



## RETAIL SPACE

# OZONE PARK, NY

98-01 LIBERTY AVENUE

### SIZE

Space A: 9,037 SF

Subdivisions from 1,608 SF Available

### ASKING RENT

Upon Request

### FRONTAGE

110 FT

### CO-TENANTS

CVS, IHOP

### NEIGHBORS

Food Universe Marketplace, Raymour & Flanigan, Marshalls, PC Richard & Son, Madrag, Family Discount Furniture, Storage Post Self Storage, Safeguard Self Storage, Papa John's Pizza, Dunkin Donuts, Ozone Park Library

### COMMENTS

Former 99¢ Paradise and Aaron's

Access to Public Transportation

Strong Demographics

High Visibility

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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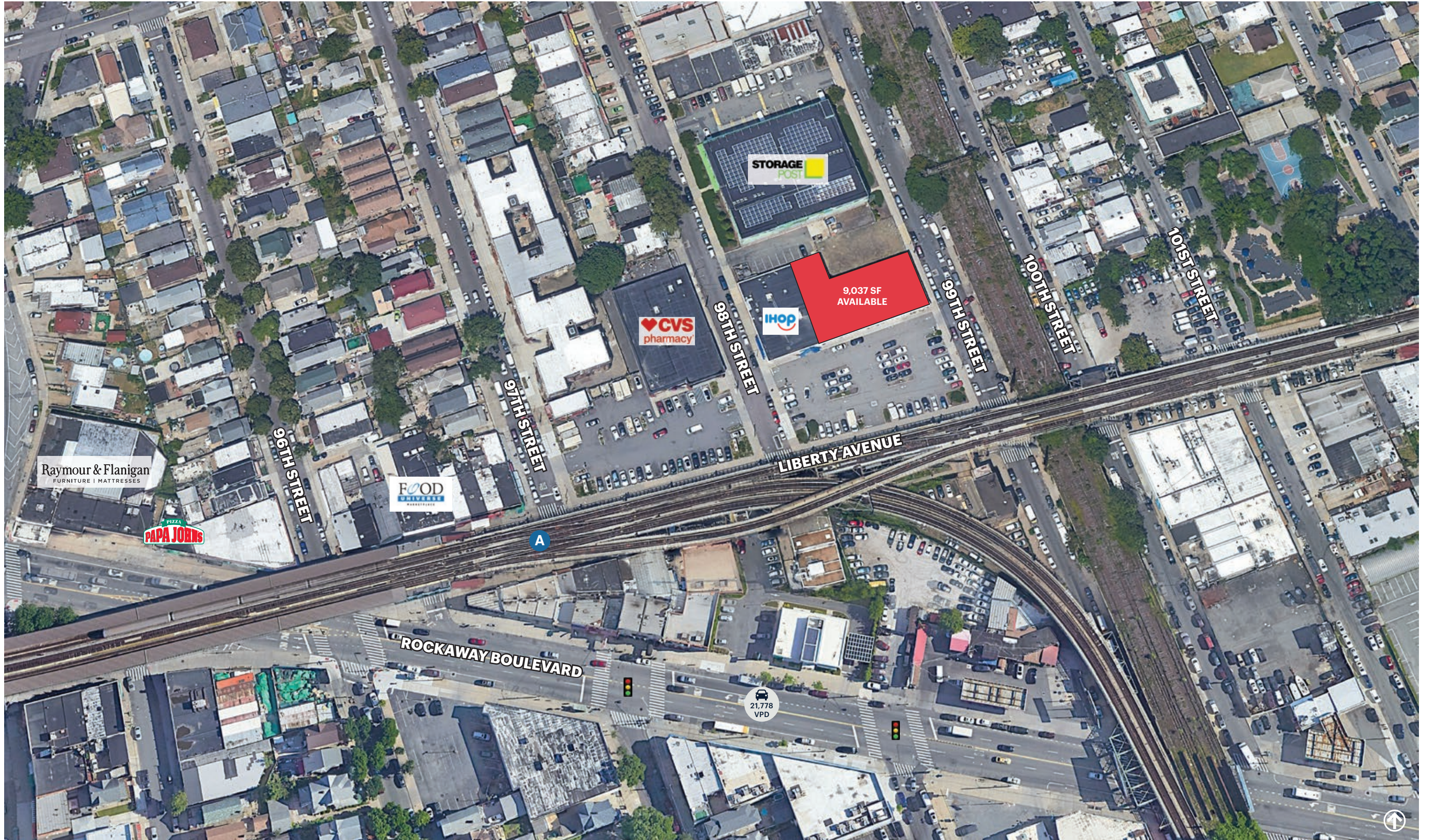
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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



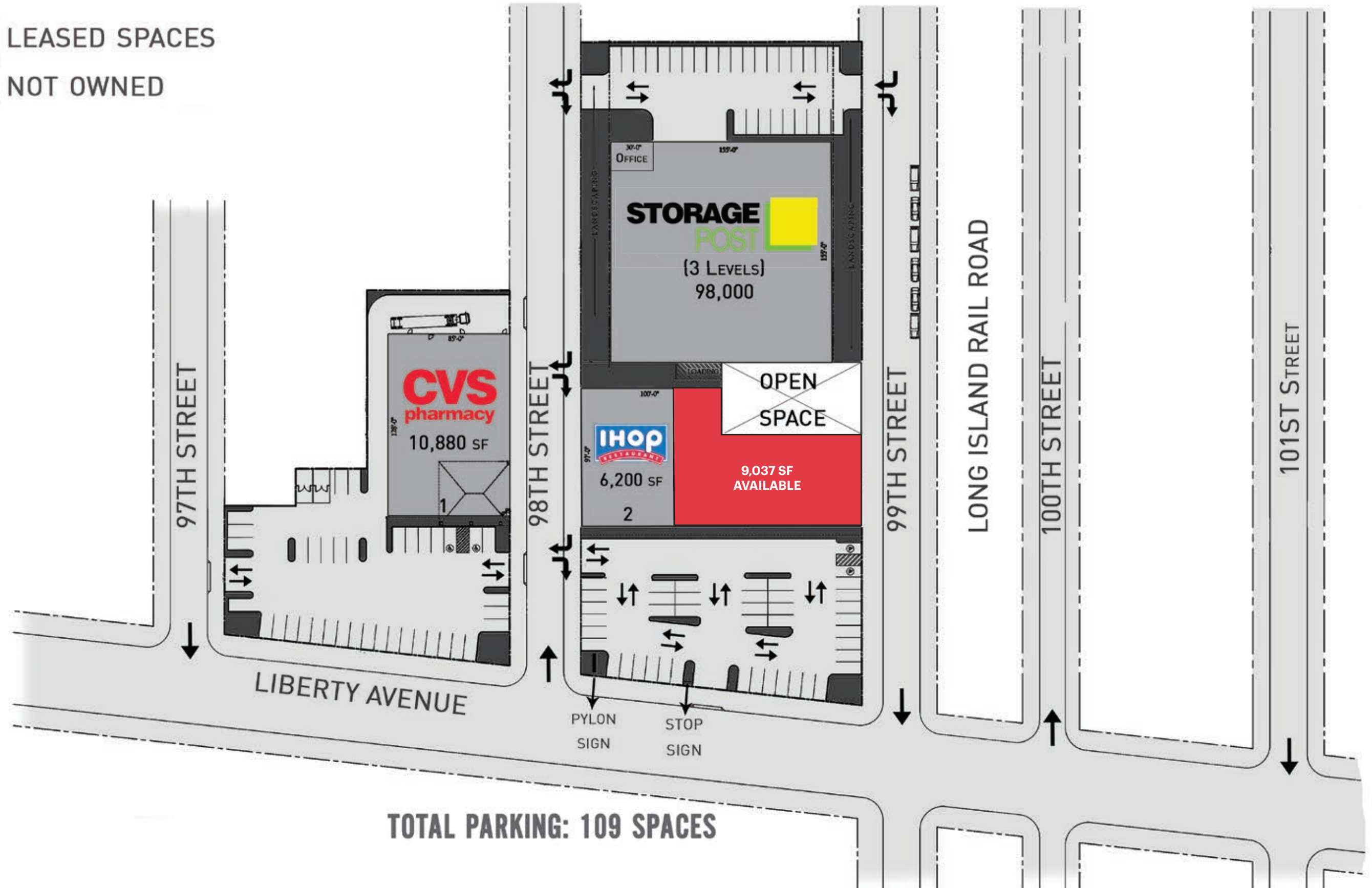
**AERIAL**



98-01 LIBERTY AVENUE OZONE PARK, NEW YORK

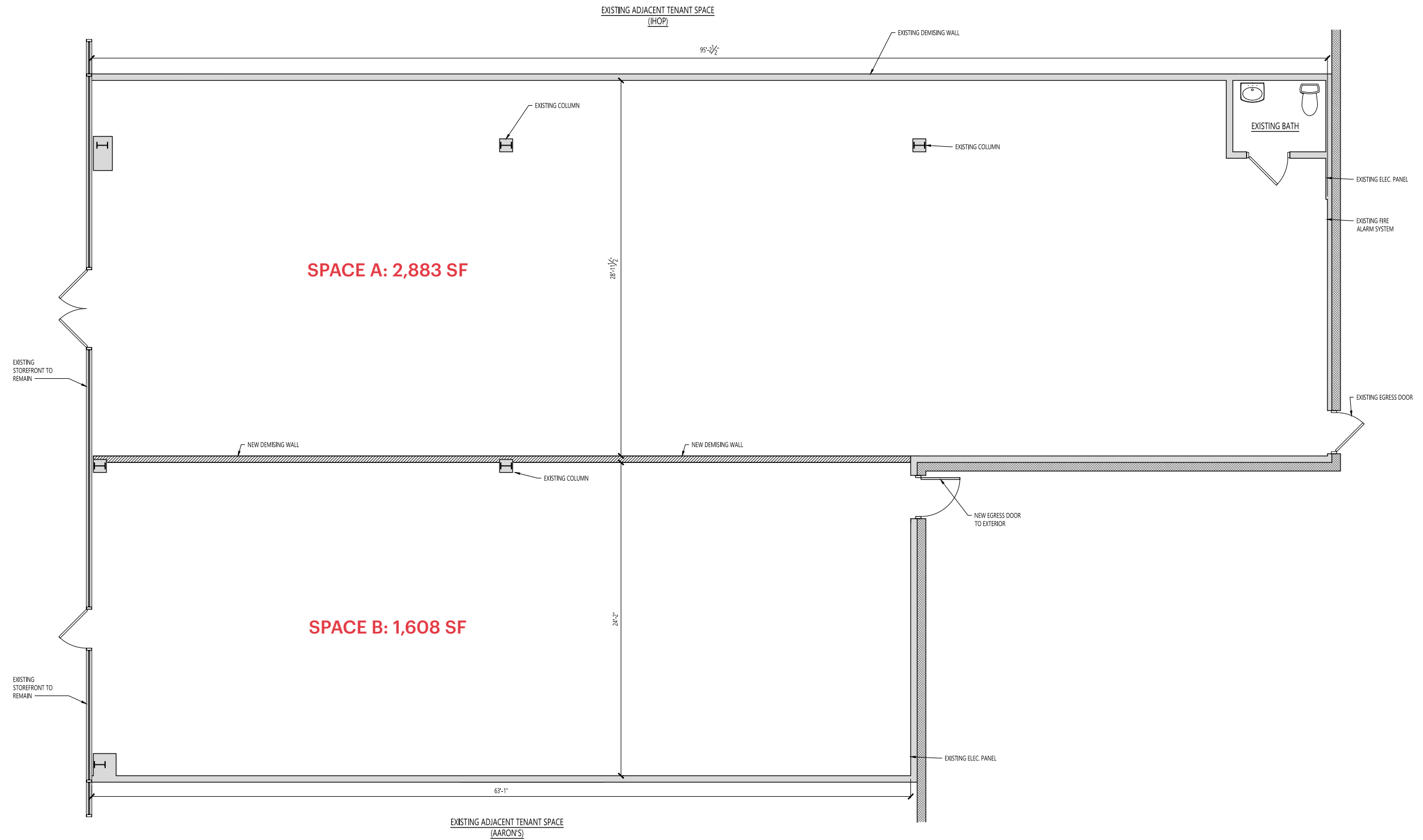
**SITE PLAN**

- LEASED SPACES
- NOT OWNED

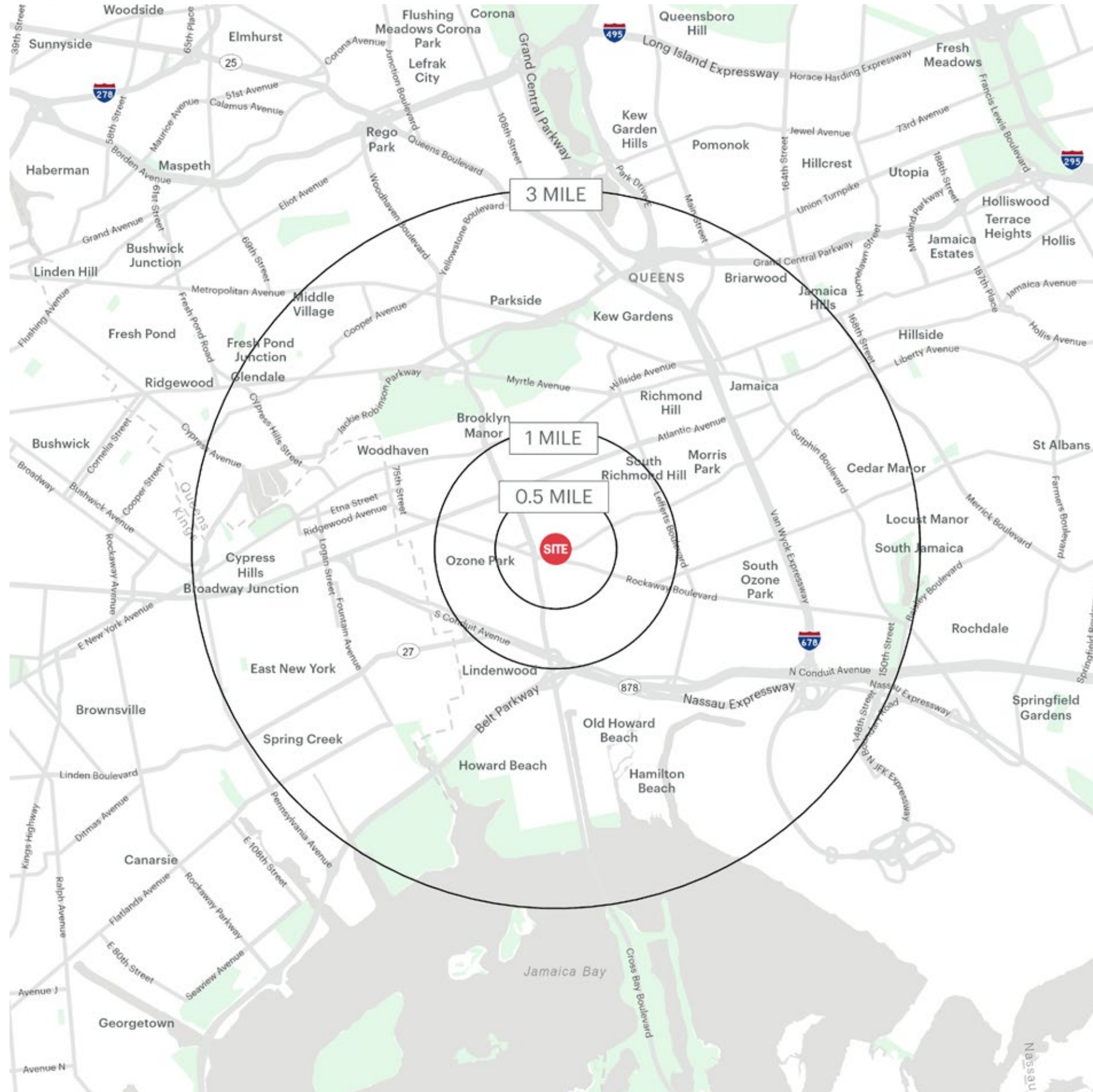


**TOTAL PARKING: 109 SPACES**

# SUBDIVISION PLAN



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
27,764  
**HOUSEHOLDS**  
8,320  
**AVERAGE HOUSEHOLD INCOME**  
\$108,557  
**MEDIAN HOUSEHOLD INCOME**  
\$85,508

**COLLEGE GRADUATES (BACHELOR'S +)**  
4,911 - 25.0%  
**TOTAL BUSINESSES**  
688  
**TOTAL EMPLOYEES**  
8,062  
**DAYTIME POPULATION (W/ 16 YR +)**  
24,245

## 3 MILE RADIUS

**POPULATION**  
99,981  
**HOUSEHOLDS**  
29,634  
**AVERAGE HOUSEHOLD INCOME**  
\$113,288  
**MEDIAN HOUSEHOLD INCOME**  
\$86,220

**COLLEGE GRADUATES (BACHELOR'S +)**  
17,704 - 26.0%  
**TOTAL BUSINESSES**  
1,901  
**TOTAL EMPLOYEES**  
22,174  
**DAYTIME POPULATION (W/ 16 YR +)**  
80,349

## 5 MILE RADIUS

**POPULATION**  
675,039  
**HOUSEHOLDS**  
225,372  
**AVERAGE HOUSEHOLD INCOME**  
\$105,261  
**MEDIAN HOUSEHOLD INCOME**  
\$76,661

**COLLEGE GRADUATES (BACHELOR'S +)**  
133,716 - 29.0%  
**TOTAL BUSINESSES**  
13,944  
**TOTAL EMPLOYEES**  
169,831  
**DAYTIME POPULATION (W/ 16 YR +)**  
571,485

# AREA DEMOGRAPHICS

