



**STARK PLAZA**  
**FAR ROCKAWAY, NY**  
1720-1725 VILLAGE LANE





Artist's Rendering

## RETAIL, MEDICAL, FITNESS & RESTAURANT SPACE

# FAR ROCKAWAY, NY

## STARK PLAZA

1720-1725 VILLAGE LANE

### SIZE

Building B (Ground):

- 1,191 SF
- 3,445 SF
- 4,310 SF (can be divided)
- 13,560 (can be divided)

Building C (Ground):

- 1,923 SF
- 4,769 SF (can be divided)
- 18,352 SF (can be divided)

Total - up to 47,550 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Supermarket, Dunkin' Donuts

### NEIGHBORS

Northwell Health, Mott Pharmacy, Oak Street Health, USPS, Delmont Medical Center

Area tenants include McDonald's, Taco Bell, Popeye's, Domino's Pizza, Golden Krust, Queens Library, Shop Fair, CVS, Chase, Rainbow, VIM, Rent A Center, Metro PCS, Cricket Mobile, Boost Mobile and more

### COMMENTS

- New Construction development with over 49,000 SF of retail space available and at the base of 1,693 apt units
- Located in the heart of the Downtown Far Rockaway Approved Rezoning Area
- Building B is anchored by a supermarket
- Parking Available for Retail Spaces
- Venting/ability to vent throughout multiple spaces for Restaurant Users
- Across the Street from Far Rockaway - Mott Avenue  subway (which sees over 1.5 million annual riders) and LIRR

## CONTACT EXCLUSIVE AGENTS

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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.

AERIAL



# MARKET AERIAL



1720-1725 VILLAGE LANE FAR ROCKAWAY, NY

# SITE PLAN

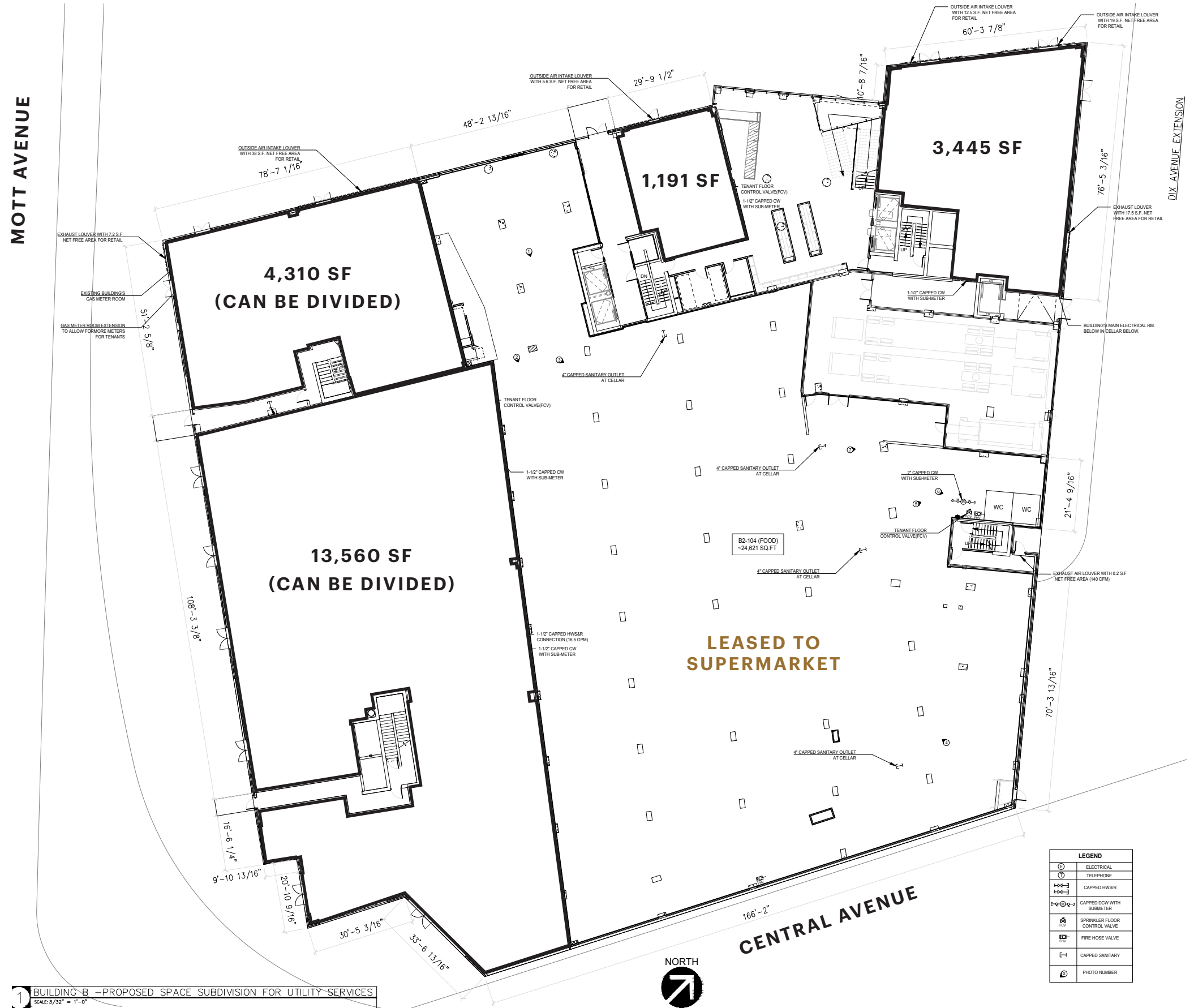
## BUILDING B - GROUND FLOOR

### SIZE

Total of 22,506 SF  
Spaces can be divided further

### EXISTING FEATURES

- Anchored by supermarket
- Lots of restaurant opportunities with either existing vents in place going through the roof or opportunity to vent
- Parking available for retail
- Corner opportunities available



# SITE PLAN

## BUILDING C - GROUND FLOOR

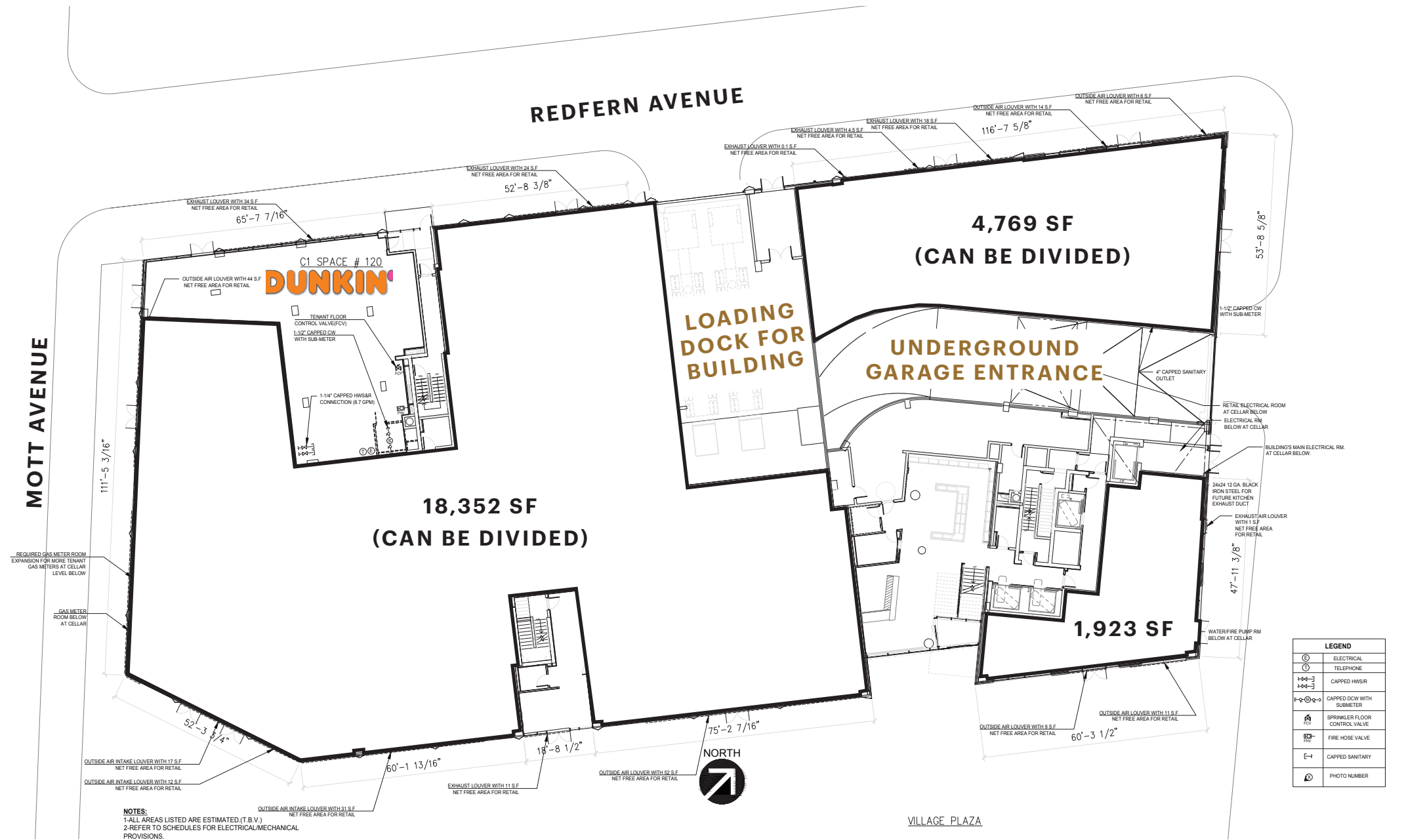
### SIZE

TOTAL: 25,044 SF

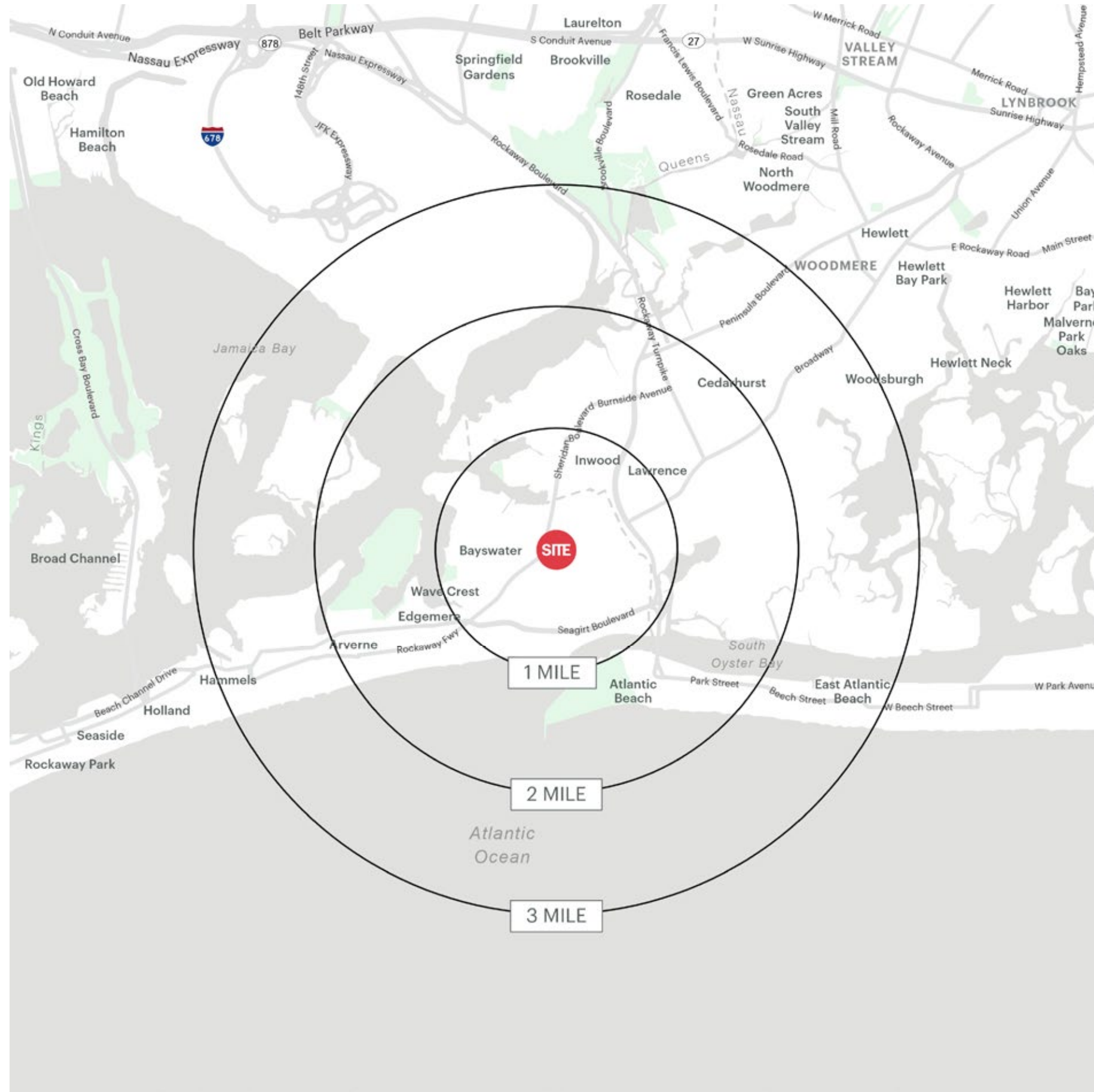
Spaces can be divided further

### EXISTING FEATURES

- Join Dunkin Donuts
- Lots of restaurant opportunities with either existing vents in place going through the roof or opportunity to vent
- Parking available for retail
- Corner opportunities available



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
64,191

**HOUSEHOLDS**  
20,756

**AVERAGE HOUSEHOLD INCOME**  
\$89,148

**MEDIAN HOUSEHOLD INCOME**  
\$56,495

**COLLEGE GRADUATES (BACHELOR'S +)**  
12,264 - 20.1%

**TOTAL BUSINESSES**  
972

**TOTAL EMPLOYEES**  
14,263

**DAYTIME POPULATION (W/ 16 YR +)**  
55,934

## 2 MILE RADIUS

**POPULATION**  
93,608

**HOUSEHOLDS**  
30,099

**AVERAGE HOUSEHOLD INCOME**  
\$97,971

**MEDIAN HOUSEHOLD INCOME**  
\$59,579

**COLLEGE GRADUATES (BACHELOR'S +)**  
18,958 - 21.4%

**TOTAL BUSINESSES**  
2,244

**TOTAL EMPLOYEES**  
42,379

**DAYTIME POPULATION (W/ 16 YR +)**  
102,276

## 3 MILE RADIUS

**POPULATION**  
129,517

**HOUSEHOLDS**  
42,247

**AVERAGE HOUSEHOLD INCOME**  
\$111,014

**MEDIAN HOUSEHOLD INCOME**  
\$65,569

**COLLEGE GRADUATES (BACHELOR'S +)**  
29,880 - 23.2%

**TOTAL BUSINESSES**  
3,086

**TOTAL EMPLOYEES**  
50,887

**DAYTIME POPULATION (W/ 16 YR +)**  
132,998

# AREA DEMOGRAPHICS

