



PERFECT FOR RETAIL, MEDICAL, FITNESS, & EDUCATION

BAYSIDE, NY

214-33 41ST AVENUE

NEWLY DEVELOPED BUILDING

SIZE

Ground Floor 5,675 SF

CEILING HEIGHTS

Approx. 12 FT

ASKING RENT

Upon Request

PARKING

Approx. 36 cars

FRONTAGE

Approximately 40 FT along 41st Avenue

STATUS OF PREMISES

New Construction

NEIGHBORS

Carvel, 7-Eleven, New York Community Bank, Martha's Country Bakery, Chase Bank, Orangetheory Fitness, Tropical Smoothie Cafe, GoHealth Urgent Care, Benjamin Moore, CityMD, GNC, The Dermatology Specialists, Teso Life, TheraMotion, Valdari, Maggie May's, Beauty Street NYC, Monahan & Fitzgerald, Masaaki, Robert Mann Dance Center, Local Pour House, Top Bagel, Bourbon Street

COMMENTS

- New construction space steps from Bayside LIRR and Bell Blvd with a strong mix of Local and National Tenants
- Retail Tenant has access to cellar parking which has approx. 36 spots
- Ideal for a variety of different uses, including Retail, Medical, Fitness and Education
- At the base of a 15-unit residential building, with a mix of 1-3 bedroom apartments
- Close proximity to heavily trafficked Northern Blvd., Clearview Expressway, and Cross Island Parkway
- Across the street from a large municipal surface parking lot

CONTACT EXCLUSIVE AGENTS

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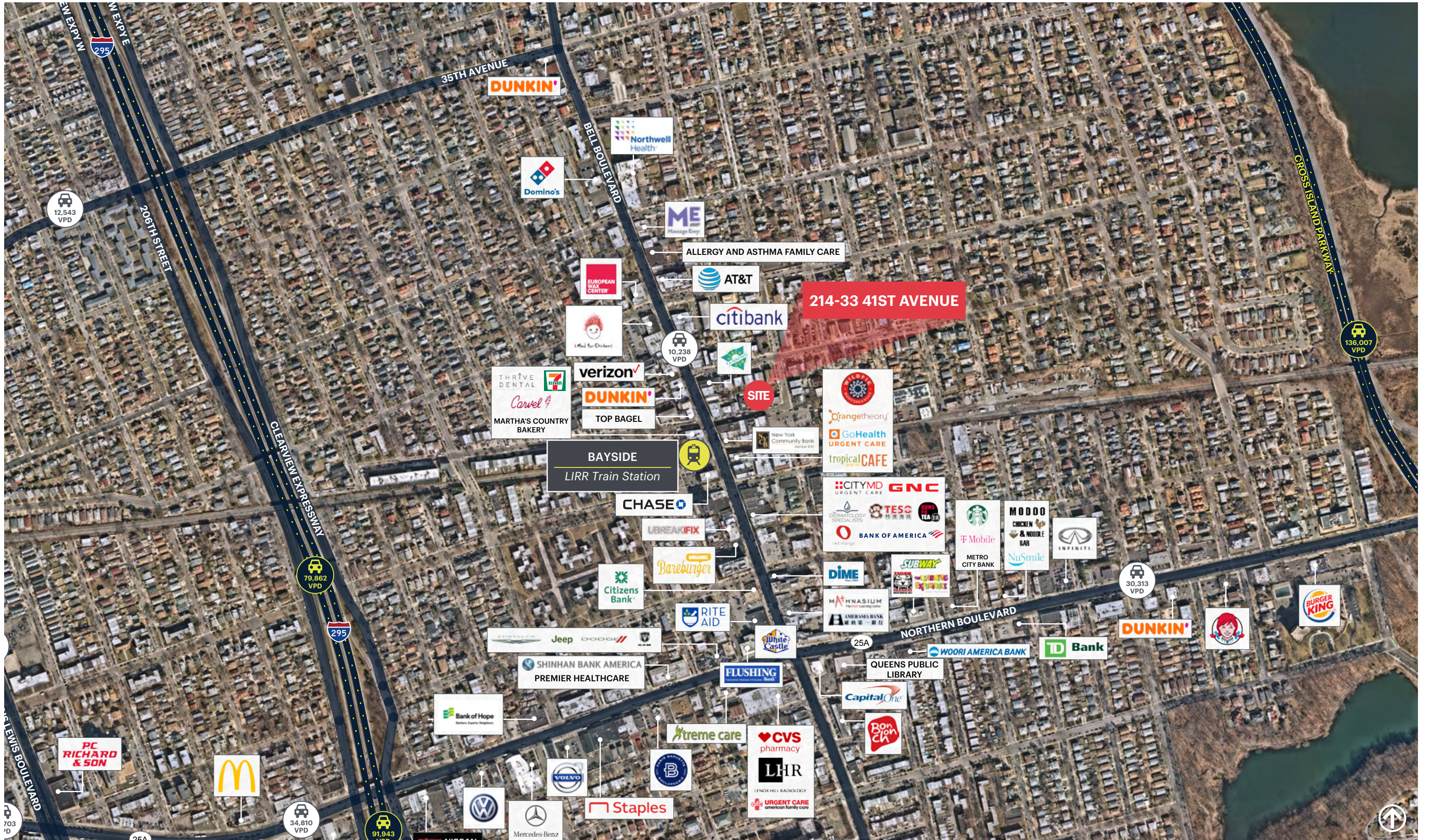


80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

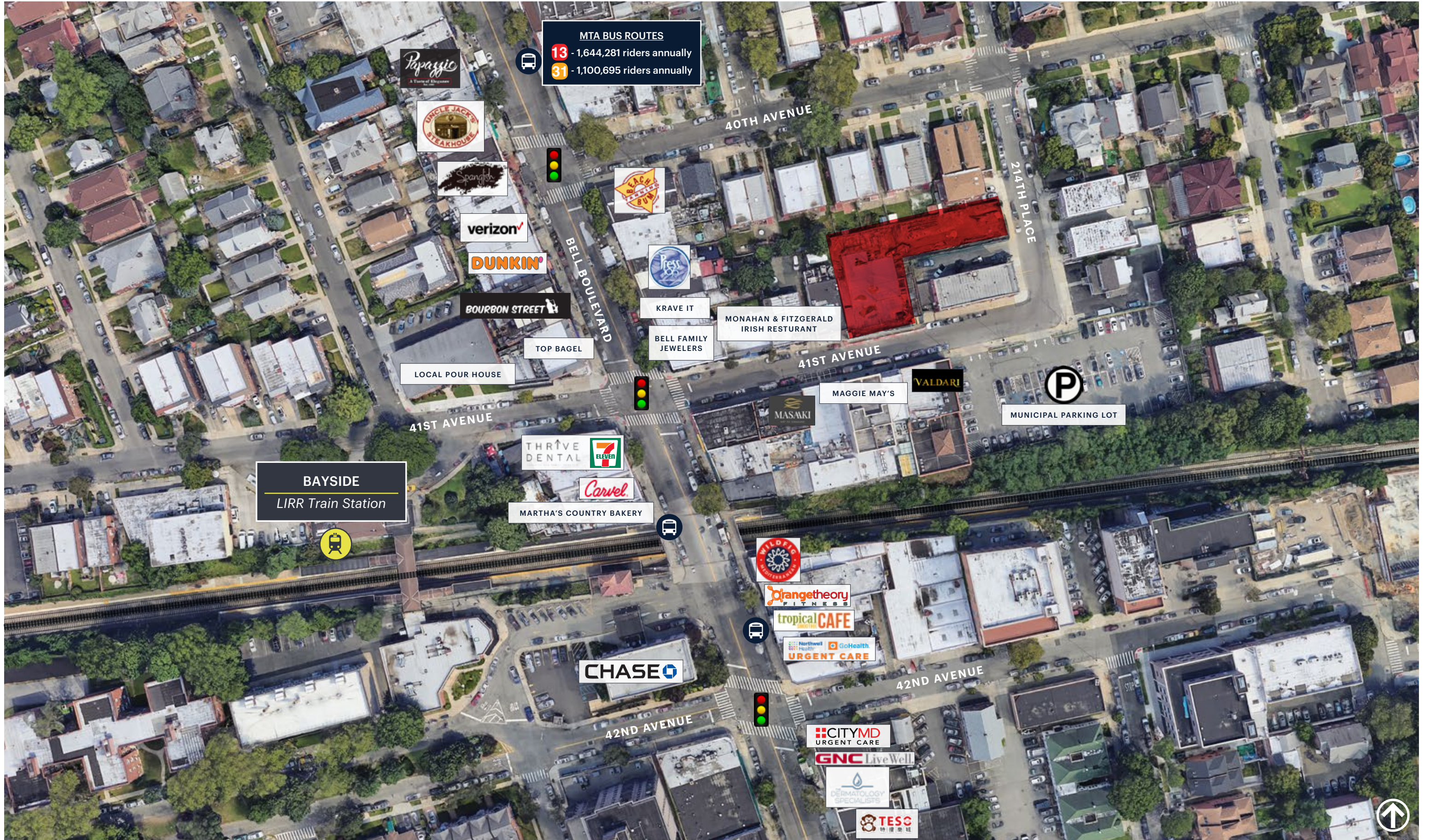
Please visit us at ripcony.com for more information

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.

MARKET AERIAL



AERIAL

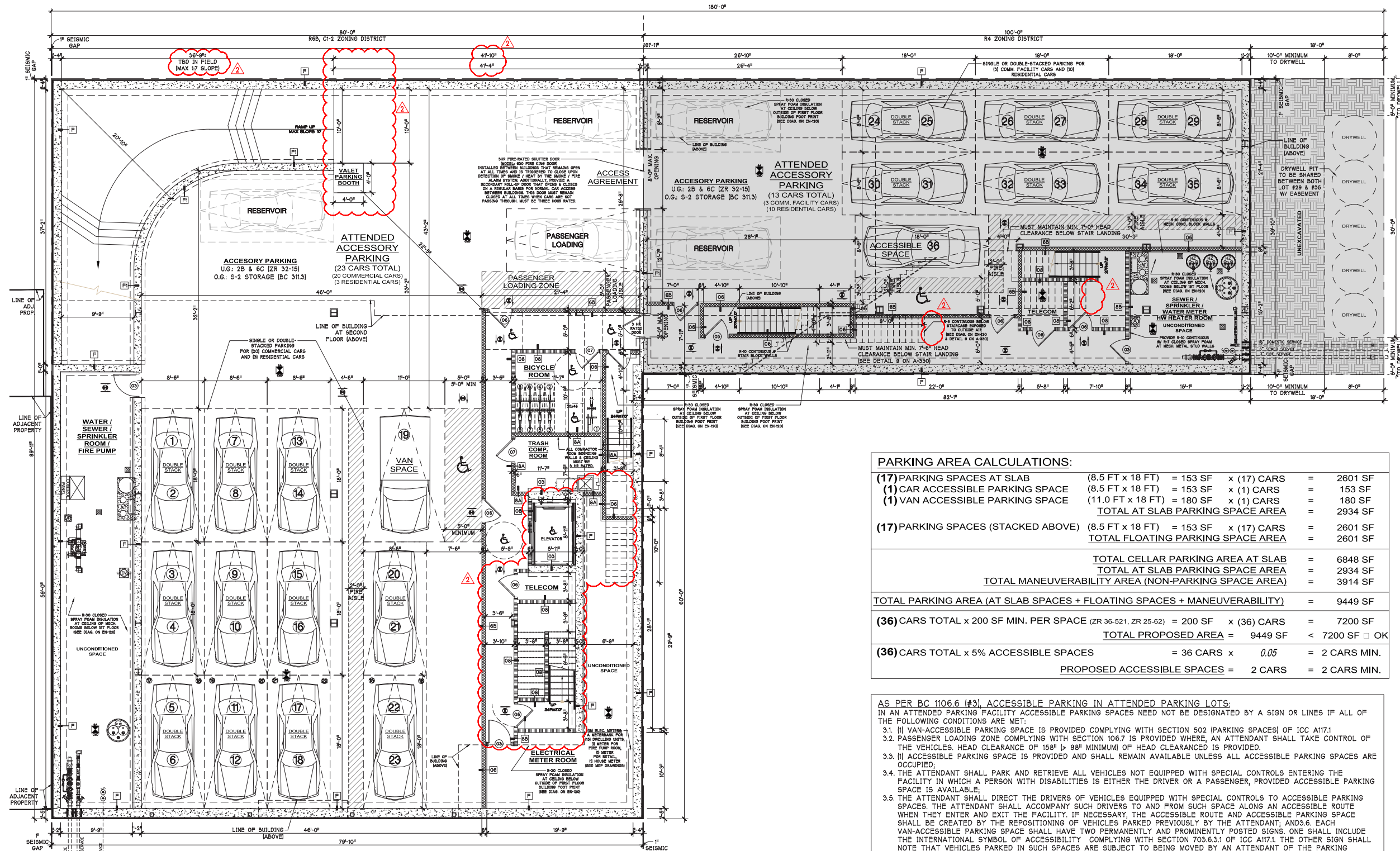


MTA BUS ROUTES
13 - 1,644,281 riders annually
31 - 1,100,695 riders annually

BAYSIDE
LIRR Train Station

SITE PLAN

CELLAR PLAN (PARKING)



CELLAR PLAN
SCALE: 3/16" = 1'-0"

CEILING INSULATION NOTE: REFERENCE SHEET EN-120 & EN-130 FOR DIAGRAMS OF THE LOCATION OF REQUIRED CEILING INSULATION.

PARKING AREA CALCULATIONS:

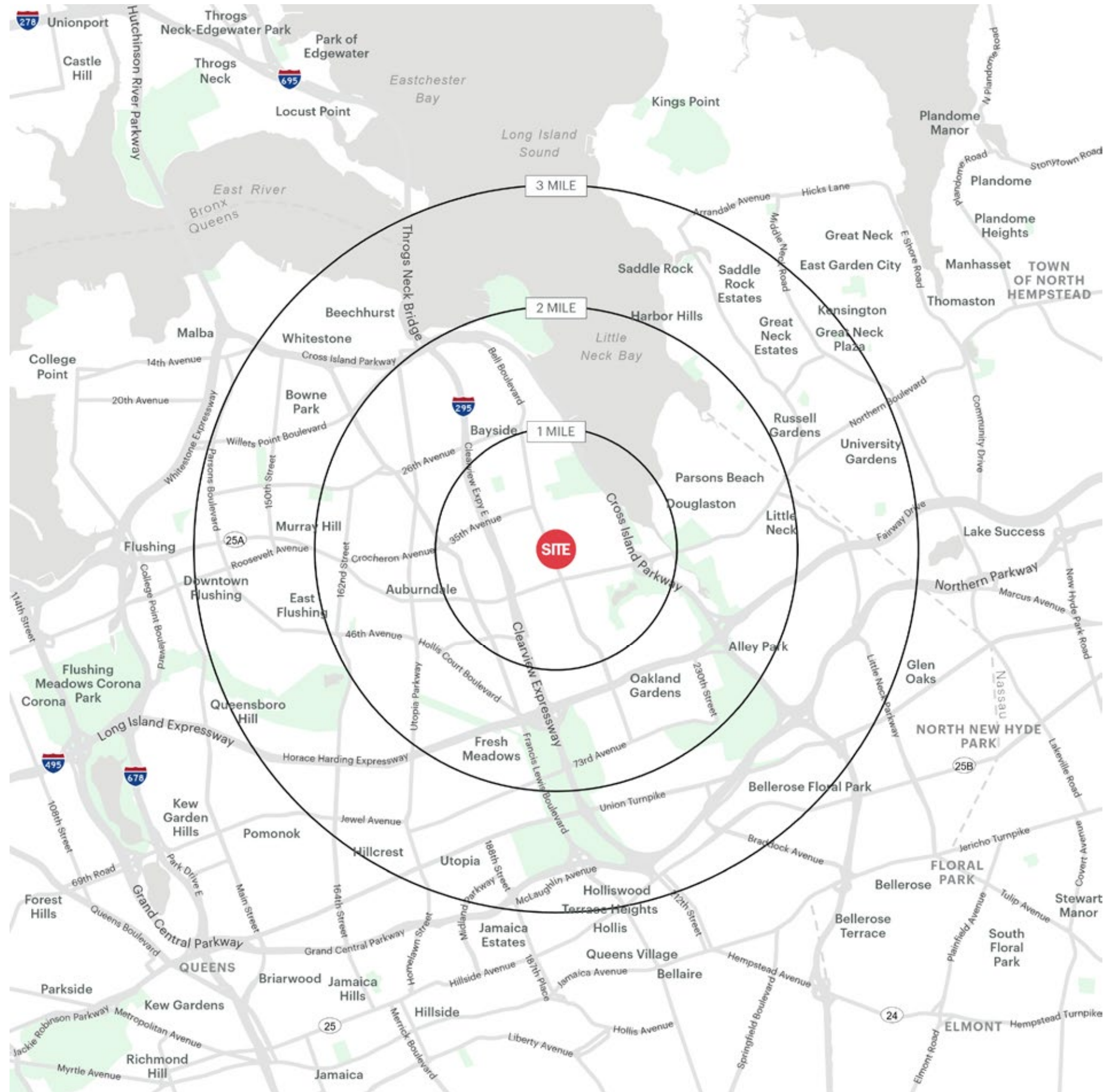
(17) PARKING SPACES AT SLAB	(8.5 FT x 18 FT) = 153 SF	x (17) CARS	= 2601 SF
(1) CAR ACCESSIBLE PARKING SPACE	(8.5 FT x 18 FT) = 153 SF	x (1) CARS	= 153 SF
(1) VAN ACCESSIBLE PARKING SPACE	(11.0 FT x 18 FT) = 198 SF	x (1) CARS	= 198 SF
TOTAL AT SLAB PARKING SPACE AREA			= 2934 SF
(17) PARKING SPACES (STACKED ABOVE)	(8.5 FT x 18 FT) = 153 SF	x (17) CARS	= 2601 SF
TOTAL FLOATING PARKING SPACE AREA			= 2601 SF
TOTAL CELLAR PARKING AREA AT SLAB			= 6848 SF
TOTAL AT SLAB PARKING SPACE AREA			= 2934 SF
TOTAL MANEUVERABILITY AREA (NON-PARKING SPACE AREA)			= 3914 SF
TOTAL PARKING AREA (AT SLAB SPACES + FLOATING SPACES + MANEUVERABILITY) = 9449 SF			
(36) CARS TOTAL x 200 SF MIN. PER SPACE (ZR 36-521, ZR 25-62)	= 200 SF	x (36) CARS	= 7200 SF
TOTAL PROPOSED AREA = 9449 SF			< 7200 SF <input type="checkbox"/> OK
(36) CARS TOTAL x 5% ACCESSIBLE SPACES	= 36 CARS	x 0.05	= 2 CARS MIN.
PROPOSED ACCESSIBLE SPACES = 2 CARS			= 2 CARS MIN.

AS PER BC 1106.6 (#3) ACCESSIBLE PARKING IN ATTENDED PARKING LOTS:
IN AN ATTENDED PARKING FACILITY ACCESSIBLE PARKING SPACES NEED NOT BE DESIGNATED BY A SIGN OR LINES IF ALL OF THE FOLLOWING CONDITIONS ARE MET:

- (1) VAN-ACCESSIBLE PARKING SPACE IS PROVIDED COMPLYING WITH SECTION 502 (PARKING SPACES) OF ICC A117.1
- PASSENGER LOADING ZONE COMPLYING WITH SECTION 106.7 IS PROVIDED WHERE, AN ATTENDANT SHALL TAKE CONTROL OF THE VEHICLES. HEAD CLEARANCE OF 158" (> 98" MINIMUM) OF HEAD CLEARANCE IS PROVIDED.
- (1) ACCESSIBLE PARKING SPACE IS PROVIDED AND SHALL REMAIN AVAILABLE UNLESS ALL ACCESSIBLE PARKING SPACES ARE OCCUPIED.
- THE ATTENDANT SHALL PARK AND RETRIEVE ALL VEHICLES NOT EQUIPPED WITH SPECIAL CONTROLS ENTERING THE FACILITY IN WHICH A PERSON WITH DISABILITIES IS EITHER THE DRIVER OR A PASSENGER, PROVIDED ACCESSIBLE PARKING SPACE IS AVAILABLE.
- THE ATTENDANT SHALL DIRECT THE DRIVERS OF VEHICLES EQUIPPED WITH SPECIAL CONTROLS TO ACCESSIBLE PARKING SPACES. THE ATTENDANT SHALL ACCOMPANY SUCH DRIVERS TO AND FROM SUCH SPACE ALONG AN ACCESSIBLE ROUTE WHEN THEY ENTER AND EXIT THE FACILITY. IF NECESSARY, THE ACCESSIBLE ROUTE AND ACCESSIBLE PARKING SPACE SHALL BE CREATED BY THE REPOSITIONING OF VEHICLES PARKED PREVIOUSLY BY THE ATTENDANT; AND 3.6. EACH VAN-ACCESSIBLE PARKING SPACE SHALL HAVE TWO PERMANENTLY AND PROMINENTLY POSTED SIGNS. ONE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 703.6.3.1 OF ICC A117.1. THE OTHER SIGN SHALL NOTE THAT VEHICLES PARKED IN SUCH SPACES ARE SUBJECT TO BEING MOVED BY AN ATTENDANT OF THE PARKING FACILITY IN ORDER TO ACCOMMODATE A VEHICLE WHICH CANNOT BE ACCOMMODATED IN ANOTHER ACCESSIBLE PARKING SPACE. SUCH SIGNS SHALL NOT BE OBSTRUCTED BY A VEHICLE PARKED IN THE SPACE.

DOUBLE-STACKED PARKING NOTES:
DOUBLE STACKED PARKING SHOULD BE DESIGNED IN ACCORDANCE WITH BUILDING BULLETIN 2015-015.

AREA DEMOGRAPHICS



214-33 41ST AVENUE BAYSIDE NEW YORK

1 MILE RADIUS

POPULATION

40,478

HOUSEHOLDS

14,937

AVERAGE HOUSEHOLD INCOME

\$128,384

MEDIAN HOUSEHOLD INCOME

\$92,261

COLLEGE GRADUATES (BACHELOR'S +)

14,242 - 46.0%

TOTAL BUSINESSES

1,500

TOTAL EMPLOYEES

17,164

DAYTIME POPULATION (W/ 16 YR +)

38,604

2 MILE RADIUS

POPULATION

159,762

HOUSEHOLDS

60,813

AVERAGE HOUSEHOLD INCOME

\$119,612

MEDIAN HOUSEHOLD INCOME

\$85,063

COLLEGE GRADUATES (BACHELOR'S +)

56,076 - 46.0%

TOTAL BUSINESSES

4,359

TOTAL EMPLOYEES

45,861

DAYTIME POPULATION (W/ 16 YR +)

131,727

3 MILE RADIUS

POPULATION

393,200

HOUSEHOLDS

147,683

AVERAGE HOUSEHOLD INCOME

\$112,319

MEDIAN HOUSEHOLD INCOME

\$76,292

COLLEGE GRADUATES (BACHELOR'S +)

126,095 - 42.0%

TOTAL BUSINESSES

10,388

TOTAL EMPLOYEES

116,198

DAYTIME POPULATION (W/ 16 YR +)

332,819

AREA DEMOGRAPHICS

