

STREET RETAIL/MEDICAL/RESTAURANT SPACE

82-11 37TH AVENUE

Northeast corner of 37th Avenue and 82nd Street and Northwest corner of 37th Avenue and 83rd Street

JACKSON HEIGHTS

QUEENS | NEW YORK

11,862 SF*

Available for Lease

**Divisible*



SPACE DETAILS

LOCATION

Northeast corner of 37th Avenue and 82nd Street
and Northwest corner of 37th Avenue and 83rd Street

SIZE

Ground Floor 11,862 SF*

*Divisible

FRONTAGE

37th Avenue ~ 136 FT
83rd Street ~ 61 FT

CEILING HEIGHTS

Ground Floor Up to 10 FT

STATUS

Formerly Rite Aid

POSSESSION

Arranged

TERM

Negotiable

RENT

Upon request

CO-TENANTS

Shake Shack (lease signed)

NEIGHBORS

Old Navy, Gap Factory, Banana Republic Factory, Footlocker, Carter's, Target, Skechers Warehouse Outlet, The Children's Place, McDonald's, Taco Bell, Popeyes, Dunkin Donuts, Chic-Fil-A, Smashburger, Chipotle, Starbucks, Bank of America, Capital One, Chase Bank, Ponce Bank, Spectrum, ModernMD and Diamond Braces

COMMENTS

All uses considered

Surrounded by a dense residential population

1 block from the 82 St- Jackson Hts   line

Nearby Elmhurst Hospital with 4,000 employees, 557 beds, and 471,522 annual clinic visits

TRANSPORTATION

2022 Ridership Report

82nd Street Jackson Heights

Annual	3,751,240
Weekday	11,497
Weekend	15,065



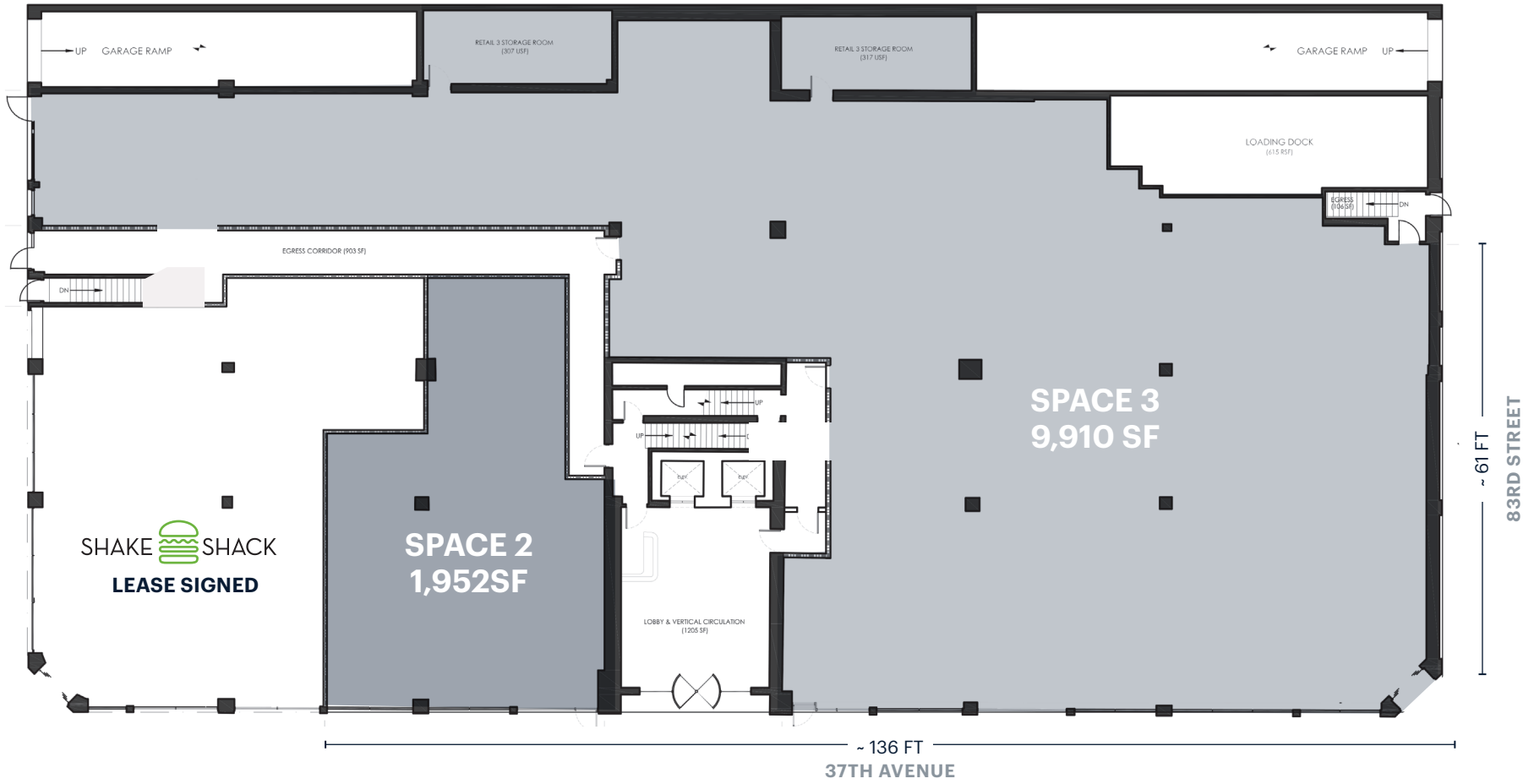
MTA Q33 Local

Annual	1,547,123
Weekday	4,949
Weekend	5,253

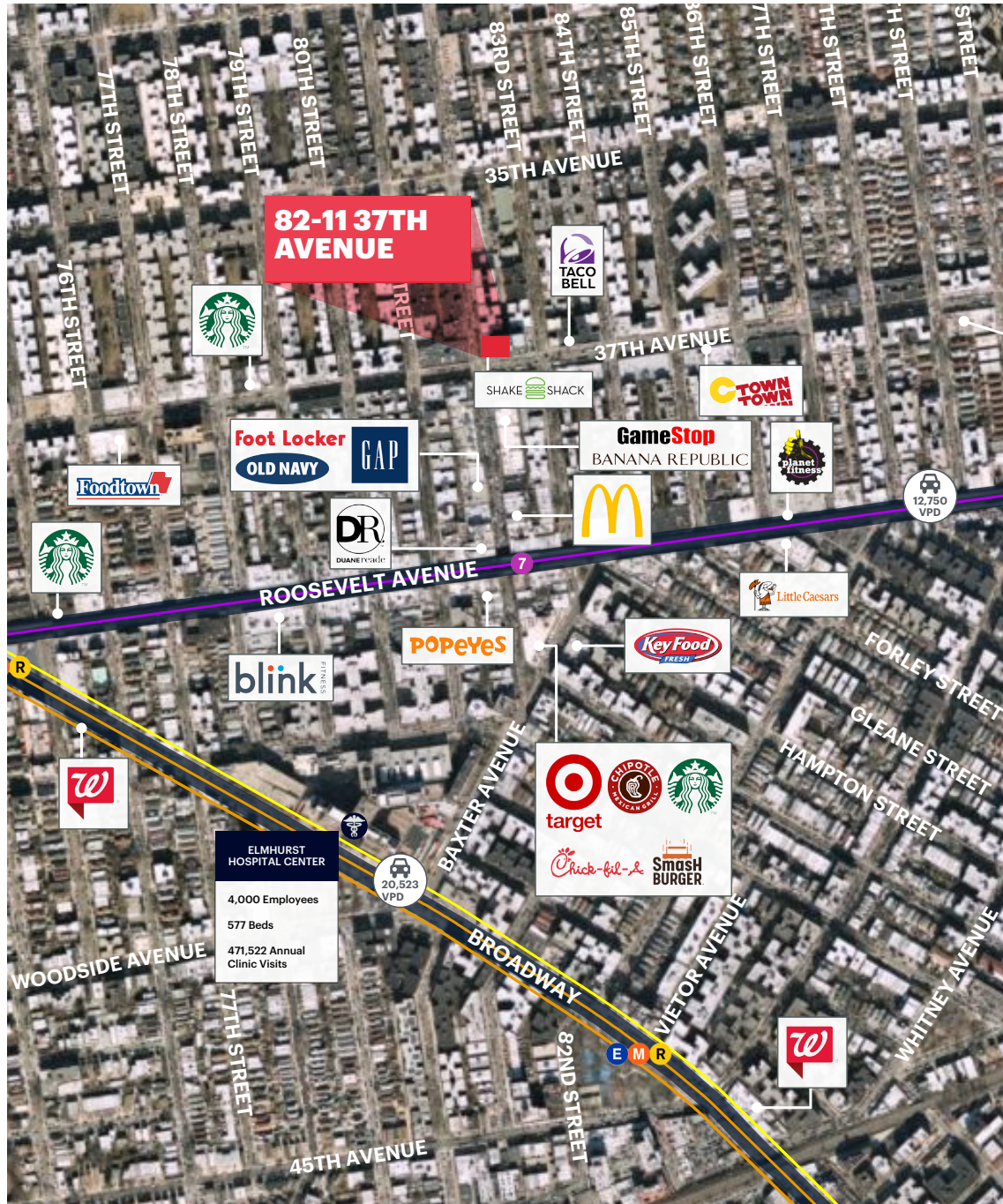


SPACE DETAILS

GROUND FLOOR - PROPOSED DIVISIONS



AREA RETAIL



ESTIMATED DAYTIME POPULATION

.25 mile	10,405
.5 mile	35,887
1 mile	108,263

AVERAGE HOUSEHOLD INCOME

.25 mile	\$88,973
.5 mile	\$86,903
1 mile	\$80,586

TOTAL HOUSEHOLDS

.25 mile	7,520
.5 mile	27,197
1 mile	72,243

TOTAL APPAREL

.25 mile	\$17,540,000
.5 mile	\$62,440,000
1 mile	\$162,060,000

FOOD AT RESTAURANTS

.25 mile	\$72,870,000
.5 mile	\$258,960,000
1 mile	\$673,300,000

TRANSPORTATION

2019 Ridership Report	
82nd Street 7 7	
Jackson Heights	
Annual	4,893,865
Weekday	15,056
Weekend	19,415

MTA Q33 Local 33	
Annual	2,303,215
Weekday	8,060
Weekend	7,322

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.