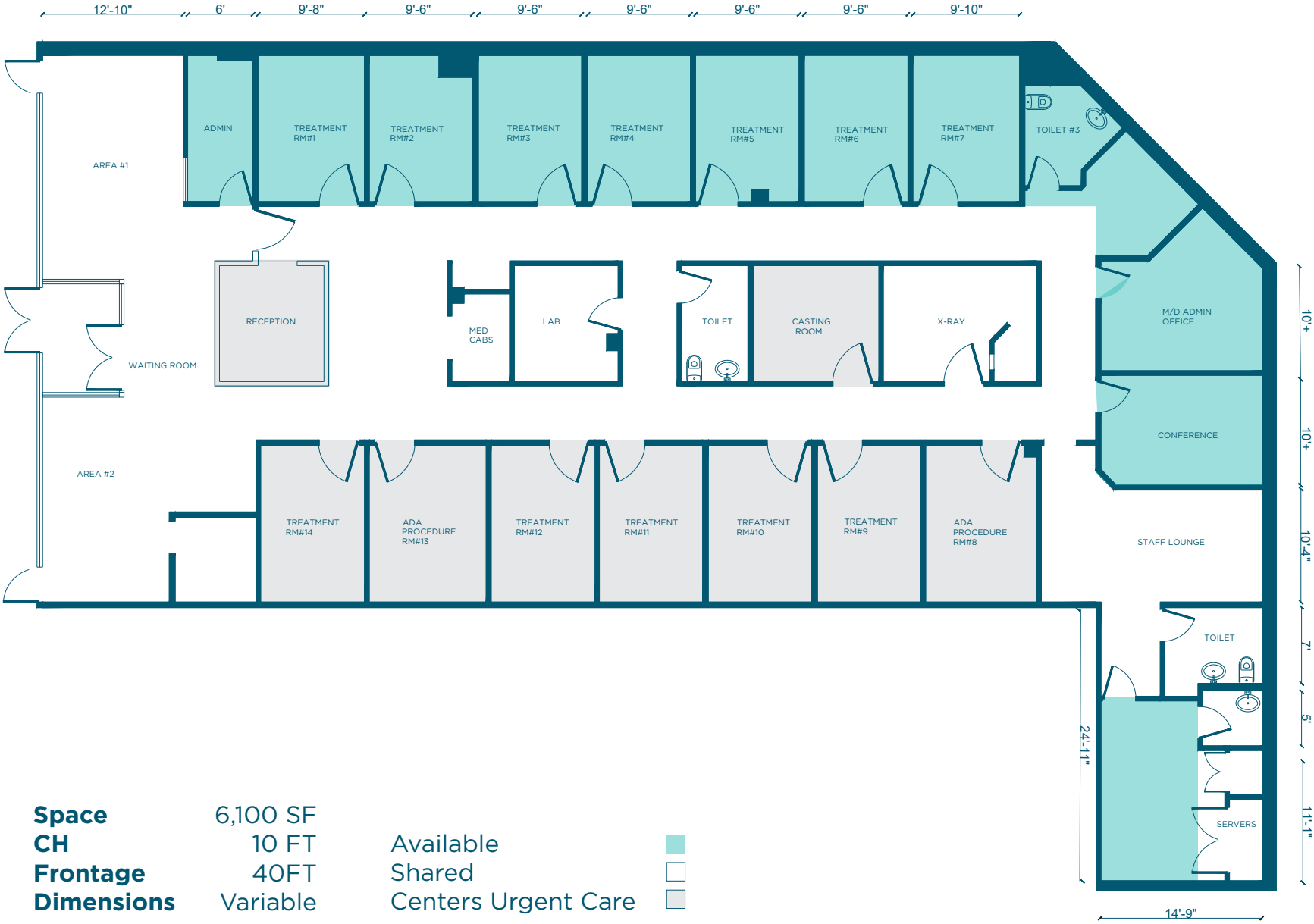
HIGHLIGHTS

- Fully built out turn key medical office.
- Space is shared with an urgent care center seeing around 45 patients a day.
- Space comes with 7 examination rooms, reception, a secondary waiting room, office, shared primary waiting room, lounge, bathrooms and lab.
- Lease includes maintenance, utilities, phone + option for internet, and furnished rooms.
- Option to separately work out deal for use of urgent care's X-Ray Machine / Technician.
- Perfect for specialists with the bonus of in office referrals.
- Located in a busy strip close to major junction with good transit options. Very solid payer mix.

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FLOORPLANS & DETAILS



Space	6,100 SF	Available	
CH	10 FT	Shared	
Frontage	40FT	Centers Urgent Care	
Dimensions	Variable		

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SPACE DEVELOPMENT



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NEIGHBORHOOD DEMOGRAPHICS



99,692

POPULATION
WITHIN 1-MILE
RADIUS



34 Years

AVERAGE
POPULATION
AGE



1.5%

POPULATION
GROWTH
SINCE 2010



\$61,794

AVERAGE
HOUSEHOLD
INCOME



30 %

OF RESIDENTS HAVE
A BACHELOR'S OR
GRADUATE DEGREE



\$50,203

AVERAGE HOUSEHOLD
EXPENDITURE

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Citgo
- CVS
- Advance Auto Parts
- BP
- Wendys
- Pizza Hut
- TD Bank
- Hertz
- KFC
- Dunkin' Donuts
- 7-11
- Boston Market
- Fresh Pond Car Wash Inc
- Centers Urgent Care
- Middle Village Motors
- Bushwick Cycles Inc
- Club House Sports Bar
- Rosa's Pizza
- Spirit Taekwondo
- Kids Fun House
- Force Fitness Club
- Veterinary Care Group - Middle Village
- Beach Bum Tanning & Airbrush Salon
- Tiger Schulmann's Martial Arts
- Pep Boys Auto Parts & Service

TRANSPORTATION

- 15 Min Walk at Middle Village-Metropolitan Ave 
- 16 Min Walk at Fresh Pond Road 
- 17 Min Walk at Forest Avenue 
- Buses within 5 Min Walk       



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CONTACT

