



**27,500 SF**

For Lease

**BIG BOX/FITNESS/STREET RETAIL**

# 54-30 MYRTLE AVENUE

Between Wyckoff Avenue and Madison Street

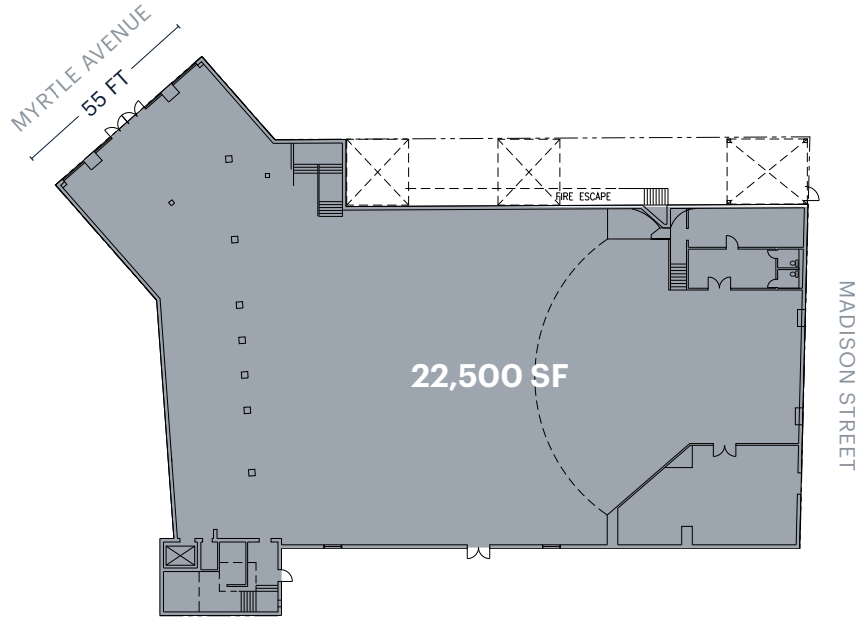
**RIDGEWOOD**  
QUEENS | NY



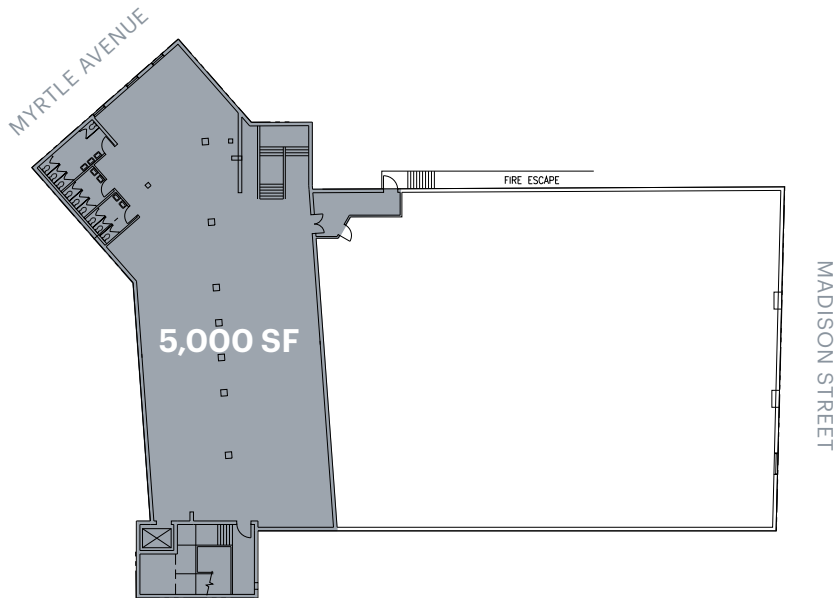
**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## GROUND FLOOR



## MEZZANINE



### LOCATION

South side of Myrtle Avenue, between Wyckoff Avenue and Madison Street

### SIZE

Ground Floor	22,500 SF
Mezzanine	5,000 SF
Total	27,500 SF

### FRONTAGE

Myrtle Avenue	55 FT
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### CEILING HEIGHTS

Ground Floor	15-25 FT
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### STATUS

Currently Liberty Department Store

### POSSESSION

Arranged

### RENT

Upon request

### NEIGHBORS

Target, Burlington, CVS, Popeye's, Burger King, McDonalds, Dunkin Donuts, Dollar Tree, Metro PCS, Boost Mobile, Subway, Planet Fitness, Rainbow, Mini Max, Jimmy Jazz, Portabella, and Fabco

### COMMENTS

Rare big box availability just off of the Myrtle-Wyckoff intersection

Located on the busiest block in Ridgewood, Queens

Within walking distance of several residential developments

Loading on Madison Street with a loading zone

### TRANSPORTATION

2023 Ridership Report

#### Myrtle-Wyckoff

Annual	5,009,020
Weekday	15,276
Weekend	20,671



#### B26 Bus

Annual	1,769,107
Weekday	5,358
Weekend	7,527

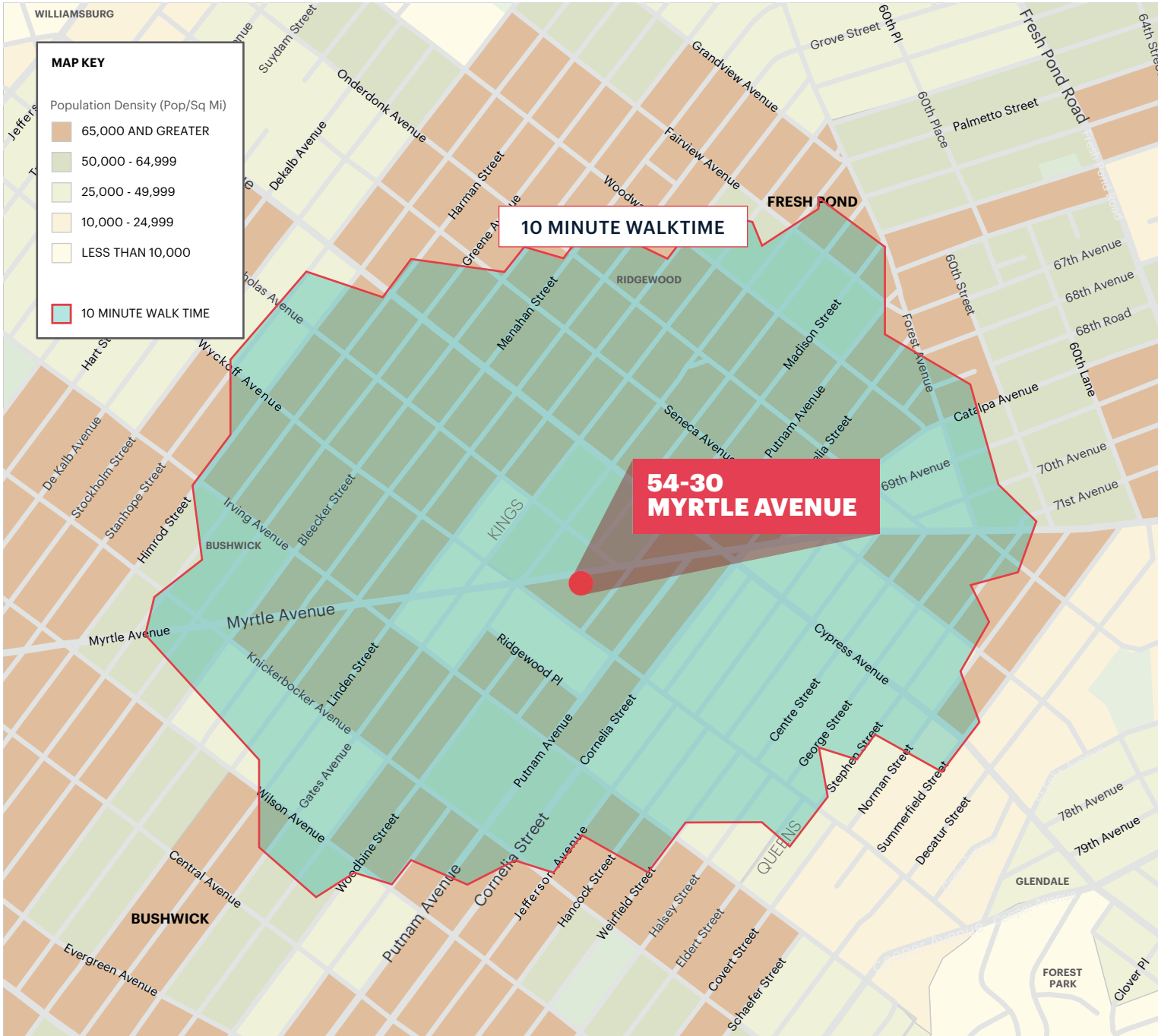


#### Q55 Bus

Annual	1,619,429
Weekday	5,232
Weekend	5,332



# DEMOGRAPHICS



## 10 MINUTE WALKTIME DEMOGRAPHICS

### ESTIMATED TOTAL POPULATION

47,221

### AVERAGE HOUSEHOLD INCOME

\$94,880

### TOTAL HOUSEHOLDS

16,791

### MEDIAN HOUSEHOLD INCOME

\$72,277

### COLLEGE EDUCATION (BACHELOR'S +)

37%

### DAYTIME POPULATION

37,071

### EMPLOYEES

12,132

### BUSINESSES

1,149



## AREA RETAIL



+ Coming Soon

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](http://ripcony.com) for more information

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