

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

22-61 45TH STREET

Between Ditmars Boulevard and 23rd Avenue

ASTORIA
QUEENS | NY

Up to
9,578 SF*
For Lease
*Divisible

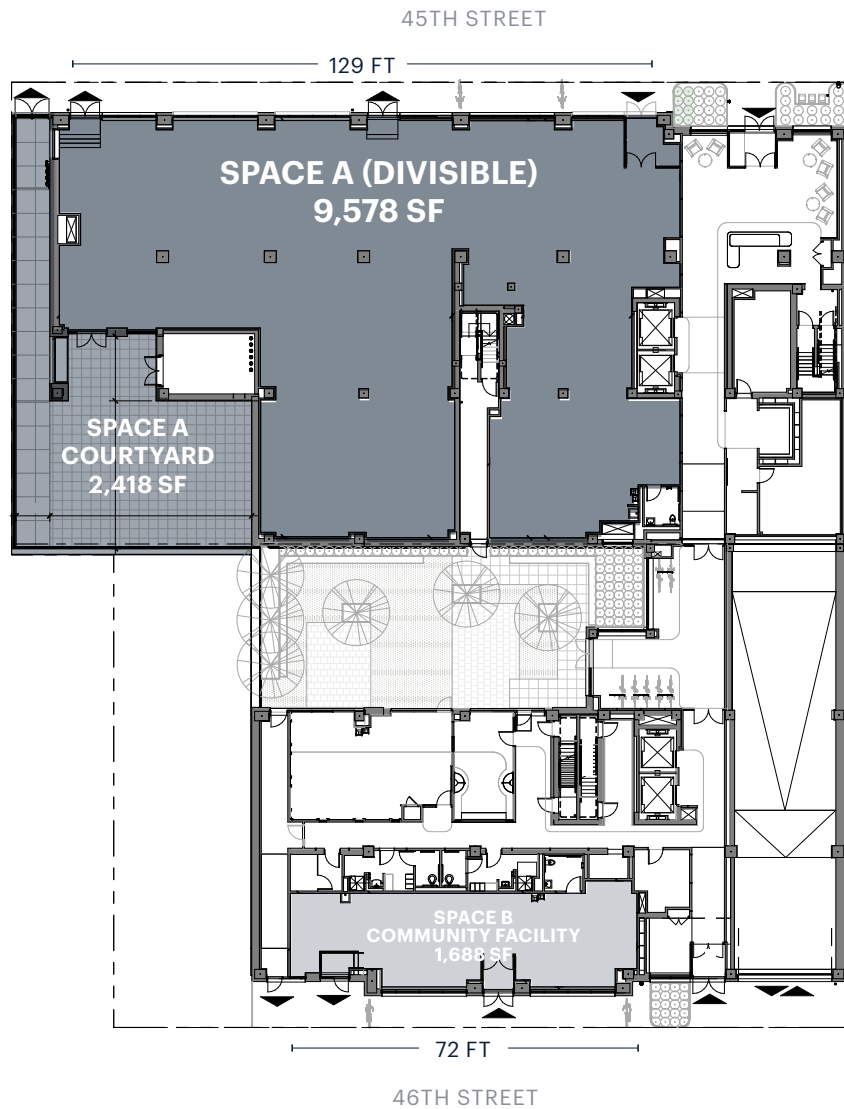


ARTIST'S RENDERING

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

Between Ditmars Boulevard and 23rd Avenue

SIZE

Space A	9,578 SF*
Space A Courtyard	2,418 SF
Space B (Community Facility)	1,688 SF
*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	69
Annual	2,041,202
Weekday	6,698
Weekend	6,182

Astoria-Ditmars Blvd	N W
Annual	2,999,579
Weekday	9,544
Weekend	10,538

