

35-YEAR TAX ABATEMENT IN-PLACE



**RETAIL, MEDICAL & FITNESS SPACE**

# BAYSIDE, NY

**215-16 NORTHERN BLVD**

**NEW DEVELOPMENT/BUILD-TO-SUIT OPPORTUNITY**

**SIZE**

4,841 SF

**CEILING HEIGHTS**

12 FT 9 IN

**ASKING RENT**

Upon Request

**DELIVERY**

Q2 2025

**FRONTAGE**

Northern Blvd: 100 FT 7 IN

215th Place: 57 FT 5 IN

215th Street: 36 FT

**NEIGHBORS**

Tiger Schulmann's, Starbucks, T-Mobile, Metro City Bank, TD Bank, Woori America Bank, BOLT Fitness, Infiniti, BMW of Bayside, Queens Library, Capital One Bank, State Farm, White Castle, CVS, Lenox Hill Radiology

**COMMENTS**

- Rare ground up development in the heart of Bayside with build-to-suit opportunity for tenants
- Up to 4,841 SF of retail space available with logical divisions available
- Impressive corner wrap around frontage of 158 FT on Northern Boulevard and 215th Place
- Retail at base of 38 rental apartments
- Site is located across the street from Starbucks, The Learning Experience, Tiger Schulmann's and many office/medical offices
- 35-year tax abatement secured
- Development will have parking which can be made available for retail
- Anticipated TCO/possession in Q2 of 2025
- Open to all retail uses including medical, fitness, QSRs & restaurants

## CONTACT EXCLUSIVE AGENTS

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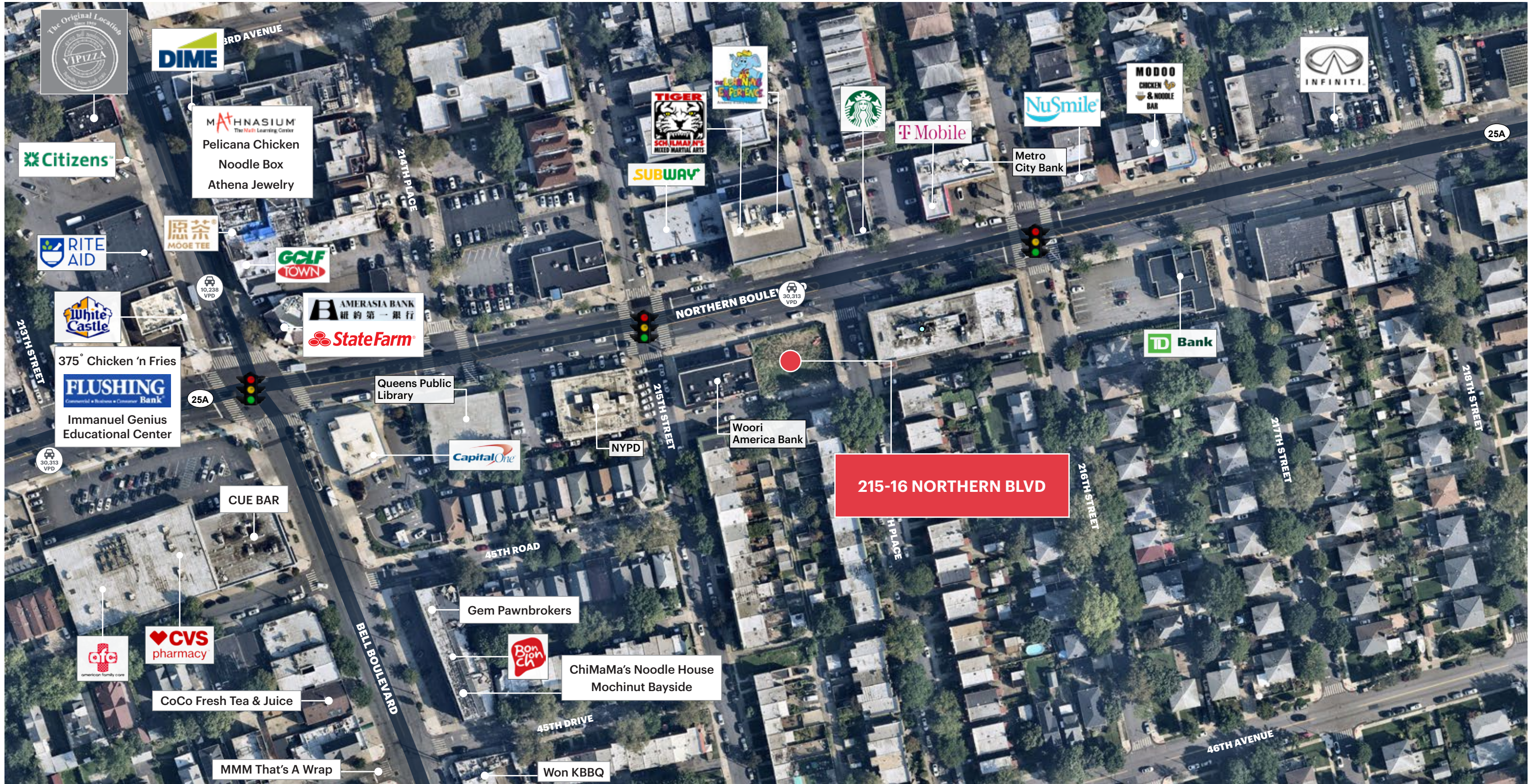


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Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

**AERIAL**

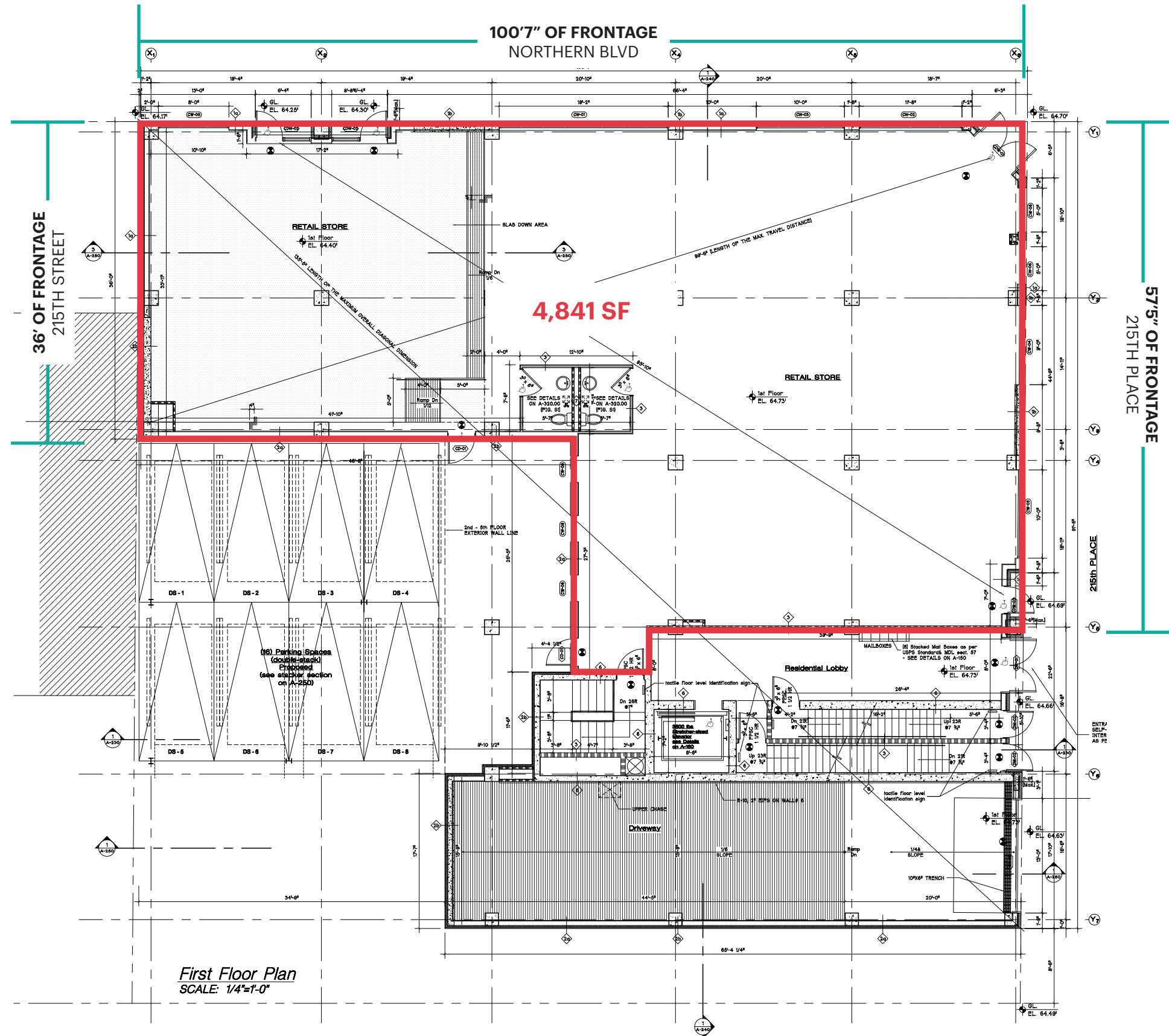


# MARKET AERIAL

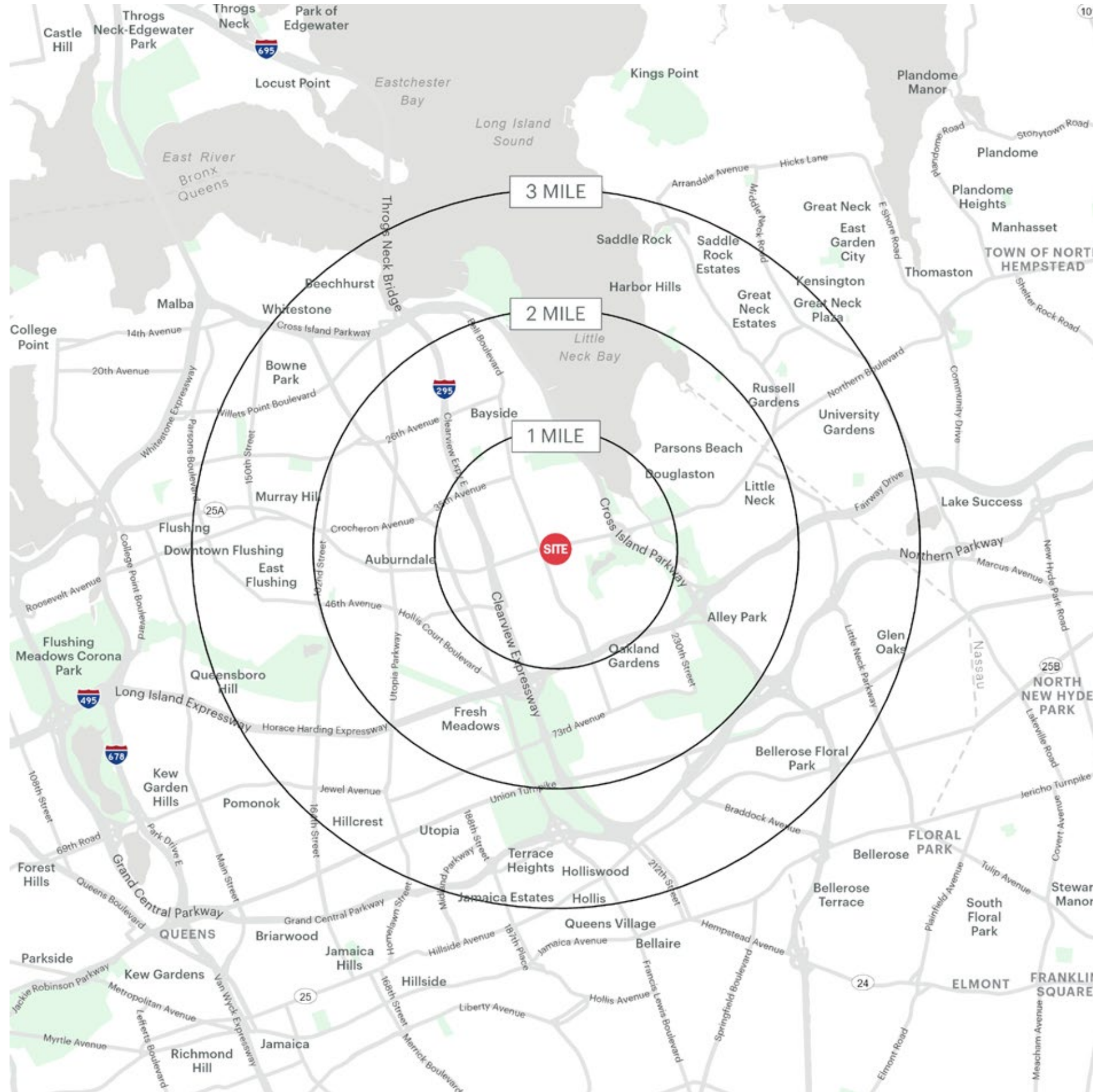


215-16 NORTHERN BLVD

# FLOOR PLAN



# AREA DEMOGRAPHICS



215-16 NORTHERN BLVD BAYSIDE, NY

## 1 MILE RADIUS

**POPULATION**  
41,688  
**HOUSEHOLDS**  
15,028  
**AVERAGE HOUSEHOLD INCOME**  
\$128,324  
**MEDIAN HOUSEHOLD INCOME**  
\$94,281

**COLLEGE GRADUATES (BACHELOR'S +)**  
14,731 - 33.0%  
**TOTAL BUSINESSES**  
1,443  
**TOTAL EMPLOYEES**  
16,891  
**DAYTIME POPULATION (W/ 16 YR +)**  
38,706

## 2 MILE RADIUS

**POPULATION**  
157,210  
**HOUSEHOLDS**  
60,042  
**AVERAGE HOUSEHOLD INCOME**  
\$121,391  
**MEDIAN HOUSEHOLD INCOME**  
\$86,167

**COLLEGE GRADUATES (BACHELOR'S +)**  
56,160 - 32.4%  
**TOTAL BUSINESSES**  
4,252  
**TOTAL EMPLOYEES**  
46,028  
**DAYTIME POPULATION (W/ 16 YR +)**  
130,264

## 3 MILE RADIUS

**POPULATION**  
383,186  
**HOUSEHOLDS**  
142,332  
**AVERAGE HOUSEHOLD INCOME**  
\$116,050  
**MEDIAN HOUSEHOLD INCOME**  
\$79,675

**COLLEGE GRADUATES (BACHELOR'S +)**  
125,354 - 29.5%  
**TOTAL BUSINESSES**  
9,924  
**TOTAL EMPLOYEES**  
108,531  
**DAYTIME POPULATION (W/ 16 YR +)**  
317,830

# AREA DEMOGRAPHICS

