

PARKING GARAGE OPPORTUNITY | 98-85 QUEENS BLVD | REGO PARK, QUEENS

Please Submit RFP Proposal



PARKING GARAGE OPPORTUNITY FOR LEASE IN NEW DEVELOPMENT

Please Submit RFP Proposal

REGO PARK, NY

98-85 QUEENS BOULEVARD

RFP SCHEDULE

- **Tour Dates:** November 6th, 10th, 13th 2023
- **Bid Deadline Proposal:** November 23rd 2023
- **Lease Execution:** December 22nd 2023
- **Possession:** Q4 2024

STATUS

Under Construction

DELIVERY

Q4 2024

PARKING SPOTS

76 (with stackers)

COMMENTS

- Rego Park is one of Queens' most dense neighborhoods with an immediate need of parking to service the immediate area of over 61,000 households with a population of over 150,000 and retailers including Mount Sinai Doctors, New York Sports Club and Keller Graduate Scott which are directly across the street from site and two blocks away from St. Paul's School of Nursing and NYU Langone Health
- The new 225,000 SF development to be completed by Q4 of 2024 and will have 170-apartment rental units and approximately 26,000 SF of retail, medical and office space
- The Parking Garage has a total of 76 deeded parking spots (51 spots + additional 25 with stackers); entrance on the ground floor with a ramp to the second floor
- Building is a full city block with key intersections on Queens Blvd, 99th Street and 66th Avenue
- The development has secured a 35-year tax abatement applicable to the Parking Garage condo

Please reach out to exclusive advisors to discuss the opportunity and RFP schedule of touring and deadline.

SIZE

18,594 SF

ASKING RENT

RFP - Submit Proposals

VEHICLES PER DAY

Over 50,000 vehicles per day

DAYTIME POPULATION

136,000 daytime population

TRANSPORTATION

- Near major transportation hubs and thru-ways
- Queens Blvd leads to the Midtown Tunnel, Long Island Expressway & Grand Central Parkway

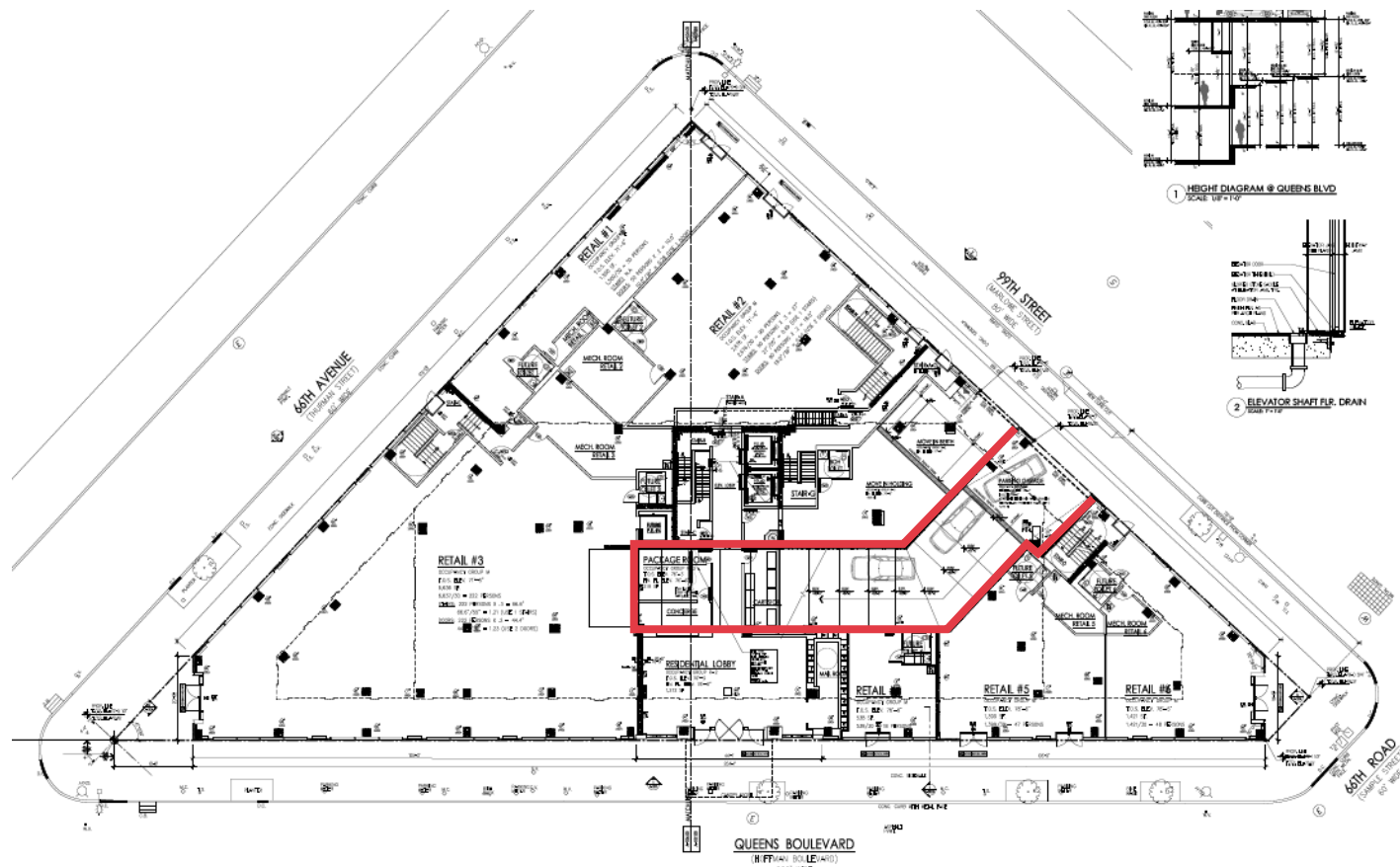


RETAIL & HOUSEHOLD MAP

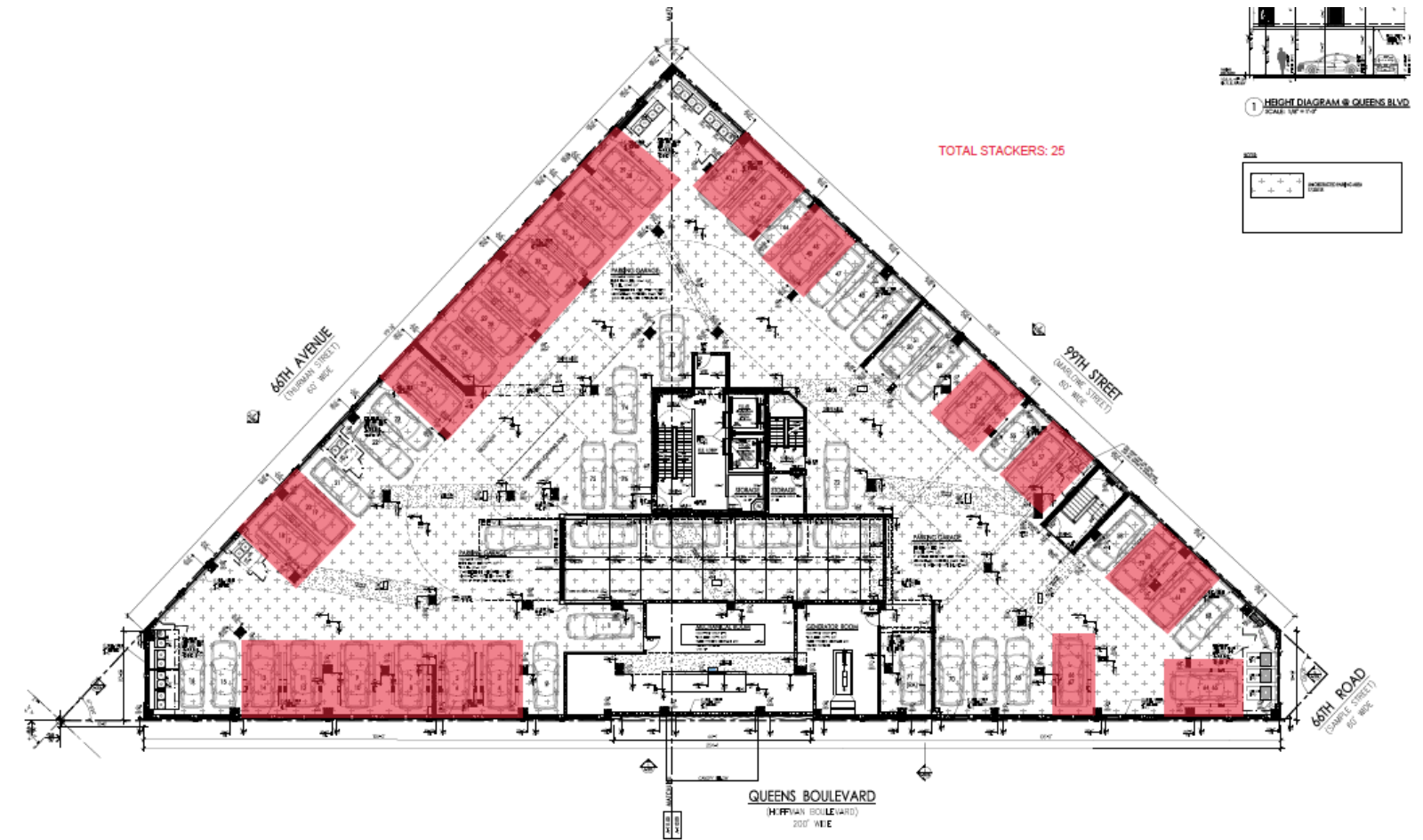


SITE PLAN - 76 CARS | 18,594 SF

GROUND FLOOR RAMP ENTRANCE ON 99TH STREET

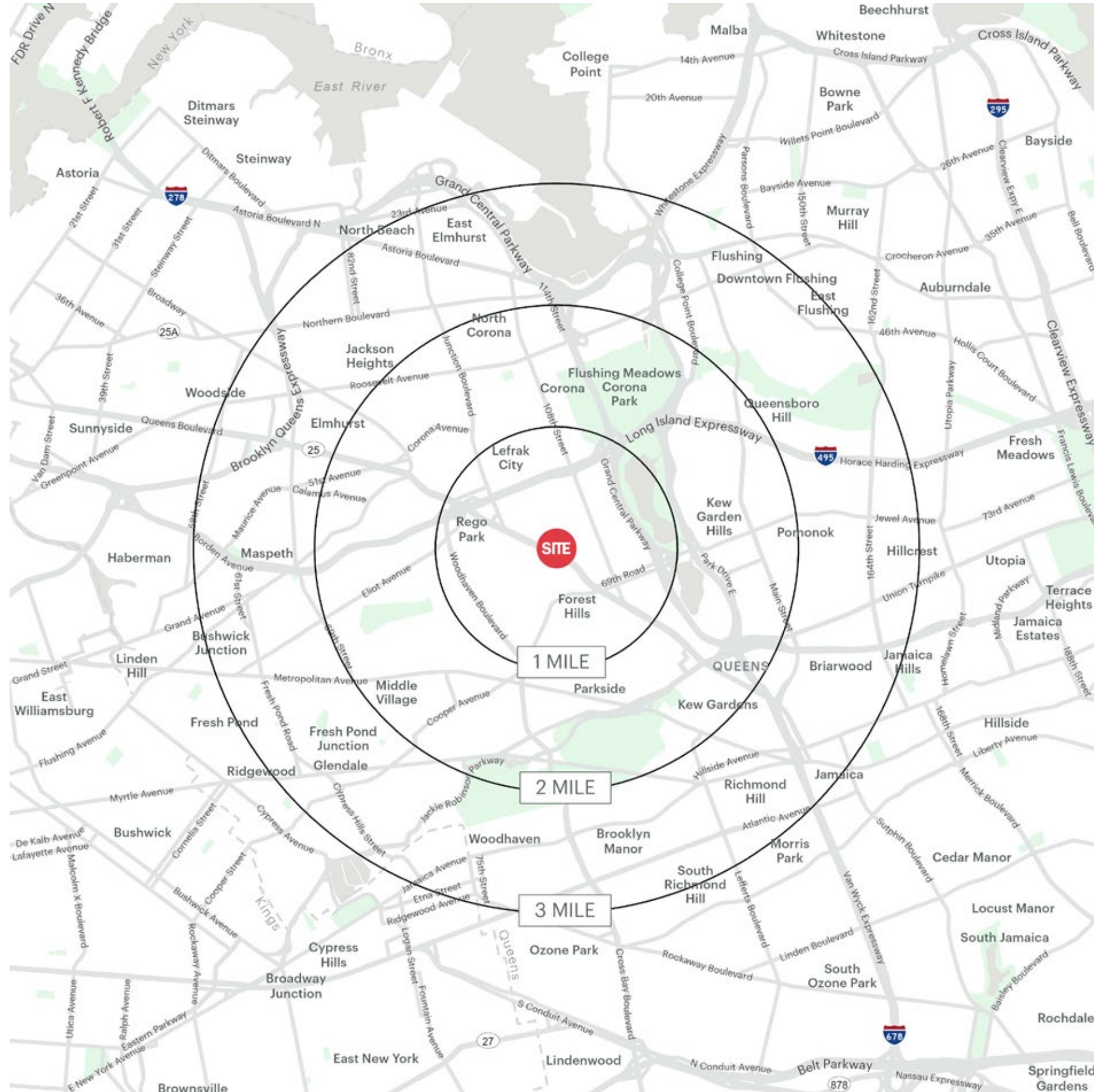


PARKING GARAGE ON SECOND FLOOR



*Red highlights are the parking spots which have a stacker as well

AREA DEMOGRAPHICS



98-85 QUEENS BOULEVARD REGO PARK, NY

1 MILE RADIUS

POPULATION
151,096

HOUSEHOLDS
61,587

AVERAGE HOUSEHOLD INCOME
\$140,719

MEDIAN HOUSEHOLD INCOME
\$100,520

COLLEGE GRADUATES (BACHELOR'S +)
40,952 - 64.0%

TOTAL BUSINESSES
2,706

TOTAL EMPLOYEES
31,217

DAYTIME POPULATION (W/ 16 YR +)
76,468

2 MILE RADIUS

POPULATION
390,765

HOUSEHOLDS
146,609

AVERAGE HOUSEHOLD INCOME
\$110,881

MEDIAN HOUSEHOLD INCOME
\$80,331

COLLEGE GRADUATES (BACHELOR'S +)
122,310 - 43.0%

TOTAL BUSINESSES
8,888

TOTAL EMPLOYEES
126,279

DAYTIME POPULATION (W/ 16 YR +)
350,817

3 MILE RADIUS

POPULATION
940,613

HOUSEHOLDS
316,481

AVERAGE HOUSEHOLD INCOME
\$103,215

MEDIAN HOUSEHOLD INCOME
\$75,537

COLLEGE GRADUATES (BACHELOR'S +)
222,270 - 33.0%

TOTAL BUSINESSES
20,780

TOTAL EMPLOYEES
256,126

DAYTIME POPULATION (W/ 16 YR +)
805,546

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV

mabramov@ripcony.com

D: 718.663.2652

C: 718.607.1920

JACOB ARANBAEV

jaranbaev@ripcony.com

D: 718.704.1453

C: 347.679.2585

GREG BATISTA

gbatista@ripcony.com

D: 516.42.8277

C: 516.351.5604

RIPCO
REAL ESTATE

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.