



RETAIL, RESTAURANT & MEDICAL SPACE

LONG ISLAND CITY, NY

27-19 THOMSON AVENUE

SIZE

Lower Level - 1,582 SF*

Second Floor - 2,931 SF*

*Lower Level and Second Floor can be combined

ASKING RENT

Upon Request

CEILING HEIGHTS

Lower Level - 13' 6"
Second Floor - 14' 0"

Ground:

- Shared Ground Floor Entrance of 564 SF between Lower Level and Second Floor. Elevator and Staircase access is shared.

STATUS OF PREMISES

New Construction

NEIGHBORS

Dunkin', Starbucks, Trader Joe's, Chipotle, Levante, Tacombi, Sweetgreen, Pure Barre, WeWork, Foodcellar Market, Extra Butter New York

COMMENTS

- New construction space with 34 residential units above
- Ideal for a variety of uses, including retail, restaurant, and medical
- Surrounded by almost 25,000 residential units, with an additional approximate 12,000 units under construction
- Over 10 million square feet of office space in the immediate vicinity
- Surrounded by public transportation:
 - **E G M 7** at Court Square Station (less than a minute walk)
 - **7 N W** at Queensboro Plaza (6 minute walk)
 - LIRR at Hunters Point Avenue
- 15 year ICAP

TRANSPORTATION

2019 Ridership Report

Queens Plaza	E M R	Court Square	7 E M G
Annual	4,334,290	Annual	7,033,377
Weekday	14,298	Weekday	23,600
Weekend	12,799	Weekend	19,074

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV
mabramov@ripcony.com
D: 718.663.2652
C: 718.607.1920

GREG BATISTA
gbatista@ripcony.com
D: 516.342.8277
C: 516.351.5604



80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

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.

1-MILE AREA DEMOGRAPHICS

93K

TOTAL DAYTIME POPULATION

115K

MEDIAN HOUSEHOLD INCOME

31K

TOTAL HOUSEHOLDS

67K

TOTAL POPULATION

25.1%

POPULATION UNDER THE AGE OF 44

83.2%

WHITE COLLAR WORKERS

\$1.2B

TOTAL RETAIL GOODS EXPENDITURE



24,300+ EXISTING
RESIDENTIAL UNITS

11,800+ UNITS UNDER
CONSTRUCTION



42 HOTELS WITH
4,300+ ROOMS

39 HOTELS UNDER
CONSTRUCTION

5,700+ ROOMS UNDER
CONSTRUCTION



815K OF
RETAIL

400K SF UNDER
CONSTRUCTION



5.6M+ SF UNDER
CONSTRUCTION

10M+ SF
OFFICE SPACE



7,000+
BUSINESSES



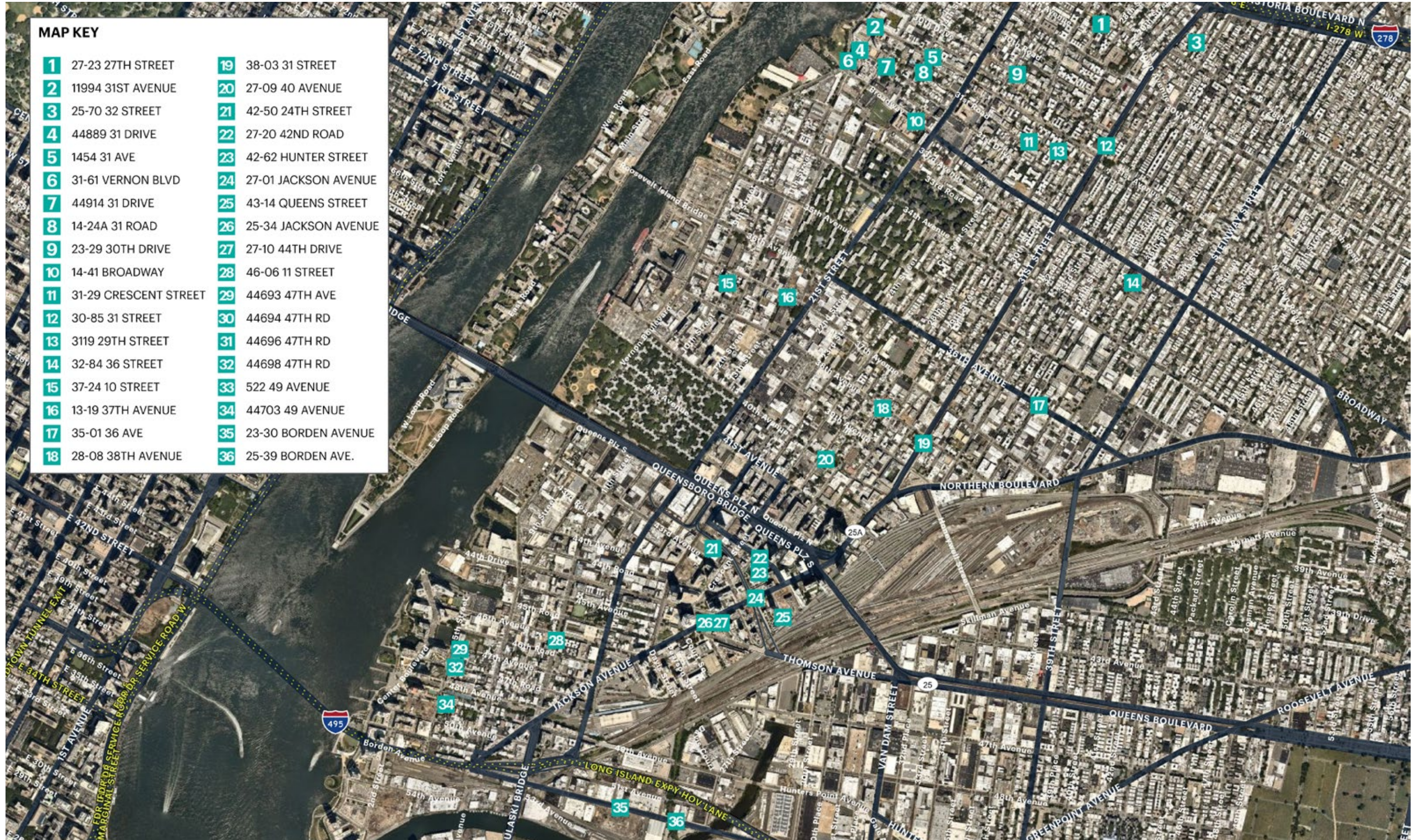
130K+
EMPLOYEES



50K+ COLLEGE
STUDENTS

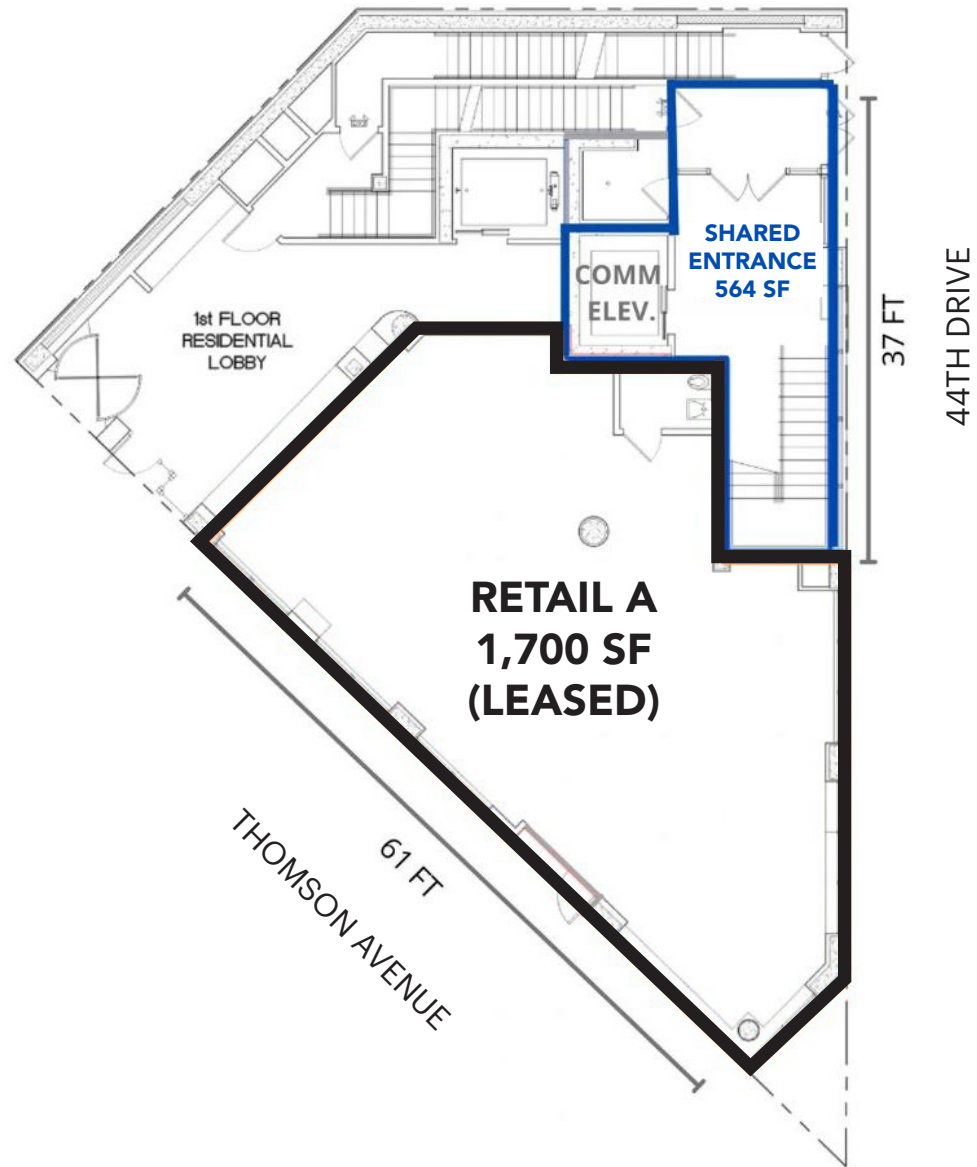


NEW DEVELOPMENTS

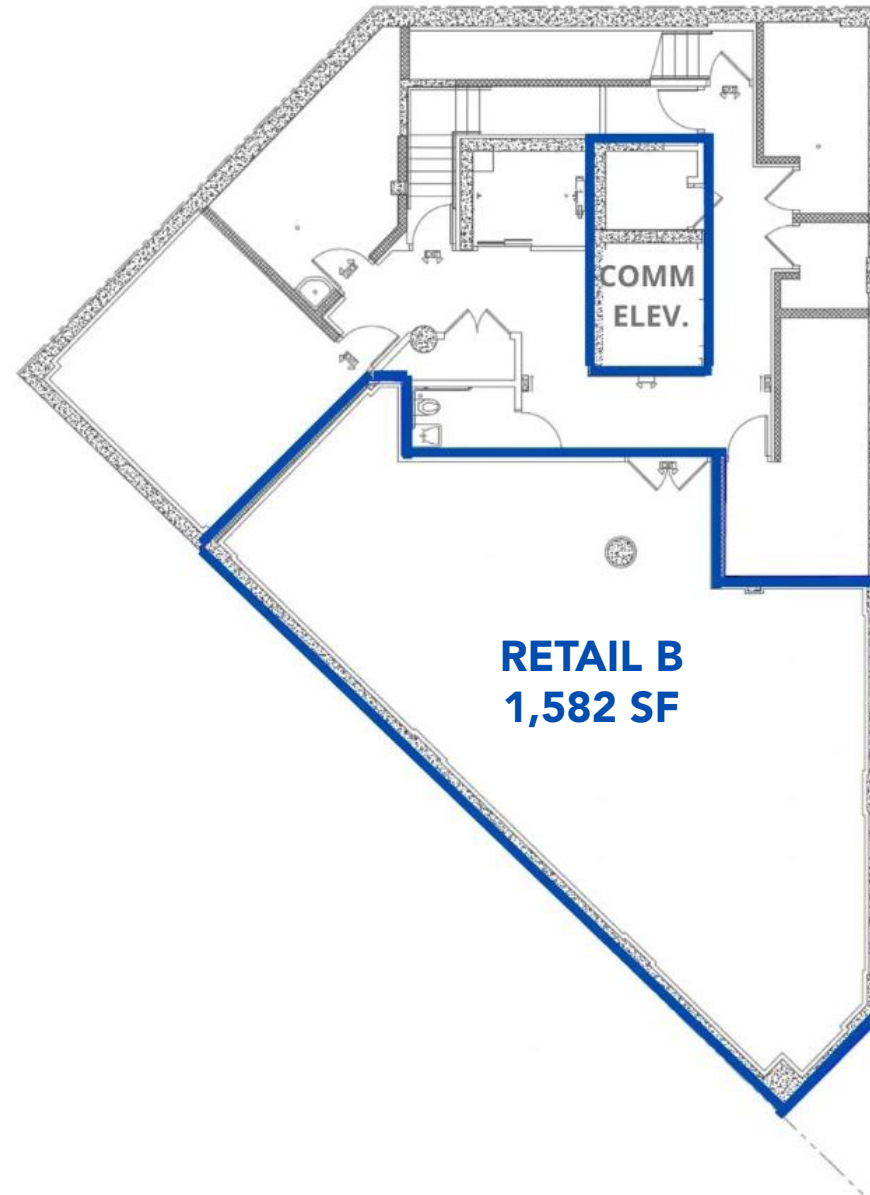


SITE PLAN

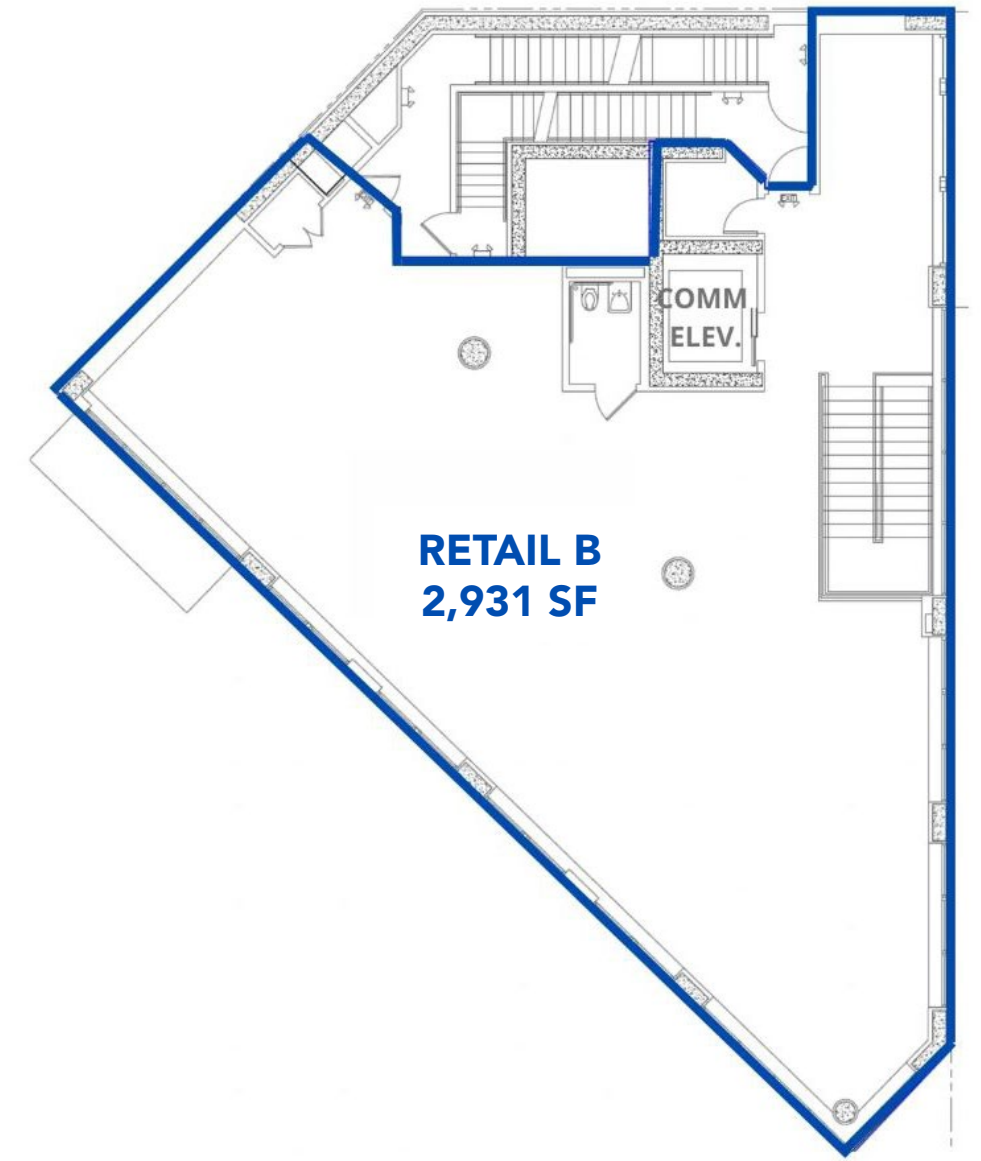
GROUND FLOOR



LOWER LEVEL



SECOND FLOOR



*Retail A & Retail B can be combined into one space totaling 6,777 SF

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

67,238

HOUSEHOLDS

31,153

AVERAGE HOUSEHOLD INCOME

\$175,490

MEDIAN HOUSEHOLD INCOME

\$115,439

COLLEGE GRADUATES (BACHELOR'S +)

32,625 - 44.8%

TOTAL BUSINESSES

4,224

TOTAL EMPLOYEES

59,590

DAYTIME POPULATION (W/ 16 YR +)

93,733

2 MILE RADIUS

POPULATION

493,374

HOUSEHOLDS

246,405

AVERAGE HOUSEHOLD INCOME

\$179,029

MEDIAN HOUSEHOLD INCOME

\$115,889

COLLEGE GRADUATES (BACHELOR'S +)

263,985 - 48.1%

TOTAL BUSINESSES

36,047

TOTAL EMPLOYEES

589,450

DAYTIME POPULATION (W/ 16 YR +)

820,361

3 MILE RADIUS

POPULATION

1,319,924

HOUSEHOLDS

634,538

AVERAGE HOUSEHOLD INCOME

\$175,130

MEDIAN HOUSEHOLD INCOME

\$112,396

COLLEGE GRADUATES (BACHELOR'S +)

663,745 - 46.4%

TOTAL BUSINESSES

107,684

TOTAL EMPLOYEES

1,617,987

DAYTIME POPULATION (W/ 16 YR +)

2,256,602

AREA DEMOGRAPHICS

