**COMMUNITY FACILITY/FITNESS/MEDICAL/MIXED USE/NEW DEVELOPMENT/OFFICE/STREET RETAIL** 

# **22-61 45TH STREET**

Between Ditmars Boulevard and 23rd Avenue

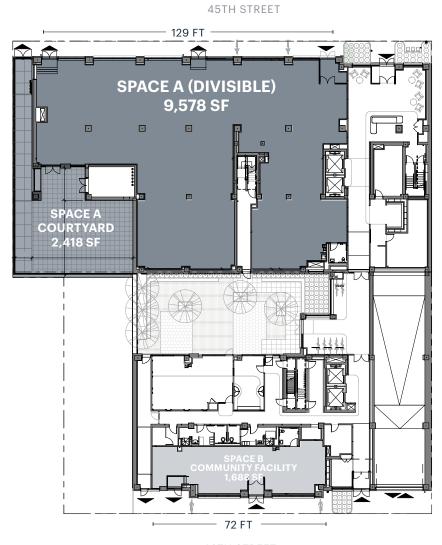
ASTORIA QUEENS | NY





### **SPACE DETAILS**

#### **GROUND FLOOR**



**46TH STREET** 

#### LOCATION

Between Ditmars Boulevard and 23rd Avenue

#### SIZE

Space A 9,578 SF\* Space A Courtyard 2,418 SF 1,688 SF Space B (Community Facility) \*Divisible

#### FRONTAGE

Space A	129 FT
Space B	72 FT

#### **CEILING HEIGHTS**

Space A	13 FT 11 IN
Space B	14 FT 11 IN

#### **STATUS**

New construction

#### POSSESSION

Arranged

#### RENT

Upon request

#### **NEIGHBORS**

Walgreen's, Berry Fresh Supermarket, Matrix Fitness Club, Ridgewood Savings Bank, Dunkin' Donuts, Subway, The UPS Store, and Murphy's Sports Bar

#### **COMMENTS**

99 residential units above

Perfect for medical office, daycare/ preschool, fitness and education

Courtyard/outdoor space available

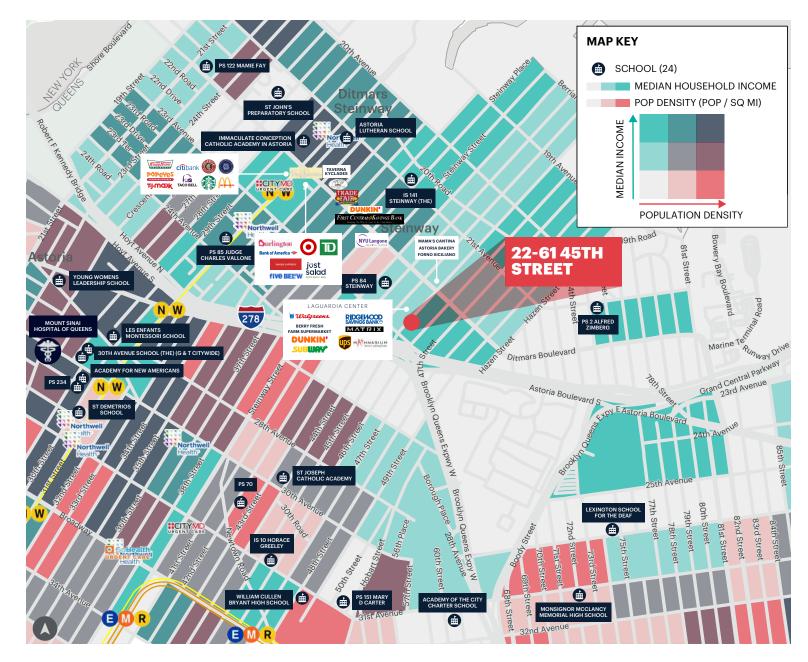
All uses considered

#### **TRANSPORTATION**

2022 Ridership Report

Q69	<u>69</u>	Astoria-Di	itmars Blvd 🛛 🔉 🛚 🛛 🔊
Annual	2,041,202	Annual	2,999,579
Weekday	6,698	Weekday	9,544
Weekend	6,182	Weekend	10,538

### **AREA DEMOGRAPHICS**



## CONTACT EXCLUSIVE AGENT

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#### 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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.