

THE RETAIL AT



MOTOR BUILDING

3202 QUEENS BLVD, LONG ISLAND CITY

3,421 SF OF CORNER SPACE AVAILABLE FOR LEASE
FORMER RESTAURANT WITH GAS LINES & VENTING

Join retail tenants like



Located at the base of THE PACKARD BUILDING,
a mixed-use commercial and office building
positioned along the corner of
Queens Boulevard and Van Dam Street

SPACE + OPPORTUNITY

Long Island City boasts a thriving retail scene that caters to the diverse needs and tastes of its residents and visitors. You can find a variety of shops, boutiques, and stores ranging from trendy fashion boutiques to specialty food markets. The area has attracted major retailers as well as local entrepreneurs, creating a retail landscape that offers both convenience and uniqueness.

The skyline has been reshaped with the addition of modern high-rise residential buildings, many of which offer stunning views of the Manhattan skyline. These developments have attracted a diverse population, contributing to the neighborhood's cultural richness.

Its proximity to Manhattan and excellent transportation options, including multiple subway lines and the Long Island Rail Road, make Long Island City a convenient choice for both residents and businesses. The Packard Motor Building offers tenants convenient connectivity to Manhattan via direct access to the 7, E, G, M and R lines, along with excellent driving accessibility. The Packard Motor Building is located across the street from the 7 train 33rd-Rawson Street subway station.



The Packard Motor Building, located at 32-02 Queens Boulevard, is a 324,650 SF, eight-story mixed-use building. Current Packard Motor Building tenants include Mana Products, Janovic, and Starbucks.

ARTIST'S RENDERING
View From Thomson Avenue
and Van Dam Street





MOTOR BUILDING

SIZE

3,421 SF

CORNER OF QUEENS BLVD & VAN DAM STREET
(FORMER RESTAURANT)

ASKING RENT

UPON REQUEST

CEILING HEIGHTS

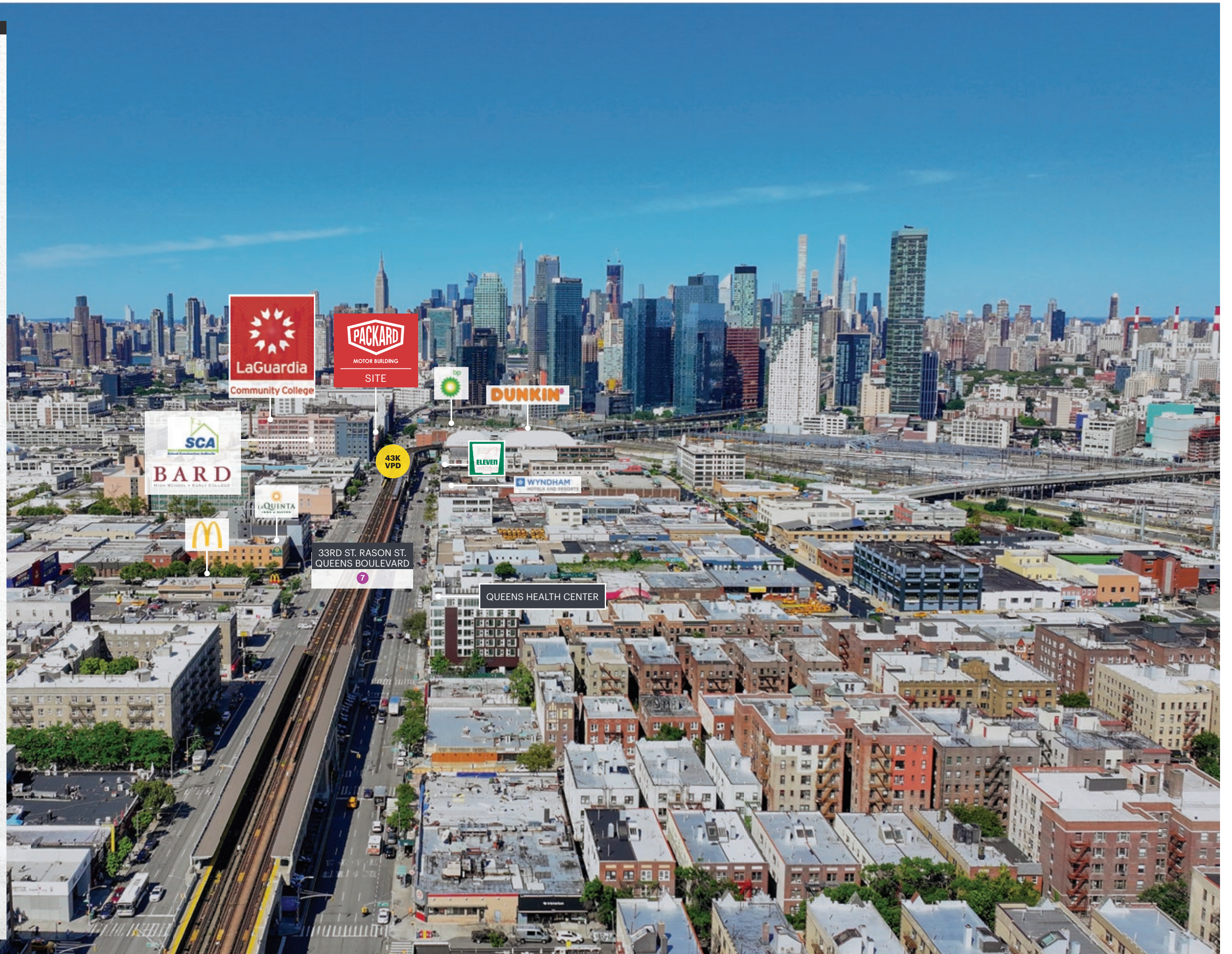
17 FT
CEILING HEIGHTS

CO-TENANT

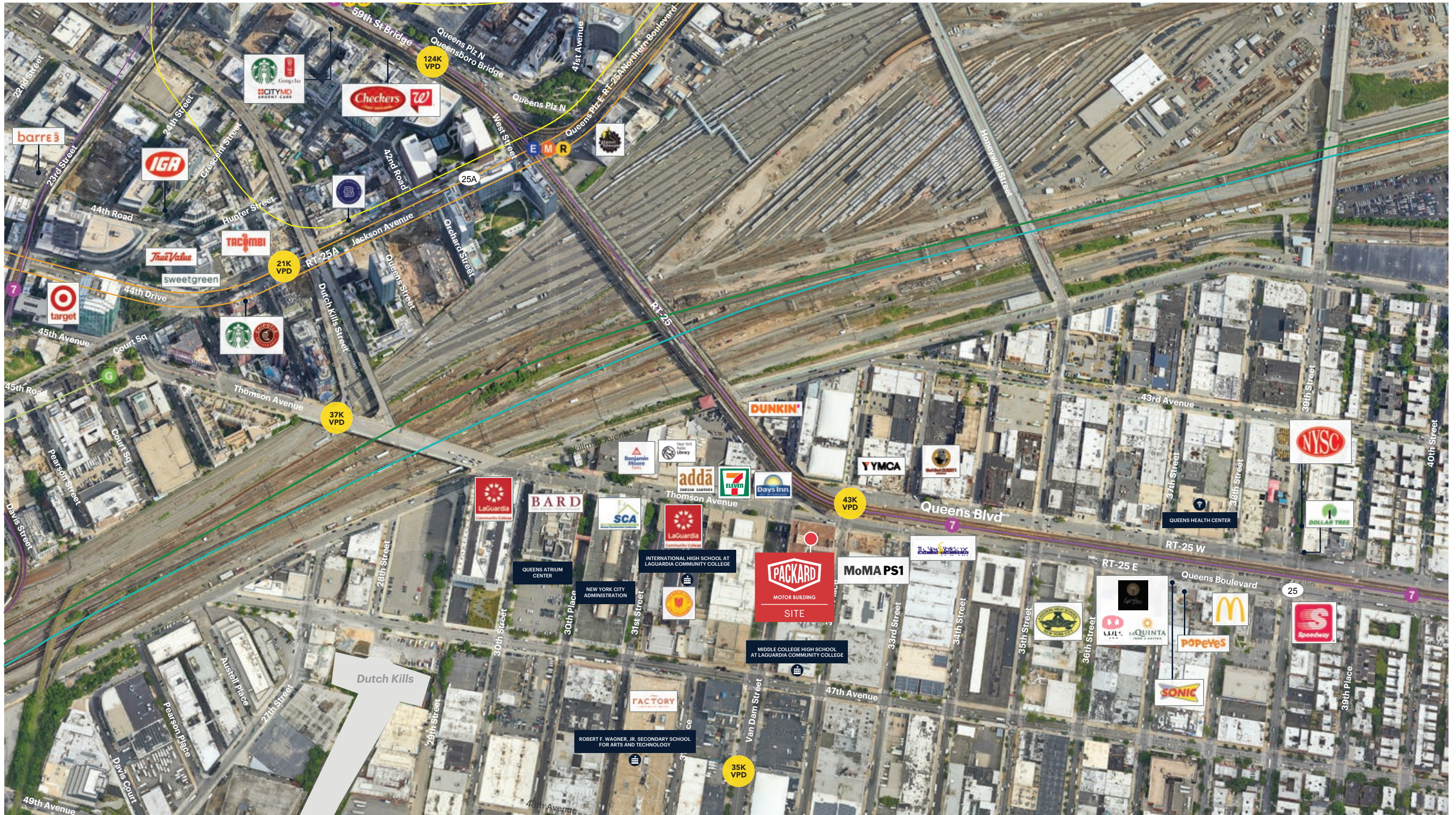


COMMENTS

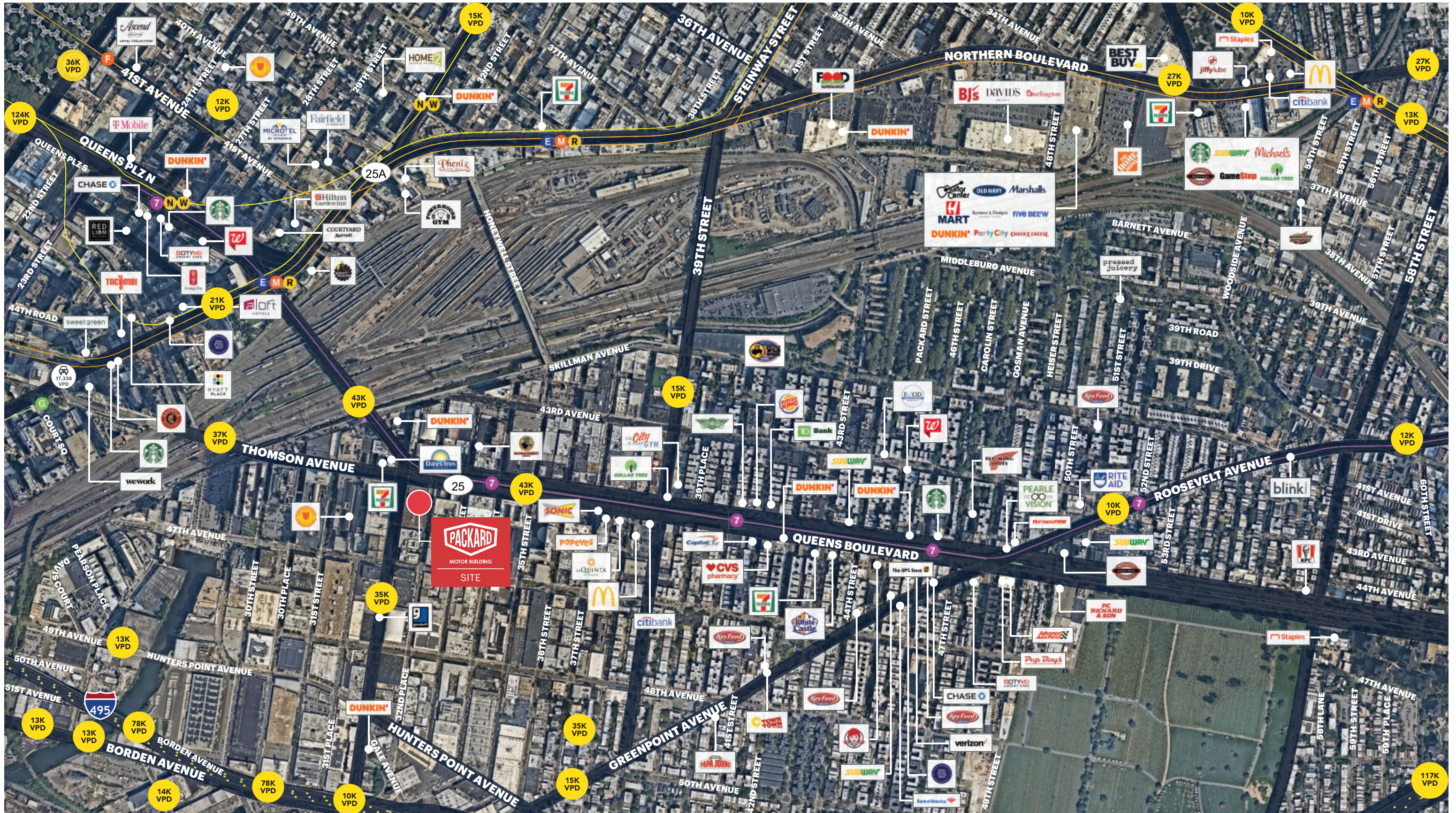
- FORMER RESTAURANT SPACE WITH EXISTING GAS LINES AND VENTS
- POTENTIAL LOADING AVAILABLE
- 55 CAR SHARED PARKING GARAGE
- LOCATED DIRECTLY ACROSS FROM THE 33RD STREET – RAWSON SUBWAY STATION, WHICH SERVICES THE 7 TRAIN
- NEAR THE COURT SQUARE AND QUEENS PLAZA SUBWAY STATIONS WITH EASY ACCESS TO THE E G M AND R SUBWAY LINES
- FIVE STOPS AND 15 MINUTES FROM GRAND CENTRAL STATION
- IN THE IMMEDIATE VICINITY OF MANY EDUCATION, MEDICAL, HOTELS AND OFFICE FACILITIES INCLUDING: LAGUARDIA COLLEGE, BARD HIGH SCHOOL, SCHOOL OF CONSTRUCTION AUTHORITY, QUEENS HEALTH CENTER, WYNDHAM HOTELS AND MORE



RETAIL MAP



RETAIL MAP



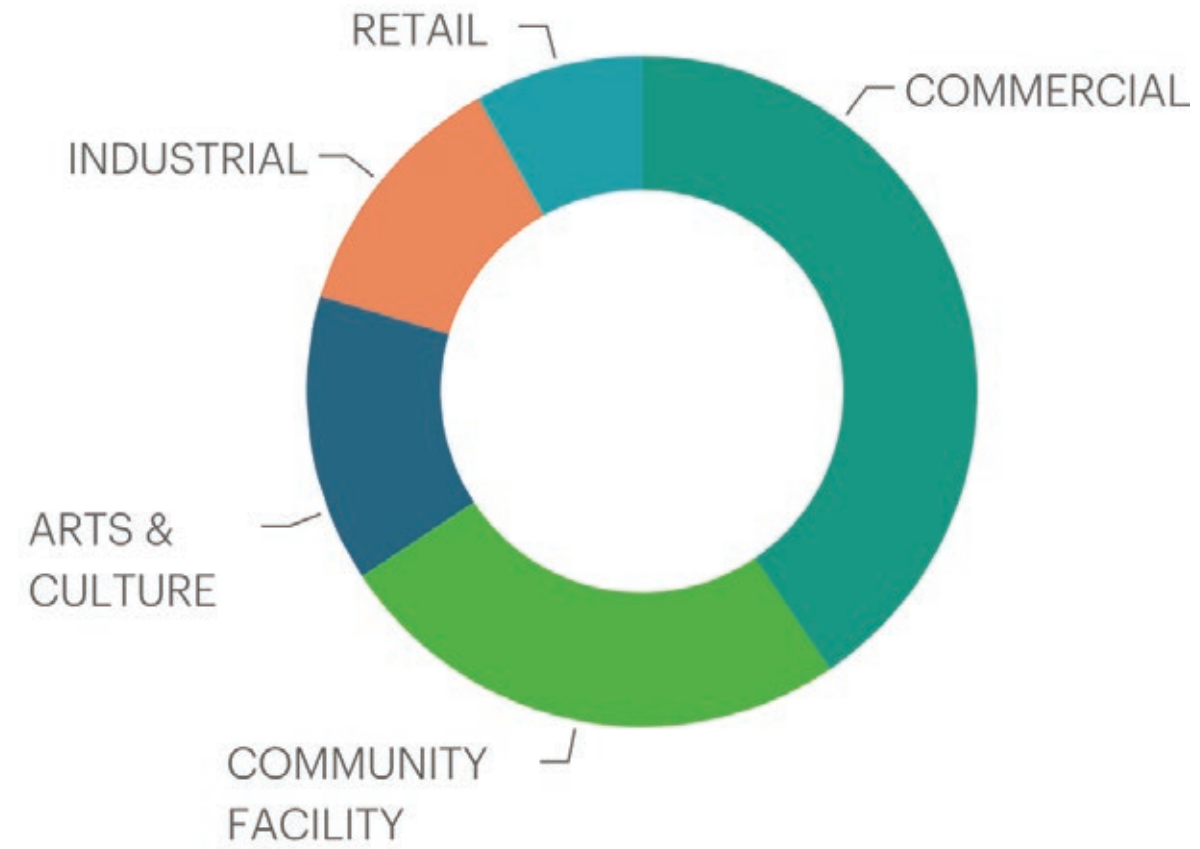
NEIGHBORHOOD SNAPSHOT

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.

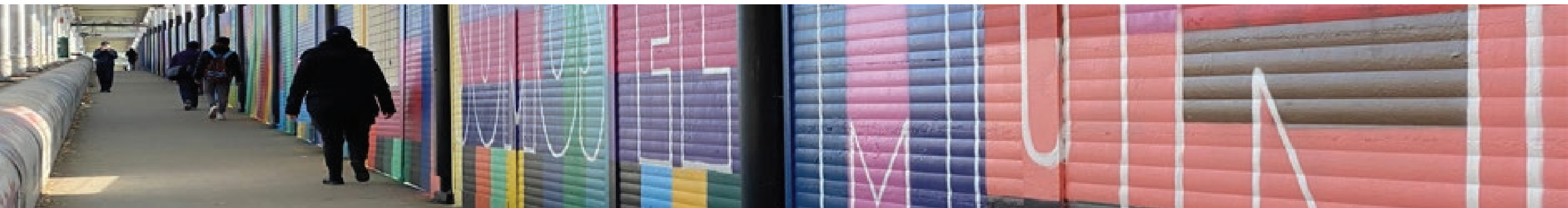
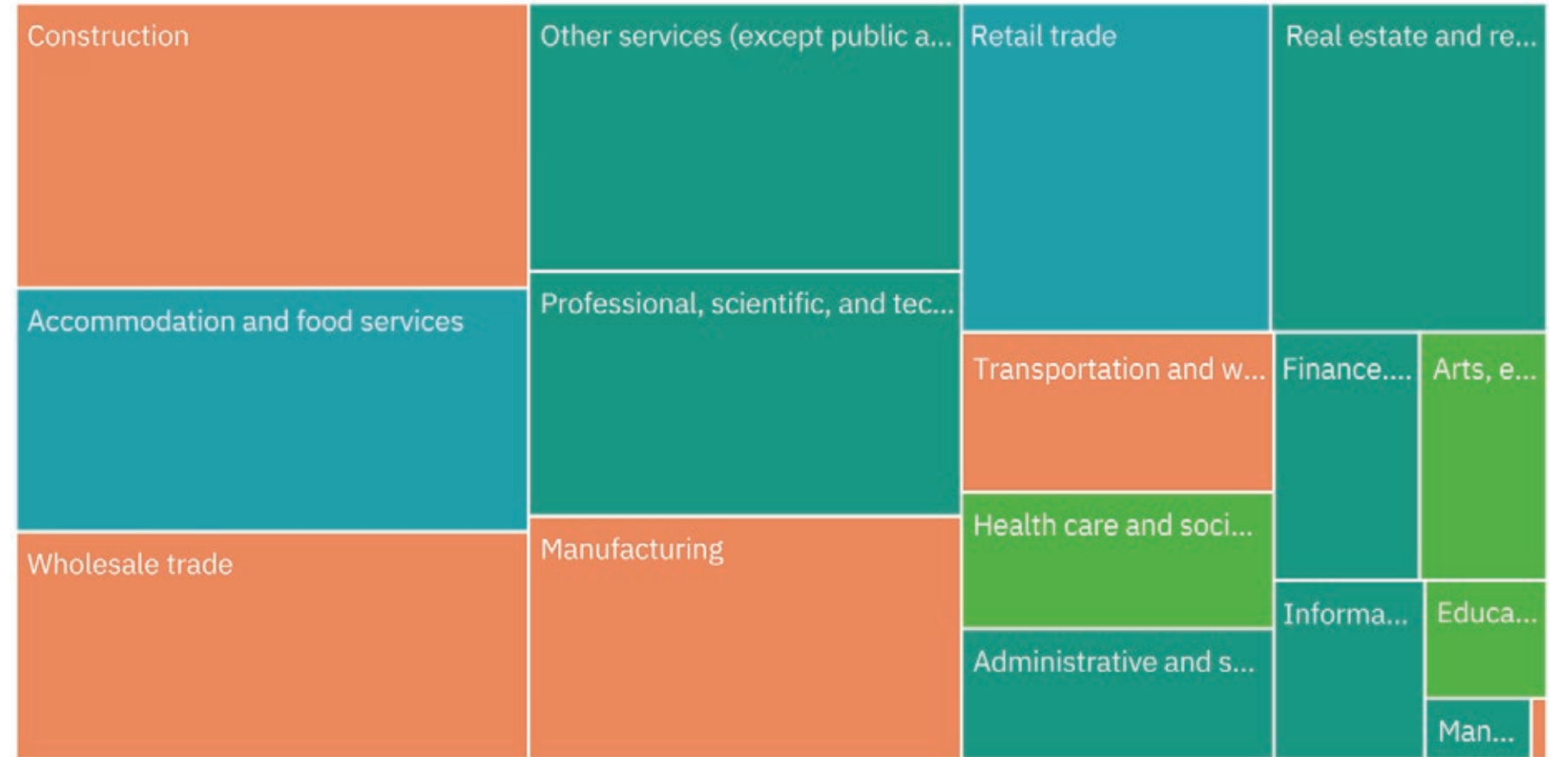
PROPORTION OF LIC WORKERS BY SECTOR

Source: On the Map



NUMBER OF BUSINESS IN ZIP CODE 11101

Source: Zip Code Business Patterns



NEIGHBORHOOD SNAPSHOT

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

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



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.

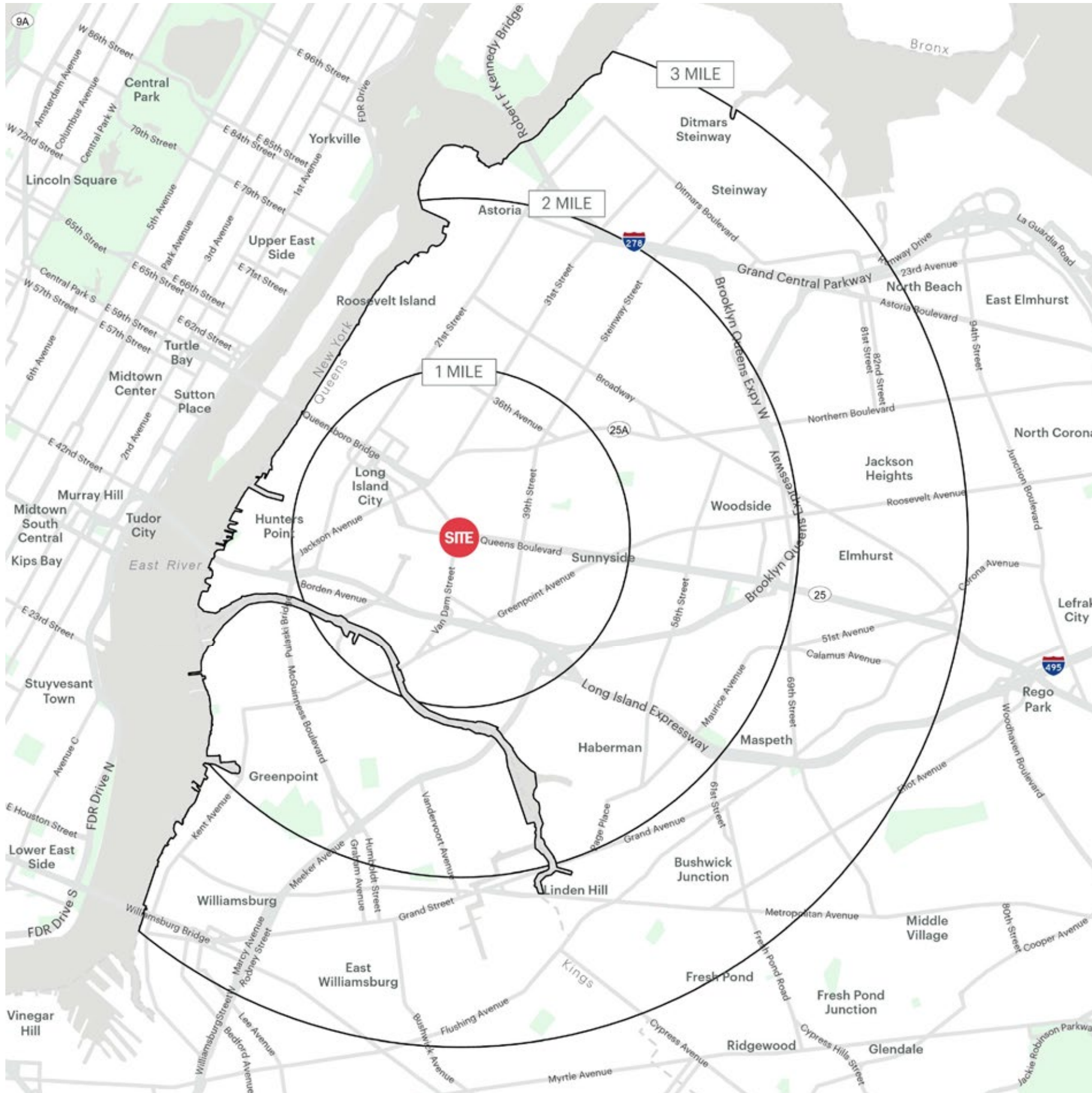
Residential Population	2010	2020	% Change
Core LIC	69,316	96,988	40%
NYC	8,175,133	8,804,190	8%

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

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

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

AREA DEMOGRAPHICS



3202 QUEENS BOULEVARD LONG ISLAND CITY, NY

1 MILE RADIUS

POPULATION
86,765
HOUSEHOLDS
38,711
AVERAGE HOUSEHOLD INCOME
\$131,379
MEDIAN HOUSEHOLD INCOME
\$86,972

COLLEGE GRADUATES (BACHELOR'S +)
37,039 - 40.5%
TOTAL BUSINESSES
4,403
TOTAL EMPLOYEES
66,284
DAYTIME POPULATION (W/ 16 YR +)
108,597

2 MILE RADIUS

POPULATION
320,775
HOUSEHOLDS
141,770
AVERAGE HOUSEHOLD INCOME
\$127,981
MEDIAN HOUSEHOLD INCOME
\$85,159

COLLEGE GRADUATES (BACHELOR'S +)
133,984 - 40.8%
TOTAL BUSINESSES
12,465
TOTAL EMPLOYEES
168,567
DAYTIME POPULATION (W/ 16 YR +)
315,757

3 MILE RADIUS

POPULATION
732,502
HOUSEHOLDS
301,124
AVERAGE HOUSEHOLD INCOME
\$120,442
MEDIAN HOUSEHOLD INCOME
\$80,848

COLLEGE GRADUATES (BACHELOR'S +)
266,092 - 36.5%
TOTAL BUSINESSES
24,562
TOTAL EMPLOYEES
299,041
DAYTIME POPULATION (W/ 16 YR +)
653,404

AREA DEMOGRAPHICS



THE RETAIL AT



MOTOR BUILDING
CONTACT EXCLUSIVE AGENTS

GREG BATISTA
GBATISTA@RIPCONY.COM
516.933.8880

MICHELLE ABRAMOV
MABRAMOV@RIPCONY.COM
718.663.2652

SCOTT ROTHSTEIN
SROTHSTEIN@RIPCONY.COM
718.704.1450