



## RETAIL, MEDICAL, & OFFICE SPACE

# LONG ISLAND CITY, NY

## 48-18 VAN DAM STREET

### SIZE

Ground Floor  
696 USF

### 2nd Floor

6,186 USF (Divisible)

### CEILING HEIGHTS

13 FT

### POSSESSION

Immediate

### ASKING RENT

Ground Floor 696 SF -  
\$2,500 p/m modified gross

2nd Floor 6,186 SF -

\$35.00 PSF modified gross

### CO-TENANTS

New York City School Construction Authority, Primark America Corp.,  
D&W Central Station Fire Alarm

### NEIGHBORS

Public Storage, Dunkin', Spandex World, Kong Kee Food Corp.,  
Enterprise, Con Edison

### COMMENTS

- Retail space of 696 USF on ground floor and perfect for all types of uses including office & medical
  - Has its own entrance right next to the building's lobby entrance
- Office space of 6,186 USF (divisible) on the 2nd floor; open to all uses including medical and non-profit
  - Lobby entrance with 24/7 security and receptionist for the upper floor office spaces and is serviced by elevators
  - High ceilings and clean space with open layout
  - Window exposure all along Van Dam Street providing abundance of light and air
- Ownership invested in building infrastructure with new HVAC, roof and exterior work
- Loading docks available
- Multiple bus routes servicing the property
- Great frontage and visibility on the busy Van Dam Street that leads to the Long Island Expressway

## CONTACT EXCLUSIVE AGENTS

### SCOTT ROTHSTEIN

srothstein@ripcony.com

D: 718.704.1450

C: 516.754.0884

### MICHELLE ABRAMOV

mabramov@ripcony.com

D: 718.663.2652

C: 718.607.1920

### GREG BATISTA

gbatista@ripcony.com

D: 516.342.8277

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](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.



# MARKET AERIAL

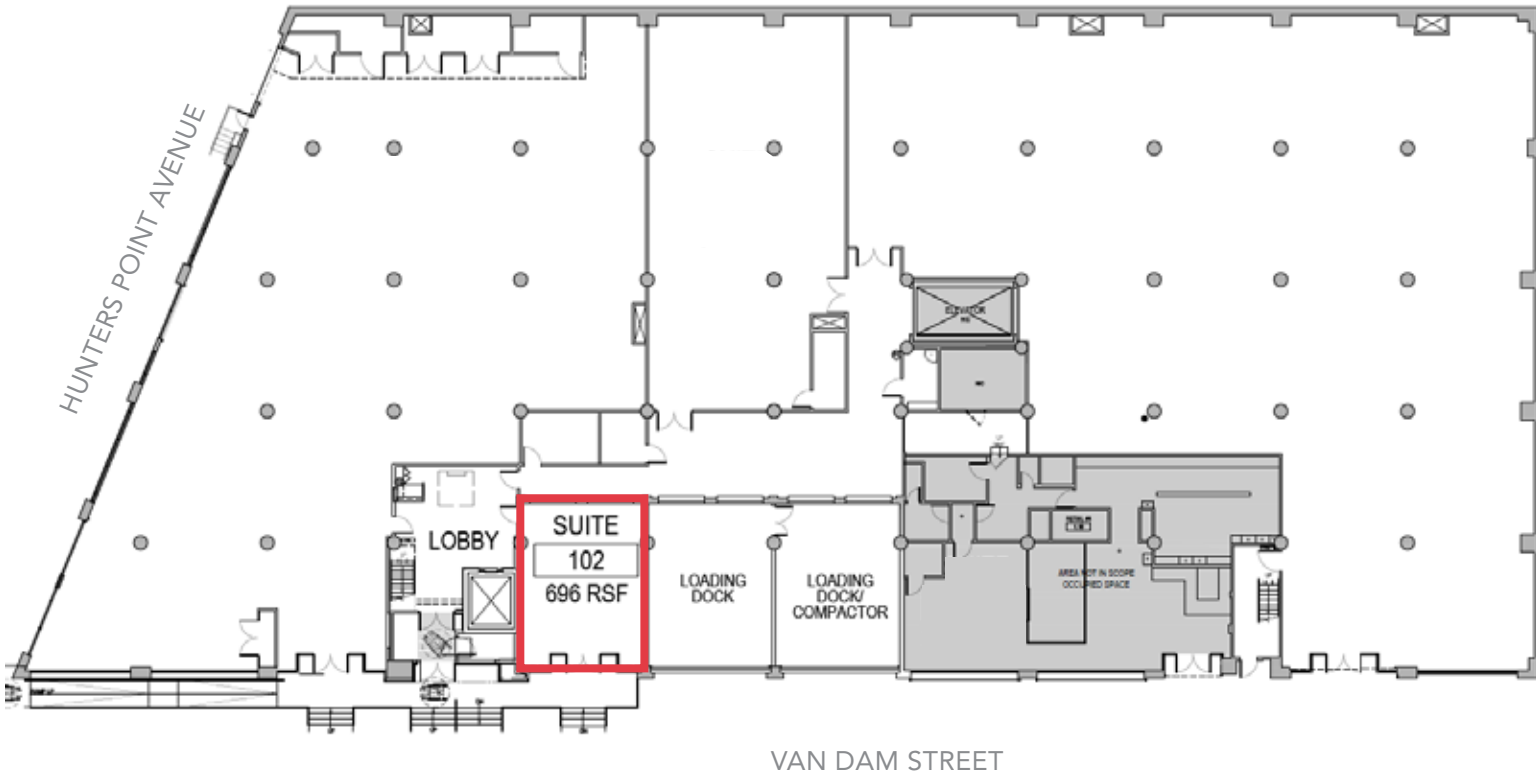


**48-18 VAN DAM STREET**



**SITE PLAN**

**GROUND FLOOR**

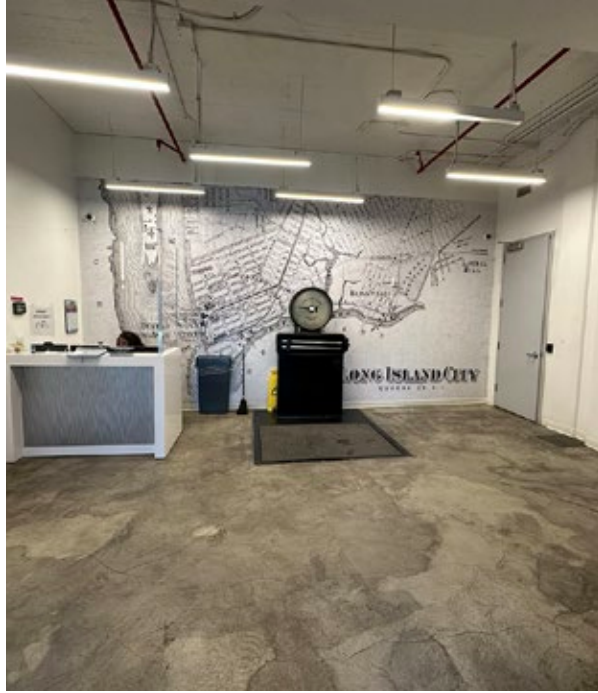


**SECOND FLOOR**





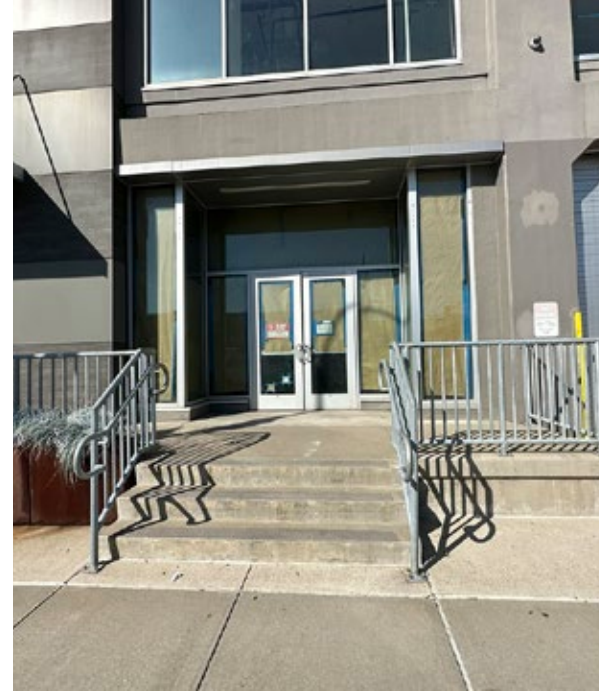
# BUILDING PHOTOS



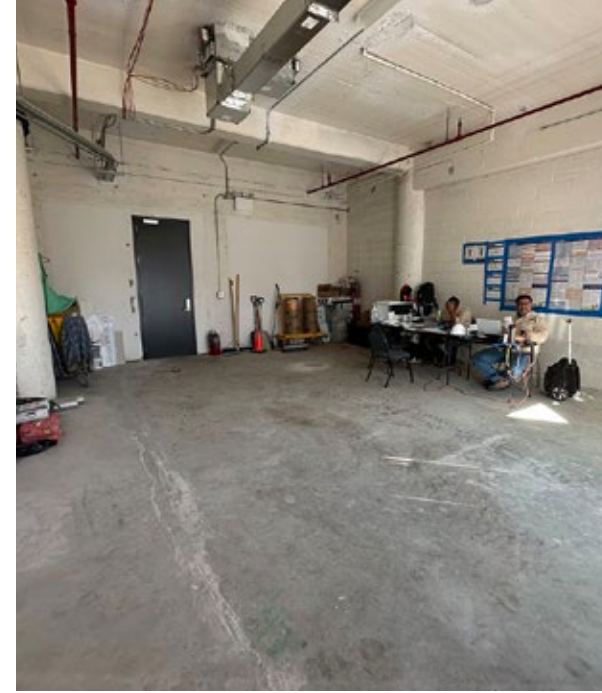
OFFICE LOBBY



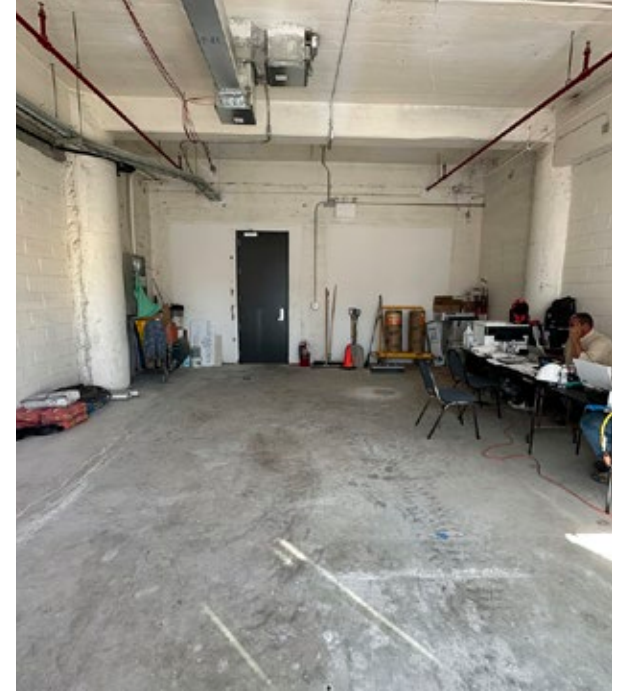
ENTRANCE TO SPACES



DEDICATED ENTRANCE TO GROUND FLOOR UNIT



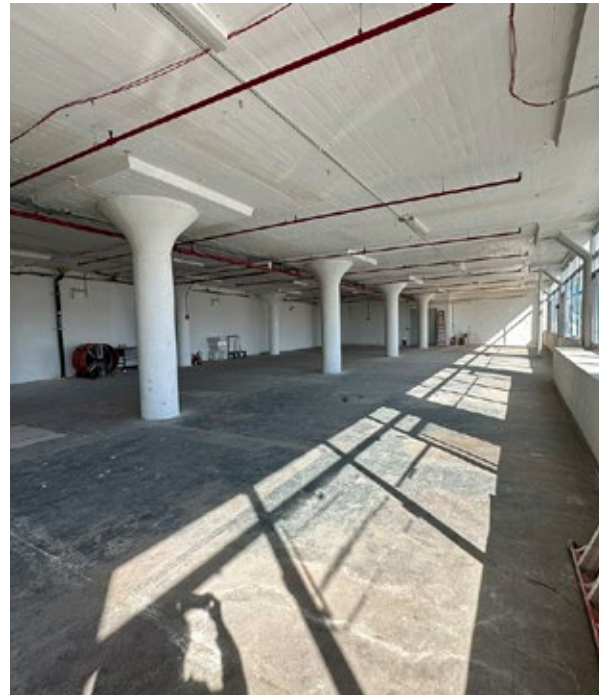
GROUND FLOOR SPACE



GROUND FLOOR SPACE



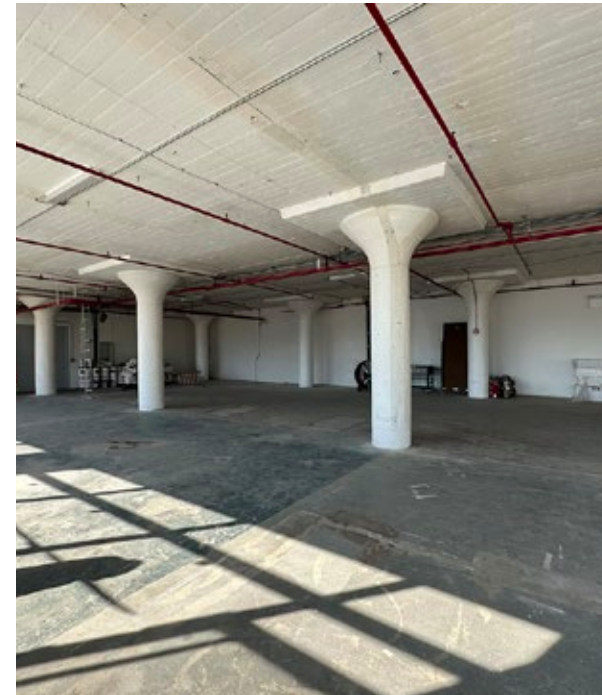
ELEVATOR FOR 2ND FLOOR



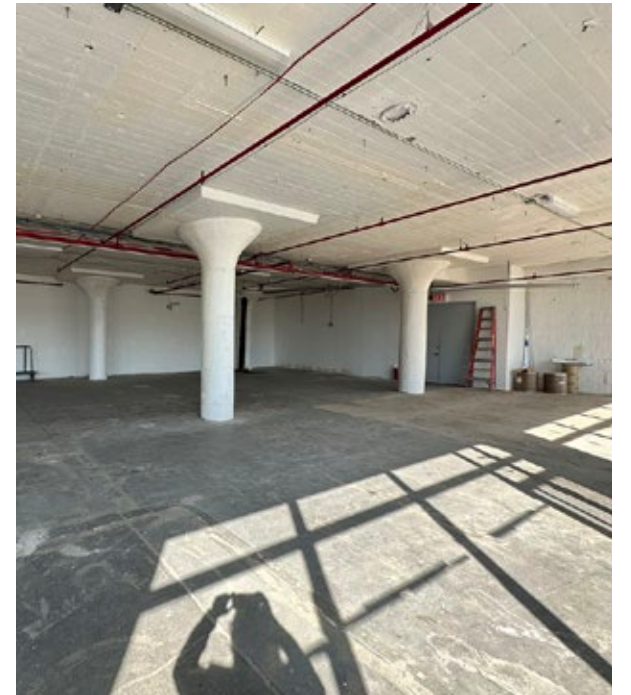
2ND FLOOR INTERIOR PHOTO



2ND FLOOR INTERIOR PHOTO



2ND FLOOR INTERIOR PHOTO



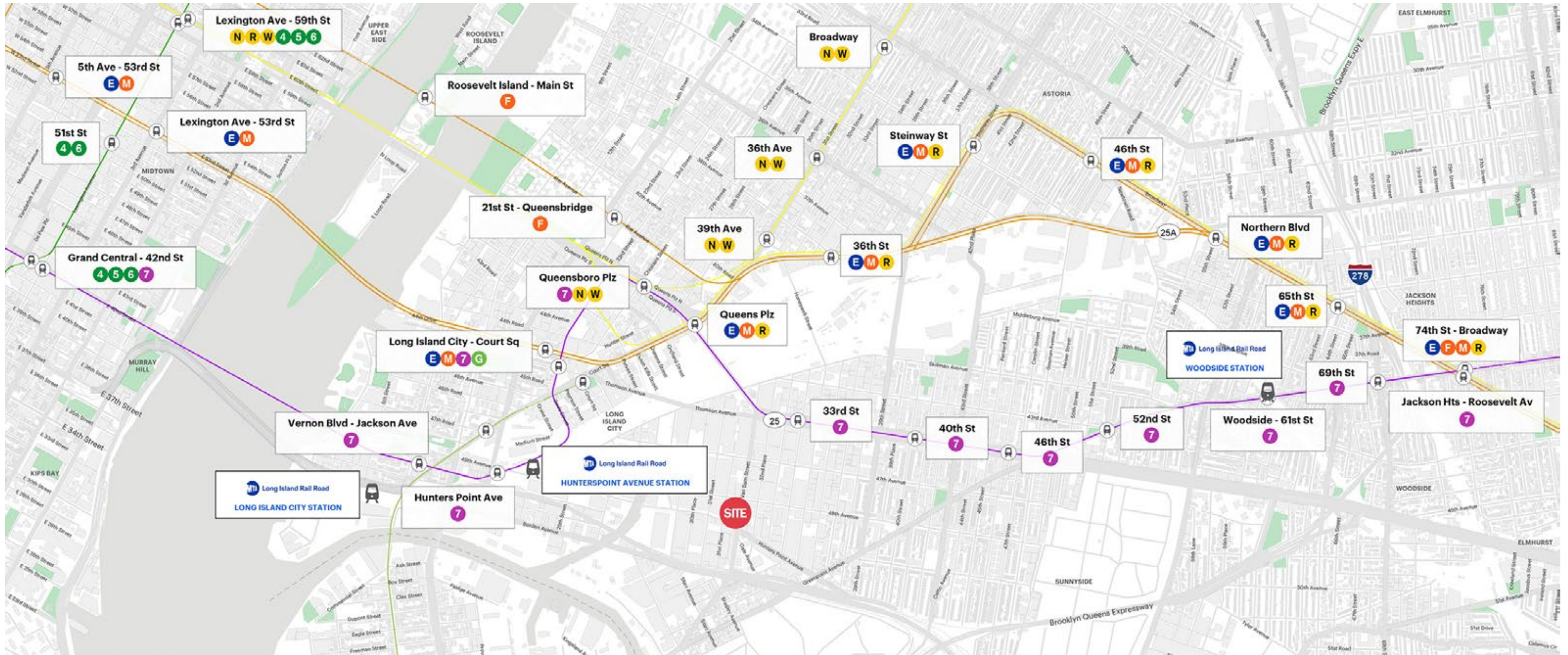
2ND FLOOR INTERIOR PHOTO



# TRANSIT MAP



Long Island City Markets consist of 8 subway lines transporting residents to and from Manhattan, Brooklyn, and Queens along with easy connections to LaGuardia and John F. Kennedy Airports. The area also has 13 bus lines connecting riders to NYC.





## SURROUNDING TENANCY

### LIC BRAND HEADQUARTERS/CORPORATE PRESENCE



### WORLD CLASS MEDICAL & EDUCATIONAL INSTITUTIONS

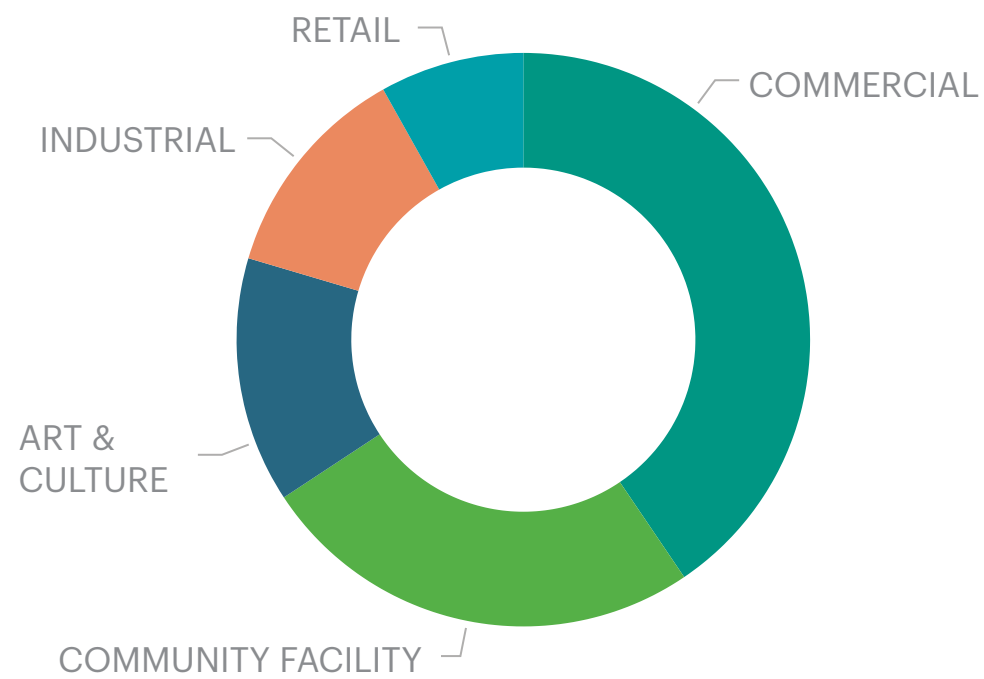


# DYNAMIC BUSINESS MIX

One of the most vibrant business communities in NYC and the largest manufacturing center in NYS, Long Island City is Home to **7,900+ highly productive businesses** and **131K+ jobs across all sectors**.

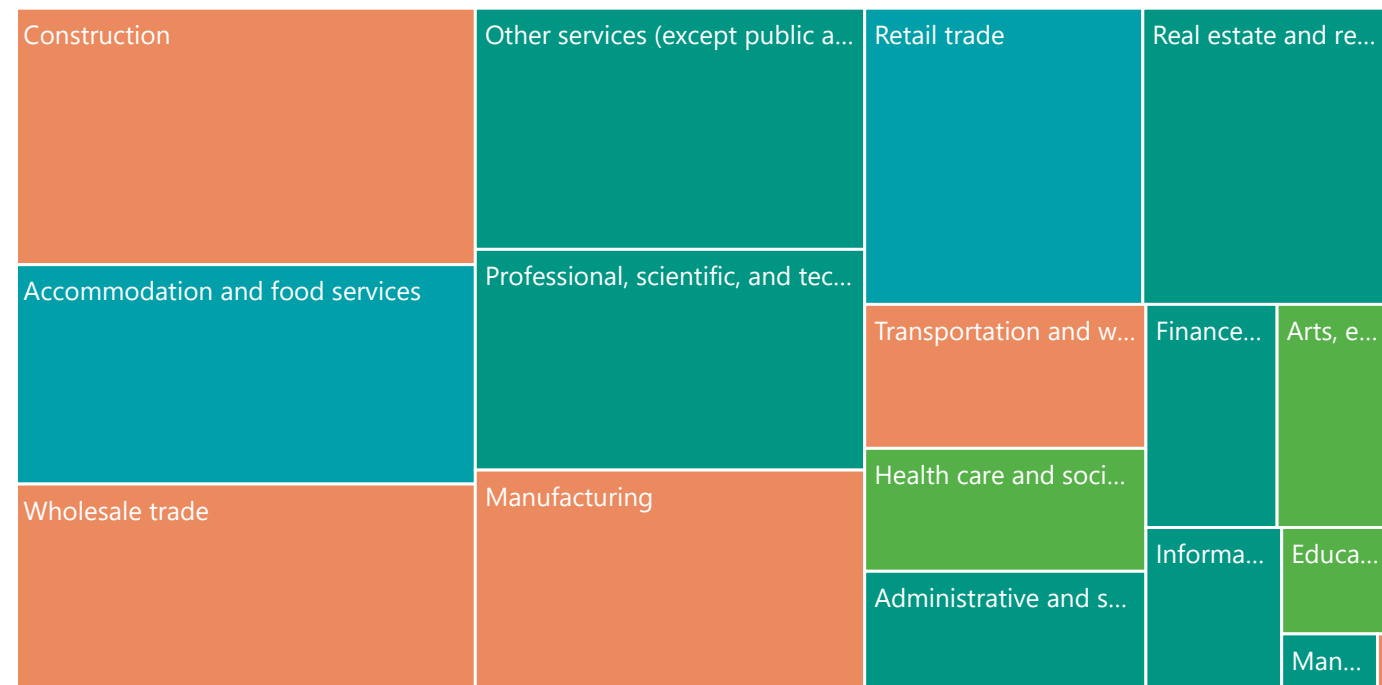
PROPORTION OF LIC WORKERS BY SECTOR

Source: On the Map



NUMBER OF BUSINESS IN ZIP CODE 11101

Source: Zip Code Business Patterns





## NEIGHBORHOOD SNAPSHOT

Long Island City Partnership tracks data on economic development and the community, producing Neighborhood Snapshots, which provide key insights into our dynamic, mixed-use, livable community. This fall, we explore the unique attributes that position LIC to be the model neighborhood for New York’s post-pandemic recovery.

### DEVELOPMENT AT A GLANCE

<b>Residential</b> <b>33,000+</b> completed units since c. 2006	<b>Retail</b> <b>1.1M+</b> sq. ft. existing new & renovated	<b>Comm. &amp; Ind.</b> <b>11M+</b> sq. ft. existing new & renovated	<b>Hotels</b> <b>47/4,800+</b> hotels rooms developed	
<b>Residential</b> <b>9680+</b> added units by 2025 announced	<b>Retail</b> <b>318K+</b> added sq. ft. by 2025 announced	<b>Comm. &amp; Ind.</b> <b>2.8M+</b> added sq. ft. by 2025 announced	<b>Hotels</b> <b>32/3,700+</b> hotels rooms in planning/construction	

## RAPIDLY GROWING NEIGHBORHOOD

Long Island City’s population grew by 40% between 2010 and 2020 - **5x faster than the rate of growth for New York City.** Jobs grew twice as fast in Long Island City compared to New York City.

Residential Population	2010	2020	% Change
Core LIC	69,316	96,988	<b>40%</b>
NYC	8,175,133	8,804,190	<b>8%</b>

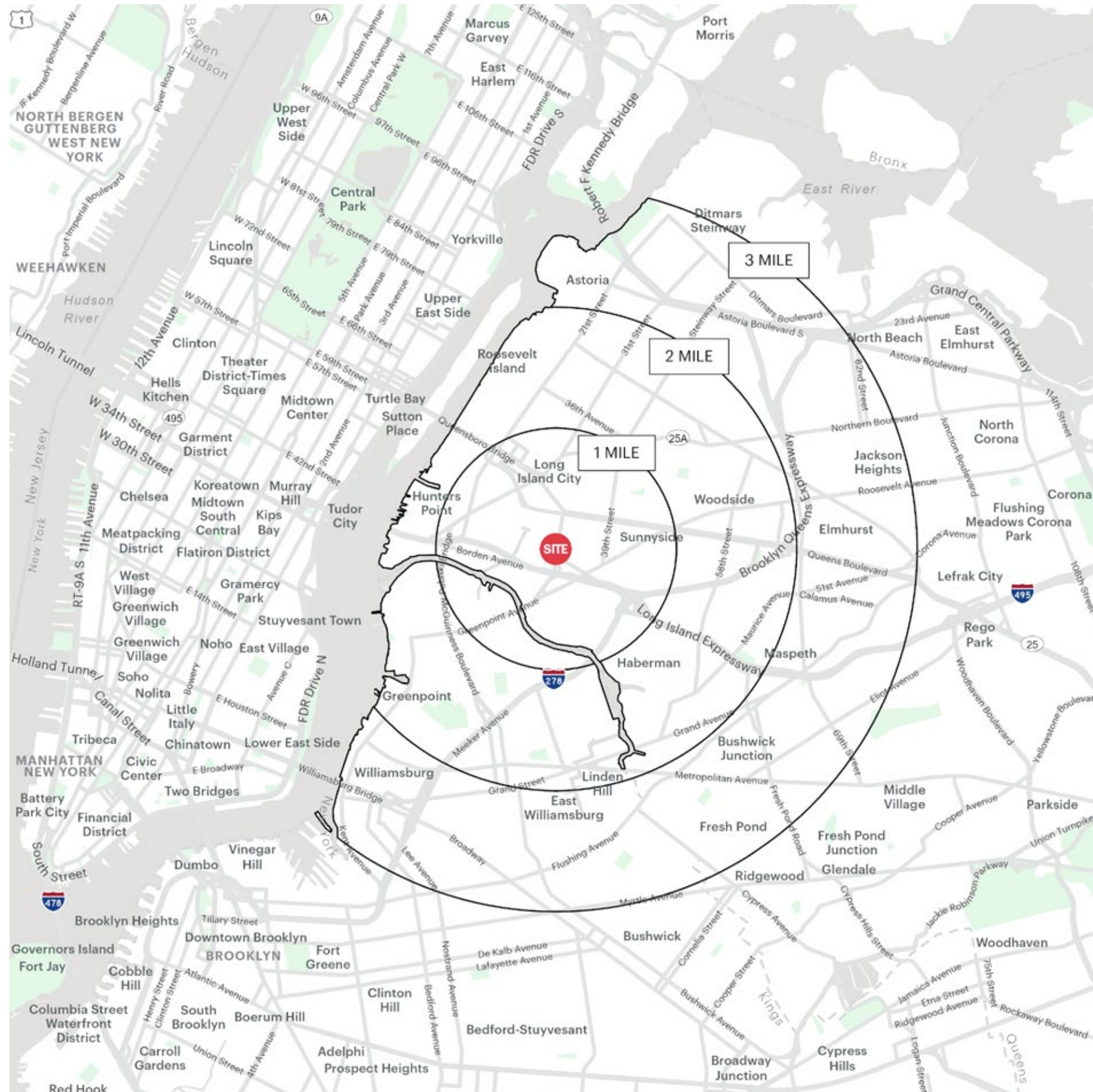
\*Most recent year data reported, Zip Codes 11101, 11106, 11109  
 Source: US Decennial Census

Jobs in:	2010	2019*	% Change
LIC	88,959	131,693	<b>48%</b>
NYC	3,698,646	4,603,187	<b>24%</b>

\*Most recent year data reported, Zip Codes 11101, 11102, 11103, 11104, 11106, 11109 | Source: On the Map



# AREA DEMOGRAPHICS



48-18 VAN DAM STREET LONG ISLAND CITY, NEW YORK

## 1 MILE RADIUS

### POPULATION

69,419

### HOUSEHOLDS

31,485

### AVERAGE HOUSEHOLD INCOME

\$143,207

### MEDIAN HOUSEHOLD INCOME

\$96,971

### COLLEGE GRADUATES (BACHELOR'S +)

31,501 - 60.0%

### TOTAL BUSINESSES

3,757

### TOTAL EMPLOYEES

59,391

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

92,042

## 2 MILE RADIUS

### POPULATION

311,661

### HOUSEHOLDS

140,097

### AVERAGE HOUSEHOLD INCOME

\$133,435

### MEDIAN HOUSEHOLD INCOME

\$88,870

### COLLEGE GRADUATES (BACHELOR'S +)

135,155 - 256.0%

### TOTAL BUSINESSES

12,862

### TOTAL EMPLOYEES

176,166

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

314,881

## 3 MILE RADIUS

### POPULATION

785,862

### HOUSEHOLDS

318,876

### AVERAGE HOUSEHOLD INCOME

\$118,989

### MEDIAN HOUSEHOLD INCOME

\$79,814

### COLLEGE GRADUATES (BACHELOR'S +)

276,388 - 48.0%

### TOTAL BUSINESSES

26,323

### TOTAL EMPLOYEES

313,336

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

700,431



# AREA DEMOGRAPHICS

