



RETAIL SPACE

RIDGEWOOD, NY

55-60 MYRTLE AVENUE

SWC MYRTLE AVENUE & CYPRESS AVENUE

SITE

Currently Rite Aid

SIZE

11,000 SF - Ground Floor

10,000 SF - Lower Level

2,500 SF - Second Floor

2,500 SF - Third Floor

ASKING RENT

Upon Request

FRONTAGE

140 FT on Myrtle Avenue

CEILING HEIGHTS

30 FT

POSSESSION

Arranged

NEIGHBORS

Target (Coming Soon), Burlington (Coming Soon), Blink Fitness, Bath & Body Works, Carters, CityMD, Walgreens, CVS

COMMENTS

Rare free standing building with tremendous frontage on multiple streets

Divisible with multiple configurations considered

Non-landmarked building in historic district

Dramatic ground floor ceiling heights

All uses considered

CONTACT EXCLUSIVE AGENT

EVAN SCHUCKMAN

eschuckman@ripcony.com

212.750.0667

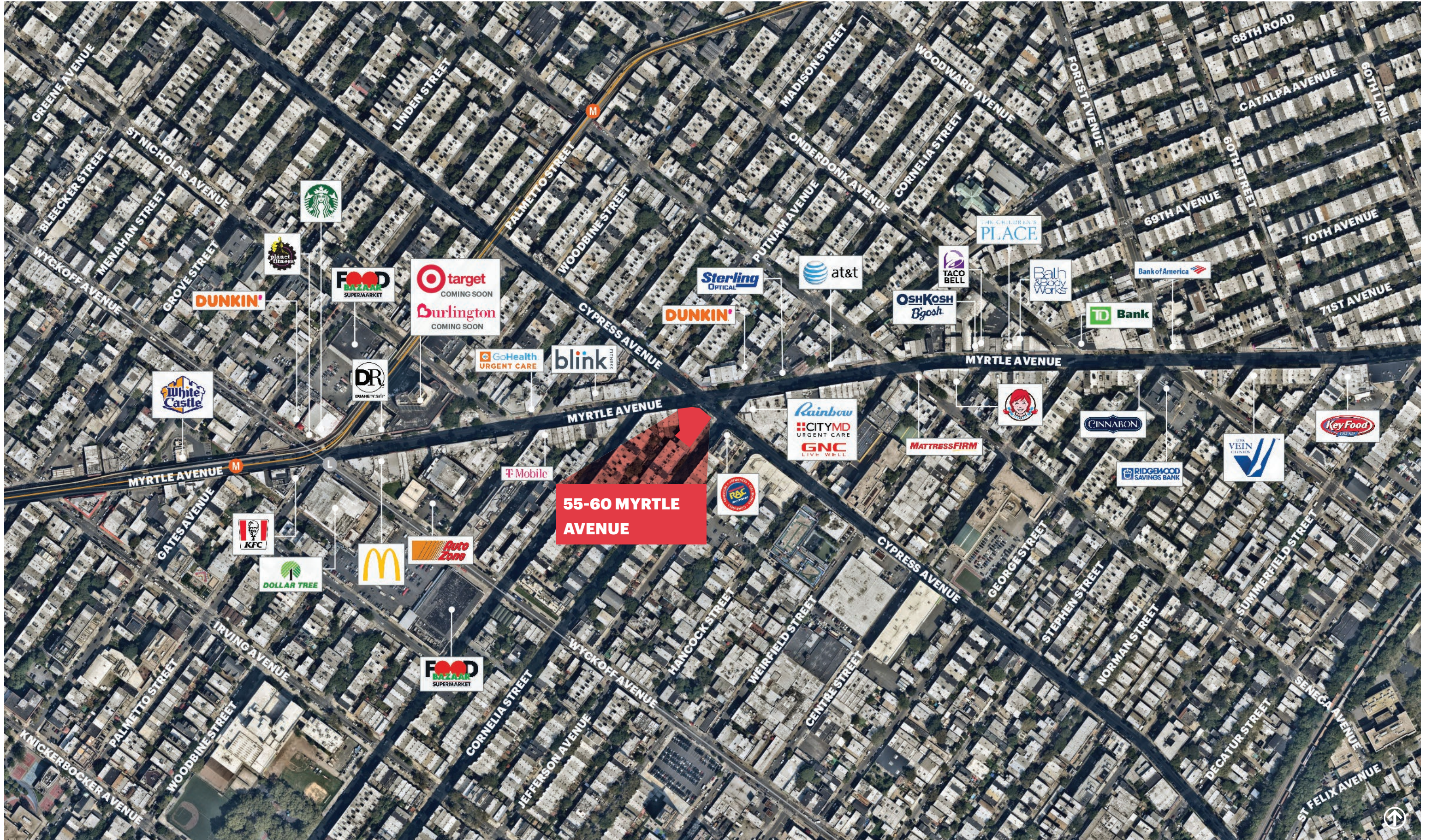
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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.

MARKET AERIAL



55-60 MYRTLE AVENUE

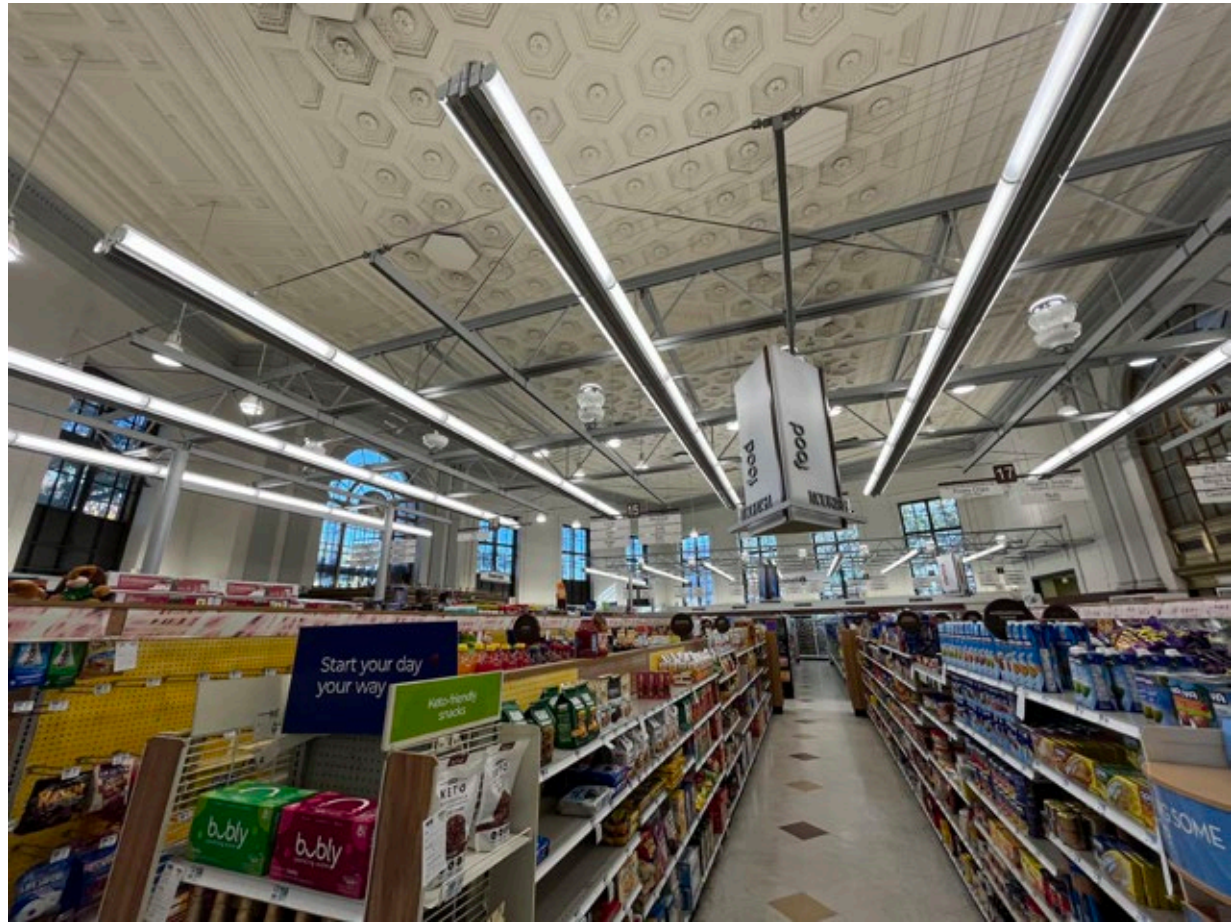
AERIAL



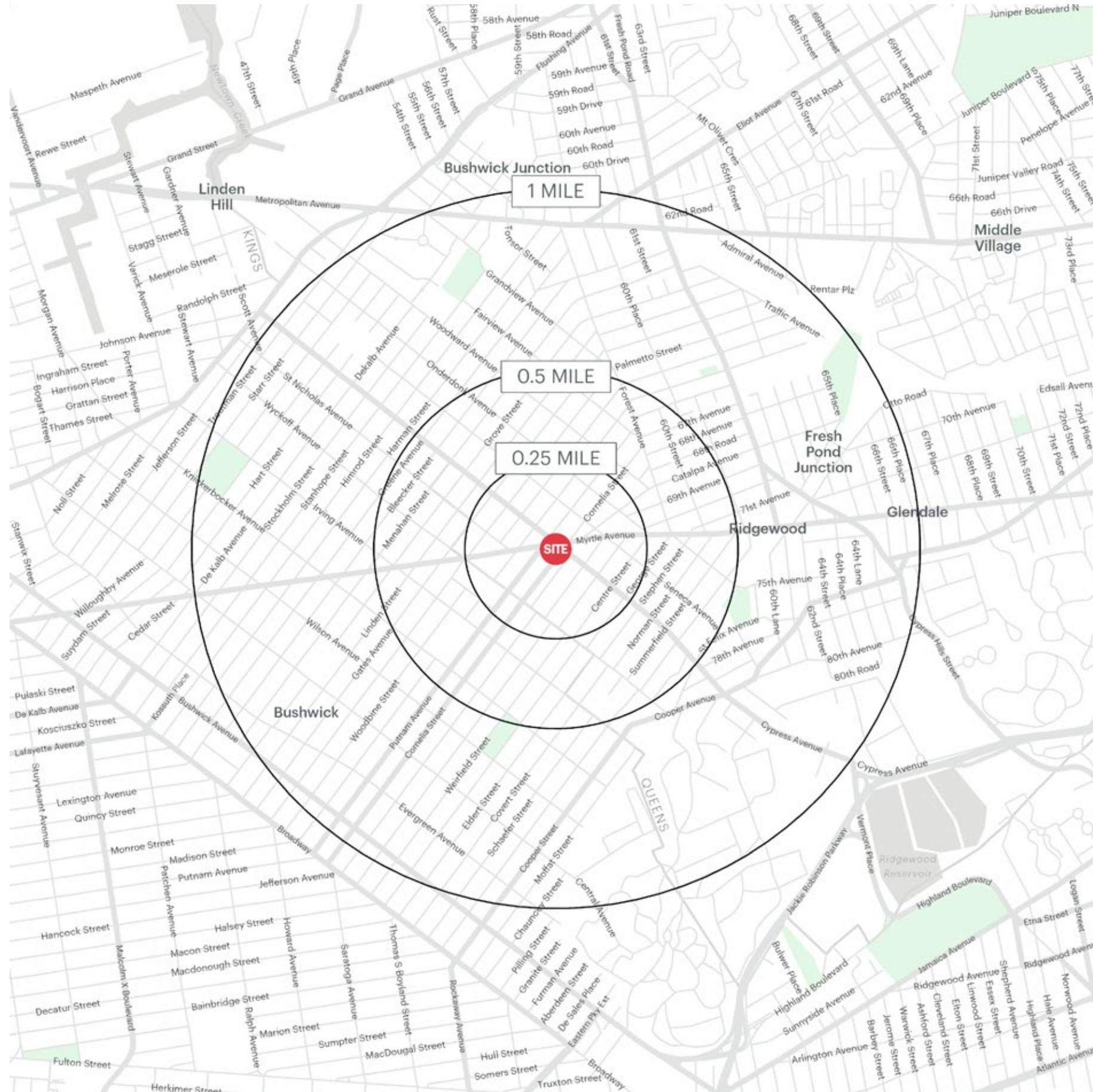
EXTERIOR PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



0.25 MILE RADIUS

POPULATION

11,889

HOUSEHOLDS

4,272

AVERAGE HOUSEHOLD INCOME

\$95,332

MEDIAN HOUSEHOLD INCOME

\$77,930

COLLEGE GRADUATES (BACHELOR'S +)

2,869 - 37.0%

TOTAL BUSINESSES

411

TOTAL EMPLOYEES

3,328

DAYTIME POPULATION (W/ 16 YR +)

9,485

0.5 MILE RADIUS

POPULATION

49,975

HOUSEHOLDS

17,768

AVERAGE HOUSEHOLD INCOME

\$97,226

MEDIAN HOUSEHOLD INCOME

\$74,851

COLLEGE GRADUATES (BACHELOR'S +)

11,816 - 35.0%

TOTAL BUSINESSES

1,140

TOTAL EMPLOYEES

10,732

DAYTIME POPULATION (W/ 16 YR +)

36,476

1 MILE RADIUS

POPULATION

157,439

HOUSEHOLDS

57,047

AVERAGE HOUSEHOLD INCOME

\$94,847

MEDIAN HOUSEHOLD INCOME

\$71,972

COLLEGE GRADUATES (BACHELOR'S +)

37,273 - 35.0%

TOTAL BUSINESSES

3,141

TOTAL EMPLOYEES

33,827

DAYTIME POPULATION (W/ 16 YR +)

115,792