

# THE RIDGEWOOD NOW DELIVERING POSSESSION



**PERFECT FOR ANY RESTAURANT/  
ENTERTAINMENT AND DAYCARE USES**

# THE RIDGEWOOD ROOFTOP

**350 ST. NICHOLAS AVENUE  
RIDGEWOOD, QUEENS, NEW YORK**

**SIZE**

4th Floor Rooftop: 6,189 SF +  
29,755 SF of Outdoor Space  
+ ground floor dedicated  
entrance with 2 elevators

**CEILING HEIGHTS**

18 FT

**CO-TENANTS**

Target, Burlington

**ASKING RENT**

Upon Request

**NEIGHBORS**

Food Bazaar, Dollar Tree, Capital One Bank, Dunkin', CVS Pharmacy, Starbucks, Planet Fitness, Duane Reade, AutoZone, Blink Fitness

**COMMENTS**

- New Target & Burlington Anchored Development with rooftop availability
- Dedicated entrance on Palmetto Street with two dedicated elevators going to the 4th floor space. The space is 6,189 SF + wrap-around outside terrace of 29,755 SF
- Rooftop space ideal for restaurant and entertainment venues as well as any daycare/educational uses
- Views of Manhattan skyline
- Delivery - Immediate
- Located at intersection of large transit hub with over 26 million annual ridership
- 341 Space Parking Garage on site

**TRANSPORTATION**

2019 Ridership Report

<b>Subway</b>				
<b>Myrtle - Wycoff Avenue</b>		<b>B52</b>		
Annual	5,927,332	Annual		2,987,639
<b>Bus</b>		<b>B54</b>		
<b>B13</b>		Annual		2,658,271
Annual	1,919,546	<b>Q58</b>		
<b>B26</b>		Annual		9,131,904
Annual	2,639,105			

## 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.



# MARKET AERIAL



**350 ST. NICHOLAS AVE  
THE RIDGEWOOD**

MYRTLE - WYCKOFF AVENUE  
5,927,332 ANNUAL RIDERSHIP

**ANNUAL RIDERSHIP (2019)**

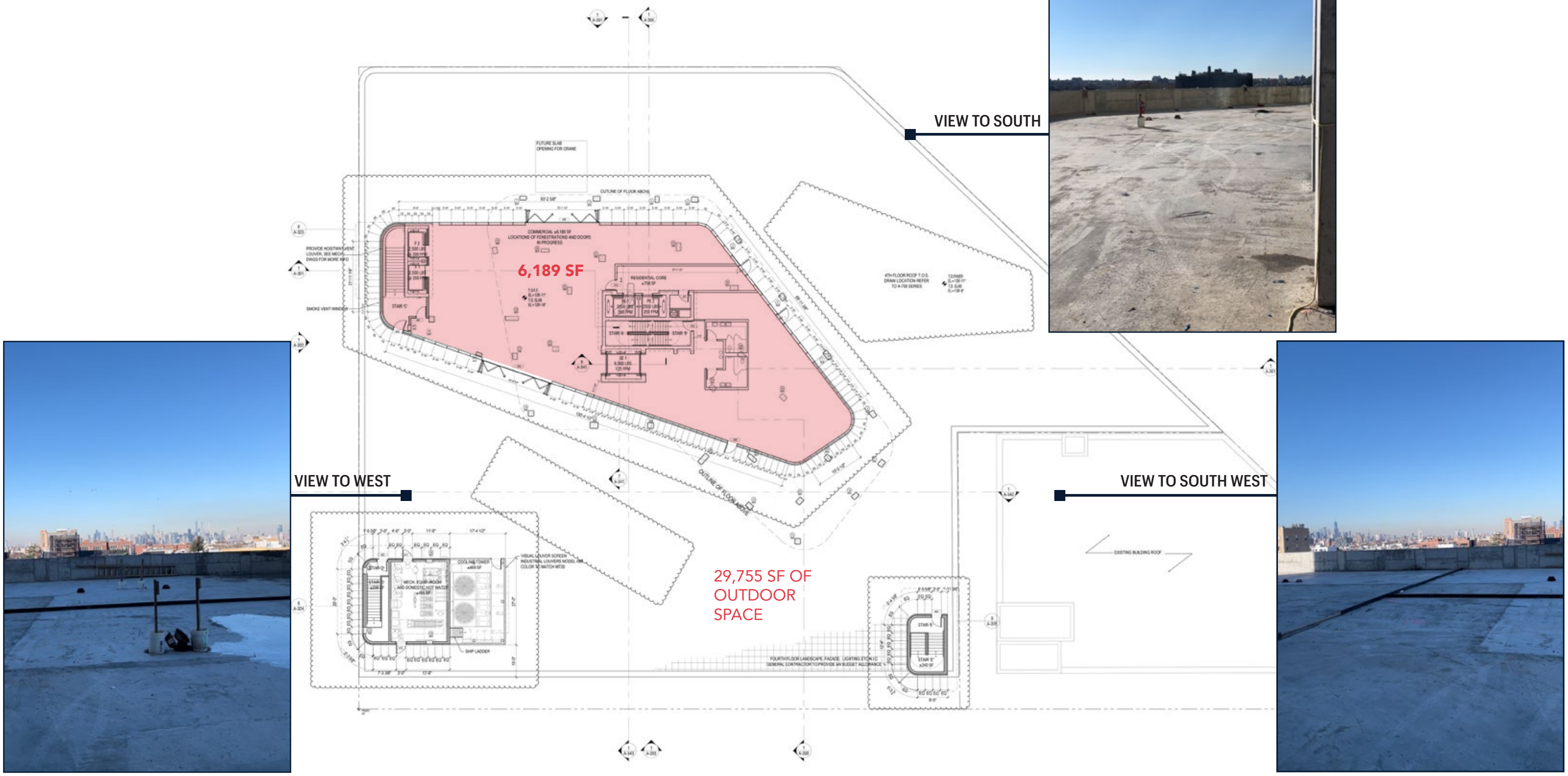
L	M	5,927,332
B 13		1,919,546
B 26		2,639,105
B 52		2,987,639
B 54		2,658,271
Q 58		9,131,904





# SITE PLAN

## FOURTH FLOOR





**INTERIOR PHOTOS**



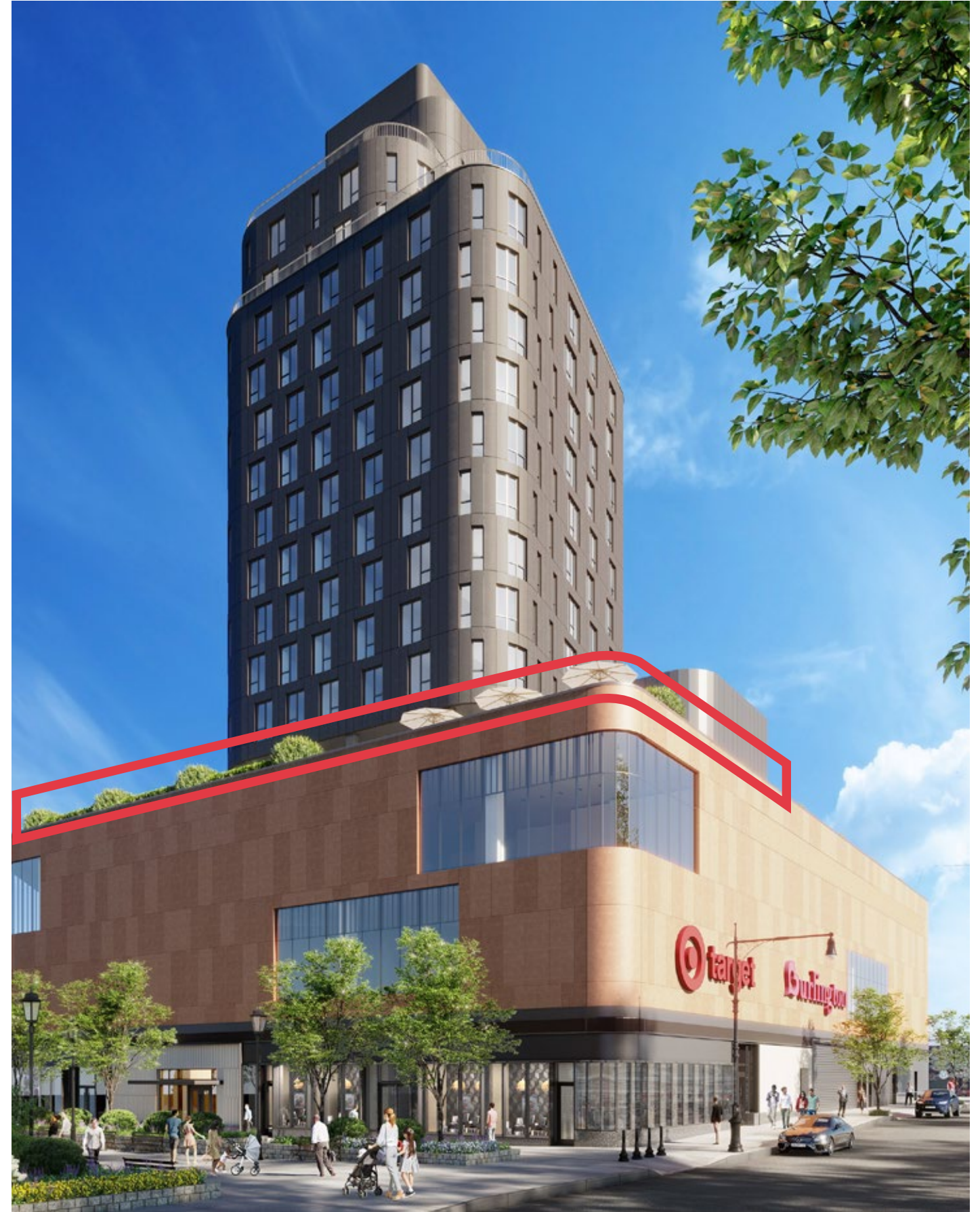


**EXTERIOR PHOTOS AND RENDERINGS**



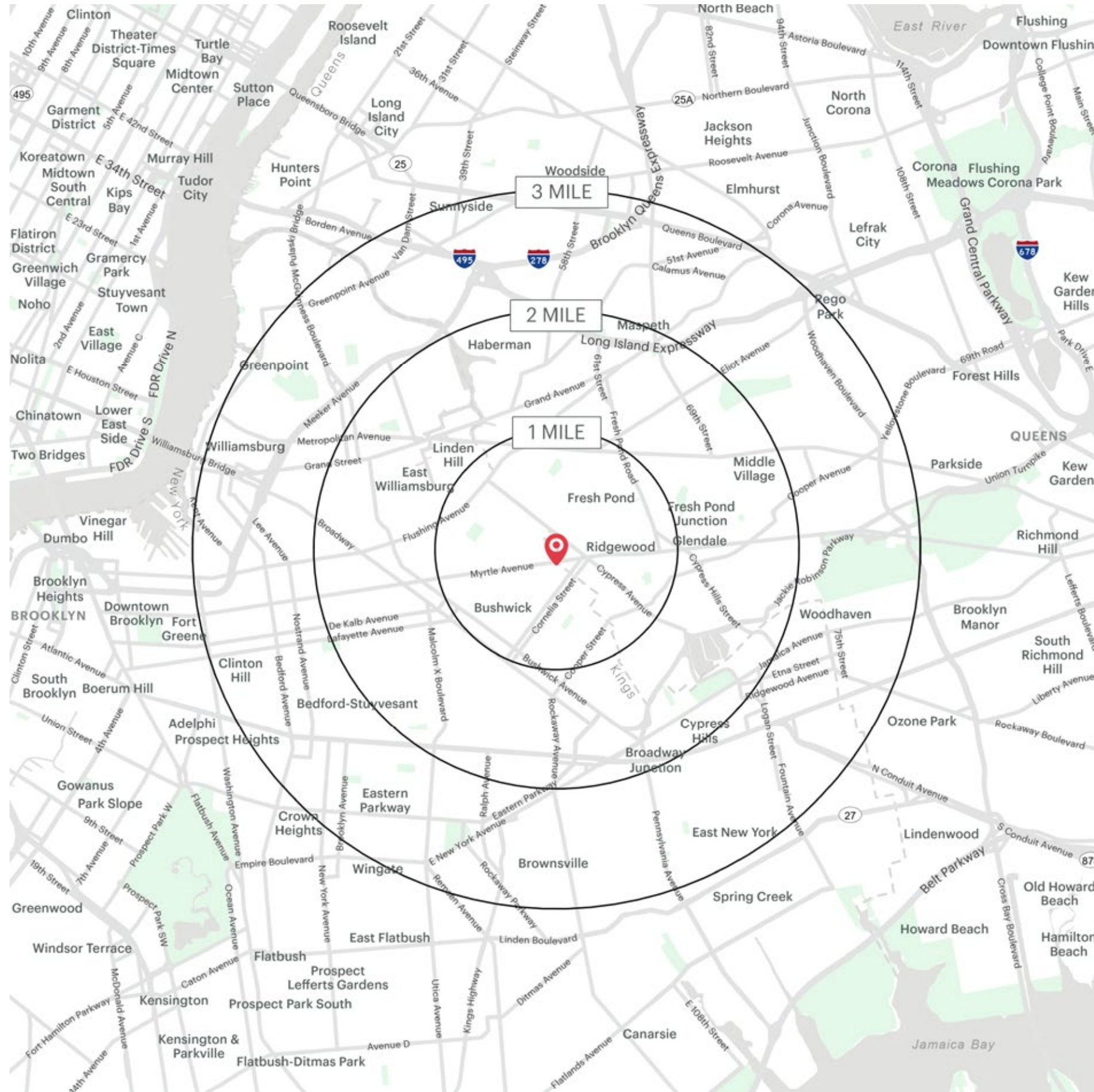


**EXTERIOR PHOTOS AND RENDERINGS**





# AREA DEMOGRAPHICS



THE RIDGEWOOD RIDGEWOOD, NEW YORK

## 1 MILE RADIUS

### POPULATION

174,780

### HOUSEHOLDS

58,053

### AVERAGE HOUSEHOLD INCOME

\$83,019

### MEDIAN HOUSEHOLD INCOME

\$64,078

### COLLEGE GRADUATES (BACHELOR'S +)

36,762 - 32.0%

### TOTAL BUSINESSES

3,455

### TOTAL EMPLOYEES

46,129

### DAYTIME POPULATION (W/ 16 YR +)

141,085

## 2 MILE RADIUS

### POPULATION

433,342

### HOUSEHOLDS

155,269

### AVERAGE HOUSEHOLD INCOME

\$85,099

### MEDIAN HOUSEHOLD INCOME

\$61,444

### COLLEGE GRADUATES (BACHELOR'S +)

94,873 - 32.0%

### TOTAL BUSINESSES

10,171

### TOTAL EMPLOYEES

136,483

### DAYTIME POPULATION (W/ 16 YR +)

379,705

## 3 MILE RADIUS

### POPULATION

1,075,881

### HOUSEHOLDS

386,947

### AVERAGE HOUSEHOLD INCOME

\$87,187

### MEDIAN HOUSEHOLD INCOME

\$60,250

### COLLEGE GRADUATES (BACHELOR'S +)

244,441 - 34.0%

### TOTAL BUSINESSES

27,580

### TOTAL EMPLOYEES

343,005

### DAYTIME POPULATION (W/ 16 YR +)

953,070



# AREA DEMOGRAPHICS

