

**FREESTANDING/NEW DEVELOPMENT/MEDICAL/OFFICE/RESTAURANT/STREET RETAIL**

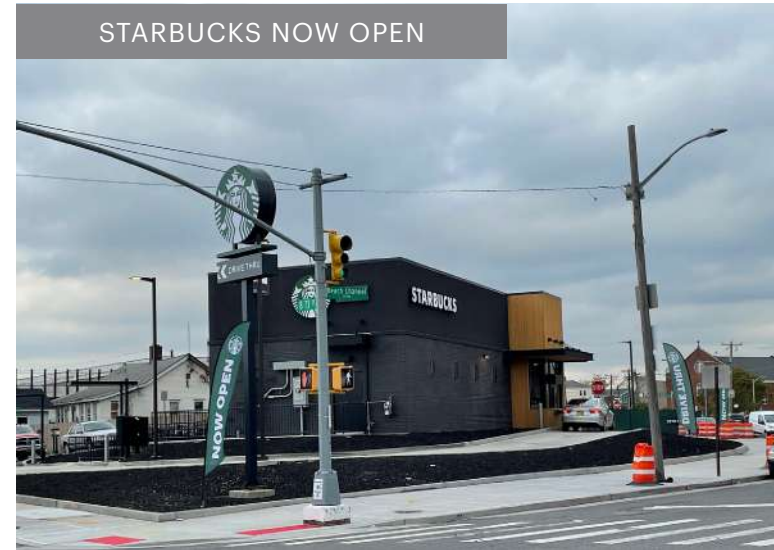
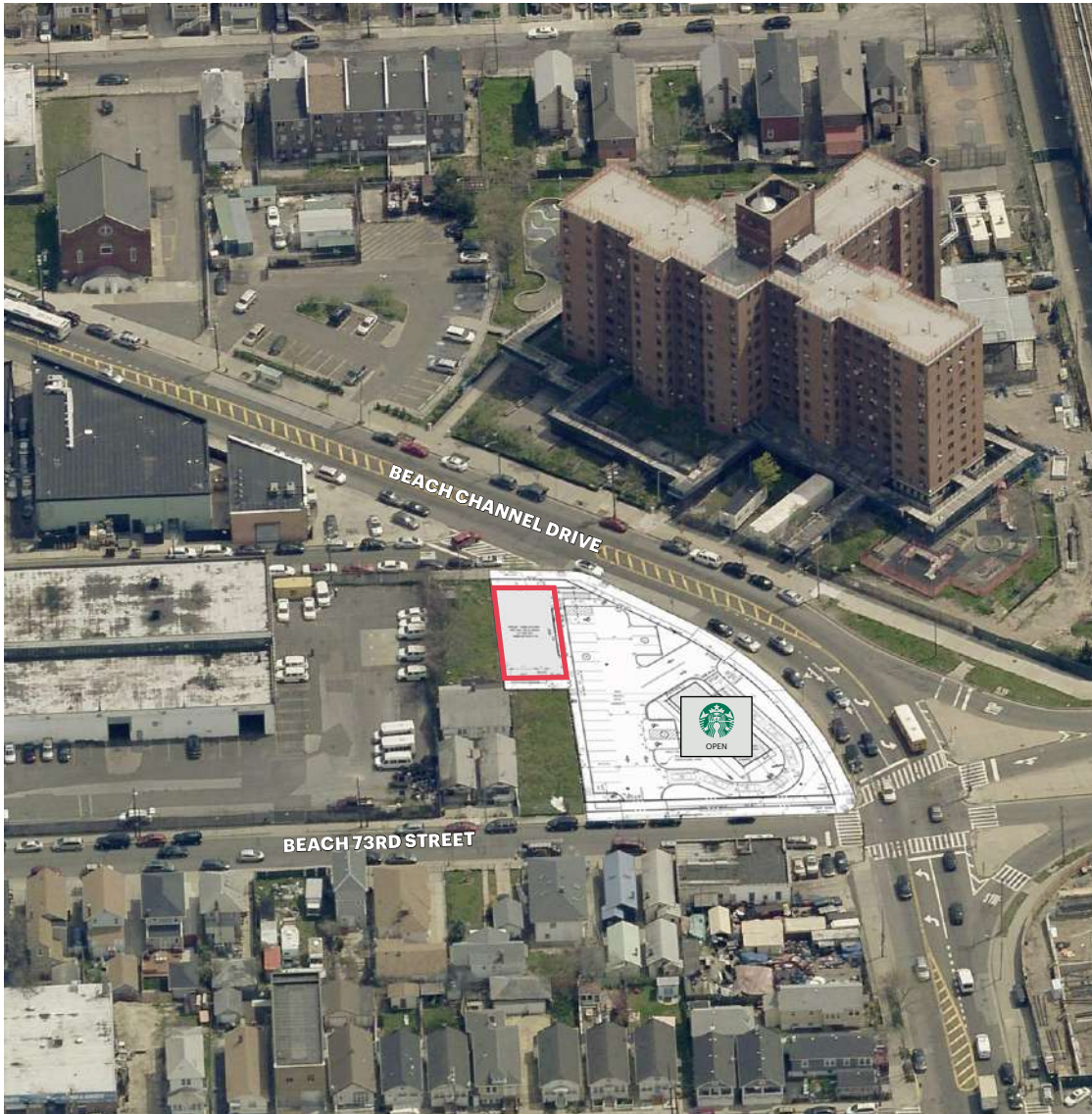
# 72-10 BEACH CHANNEL DRIVE

Northeast corner of Beach 73rd Street

**ROCKAWAY BEACH**

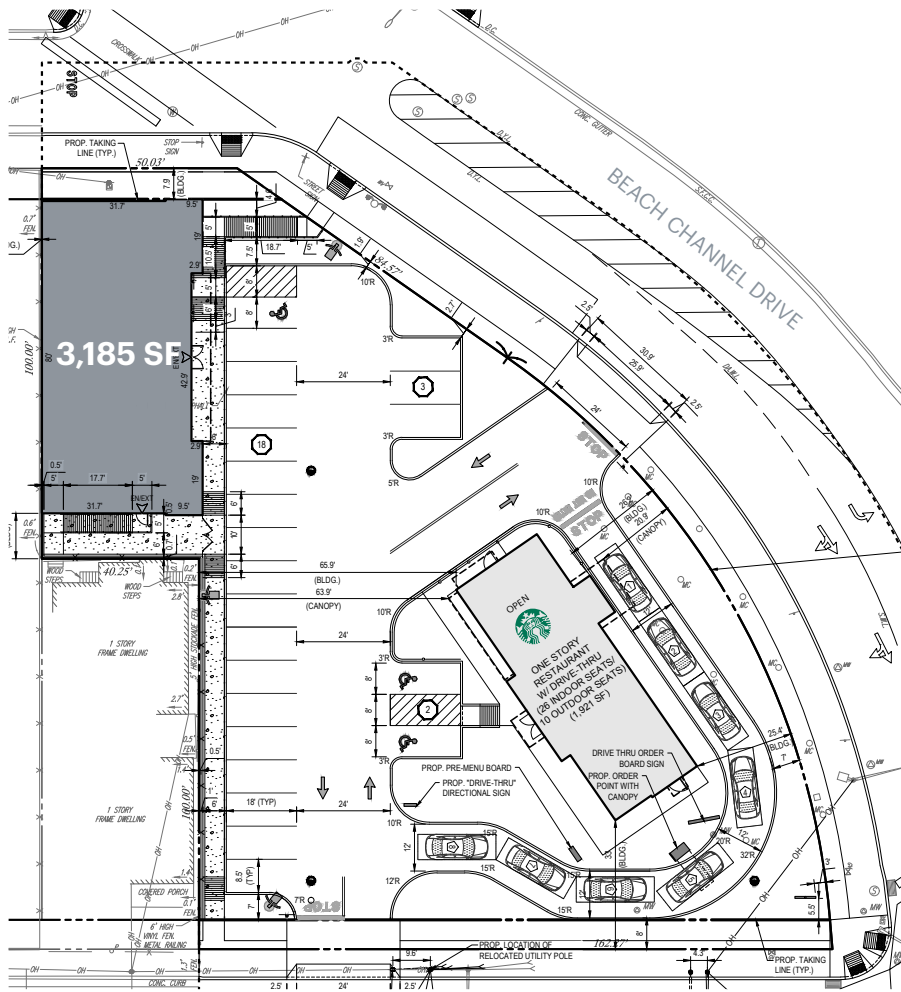
QUEENS | NY

Up to  
**3,185 SF**  
Available for Lease



# SPACE DETAILS

## DEVELOPMENT PLAN



BEACH 73RD STREET

### LOCATION

Northeast corner of Beach 73rd Street and Beach Channel Drive

### SIZE

Ground Floor Up to 3,185 SF

### FRONTAGE

Beach Channel Dr Up to 80 FT

### ASKING RENT

Negotiable

### TAXES/CAM

Upon Request

### CURRENTLY

Build to suit

### POSSESSION

Arranged

### CO-TENANTS

Starbucks

### NEIGHBORS

Stop & Shop, Rockaway Brewing Company, Rockaway YMCA

### COMMENTS

Build-to-suit opportunity to join a freestanding Starbucks

### ESTIMATED POPULATION

0.25 miles	3,232
0.5 miles	14,617
1.0 miles	32,538

### AVERAGE HOUSEHOLD INCOME

0.25 mile	\$107,563
0.5 miles	\$95,969
1.0 miles	\$88,842

### TOTAL HOUSEHOLDS

0.25 mile	1,081
0.5 mile	5,467
1.0 miles	11,977



# AREA RETAIL



32 Court Street  
10th Floor  
Brooklyn, NY 11201  
718.233.6565

Please visit us at [ripcony.com](http://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.

## CONTACT EXCLUSIVE AGENTS

**RICHARD SENIOR**  
rsenior@ripcony.com  
718.233.6565

**CHRISTOPHER WALTHER**  
cwalther@ripcony.com  
718.233.6565