

THE RIDGEWOOD NOW DELIVERING POSSESSION



**RETAIL, MEDICAL, RESTAURANT SPACE
& ROOFTOP AVAILABLE**

THE RIDGEWOOD

350 ST. NICHOLAS AVENUE

RIDGEWOOD, QUEENS, NEW YORK

SIZE

- Ground Floor: 822 SF - 7,263 SF
- Woodbine Street: 1,738 SF & 2,388 SF
- Myrtle Avenue: 1,494 SF, 1,259 SF, 2,499 SF & 2,727 SF
- Palmetto Street: 822 SF

4th Floor Rooftop: 6,189 SF + 29,755 SF of Outdoor Space + ground floor dedicated entrance with 2 elevators

ASKING RENT

Upon Request

CEILING HEIGHTS

18 FT

CO-TENANTS

Target, Burlington

NEIGHBORS

Food Bazaar, Dollar Tree, Capital One Bank, Dunkin', CVS Pharmacy, Starbucks, Planet Fitness, Duane Reade, AutoZone, Blink Fitness

COMMENTS

- New Target Anchored Development with Ground Floor Retail Available
- Delivery - Immediate
- Located at intersection of large transit hub with over 26 million annual ridership
- 341 Space Parking Garage on site

TRANSPORTATION

2019 Ridership Report

Mode	Line	Annual Ridership
Subway	Myrtle - Wycoff Avenue (L, M)	5,927,332
	B52	2,987,639
Bus	B13	1,919,546
	B54	2,658,271
B26	Q58	9,131,904
B26	Annual	2,639,105

CONTACT EXCLUSIVE AGENTS

GREG BATISTA

gbatista@ripcony.com
D: 516.342.8277
C: 516.351.5604

DOUG WEINSTEIN

dweinstein@ripcony.com
O: 516.933.8880
C: 516.967.0068

MICHELLE ABRAMOV

mabramov@ripcony.com
D: 718.663.2652
C: 718.607.1920

BRIAN KRAKOWER

bkrakower@ripcony.com
D: 718.663.2656
C: 201.566.4226



80-02 Kew Gardens Road
3rd Floor
Queens, NY 11415
718.663.2650

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

MARKET AERIAL



**350 ST. NICHOLAS AVE
THE RIDGEWOOD**

MYRTLE - WYCKOFF AVENUE
5,927,332 ANNUAL RIDERSHIP

INTERMODAL BUS
TERMINAL

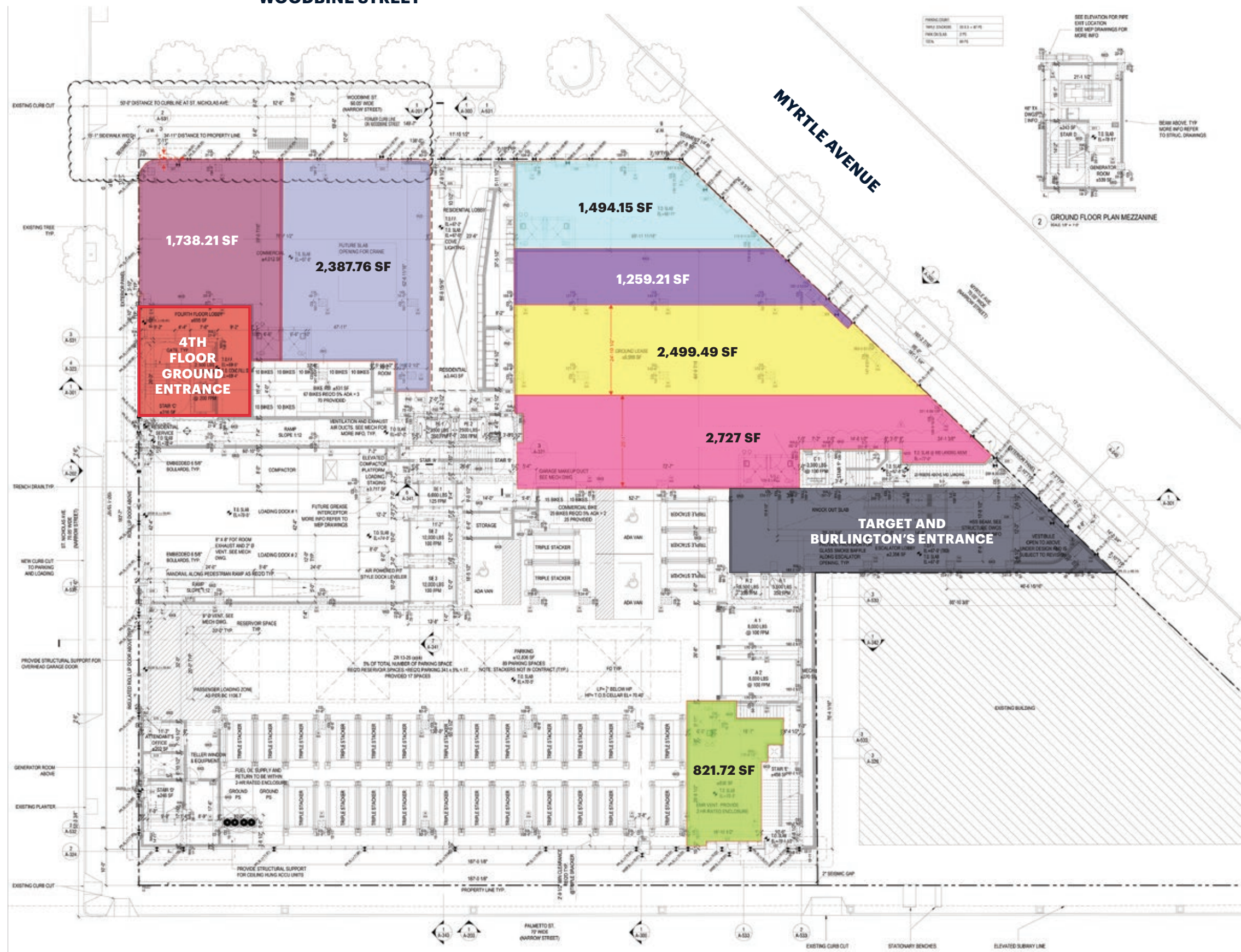
ANNUAL RIDERSHIP (2019)

L	M	5,927,332
B13		1,919,546
B26		2,639,105
B52		2,987,639
B54		2,658,271
Q58		9,131,904

SITE PLAN

GROUND FLOOR

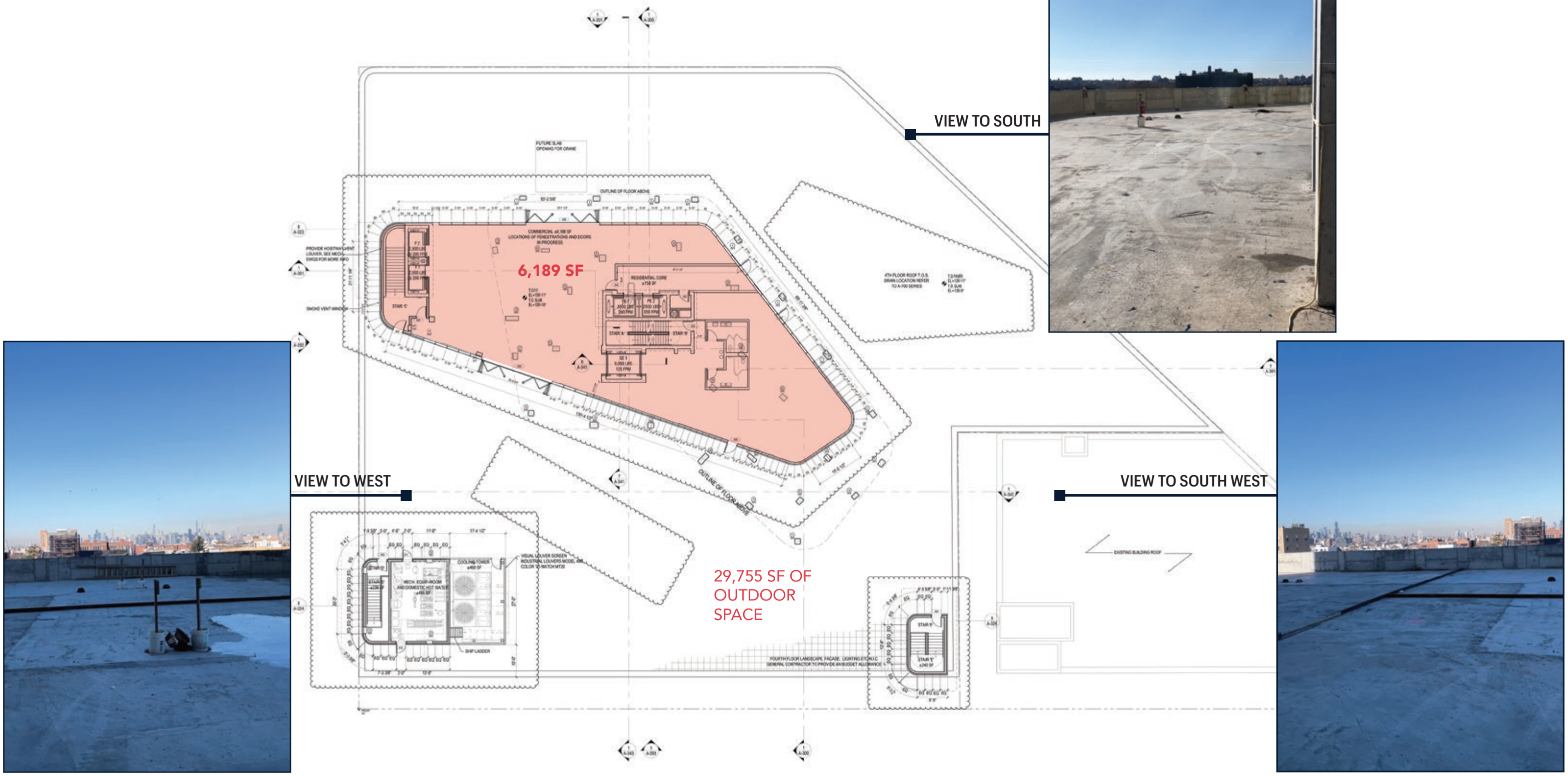
PALMETTO STREET



PALMETTO STREET

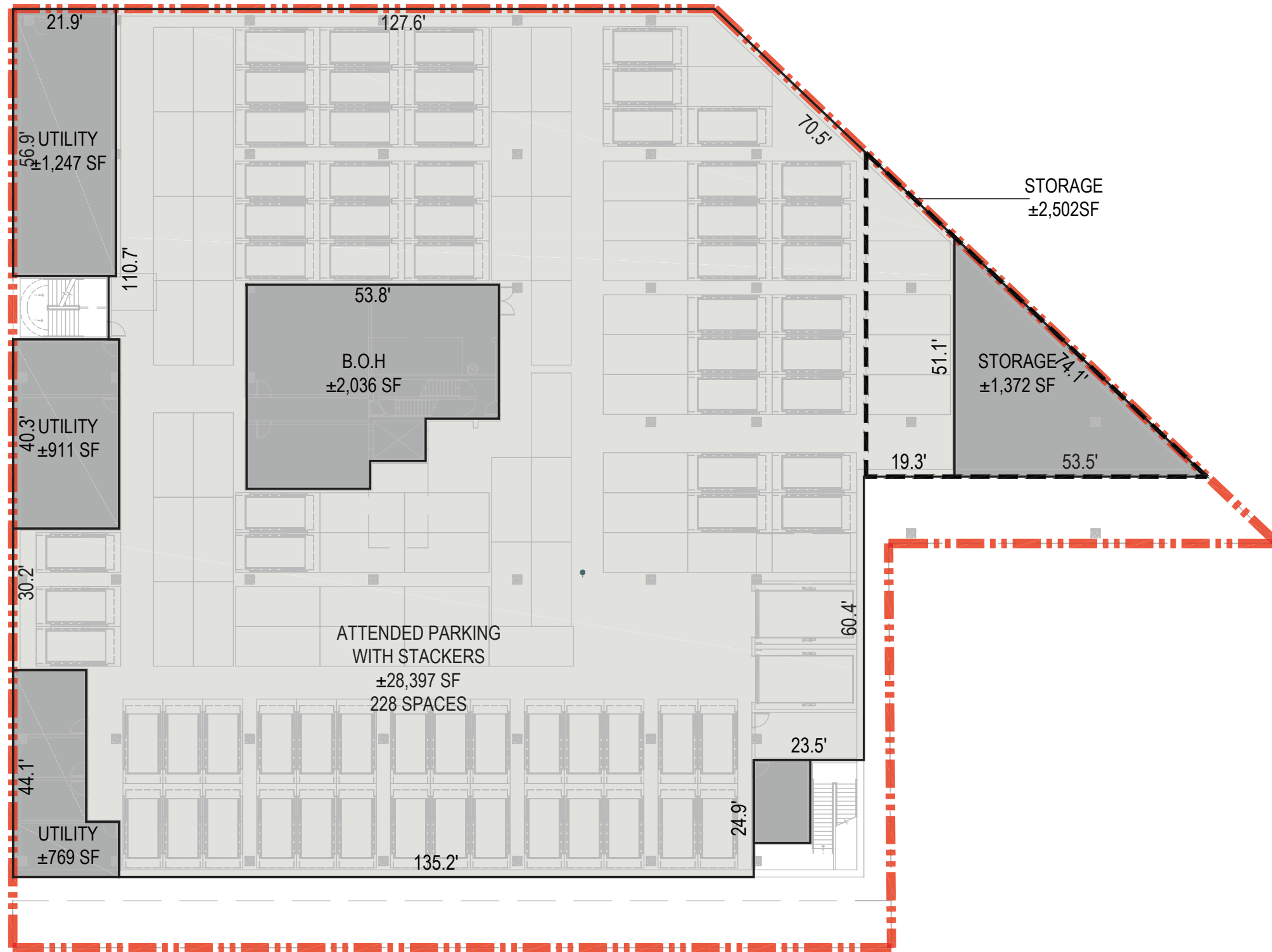
SITE PLAN

FOURTH FLOOR



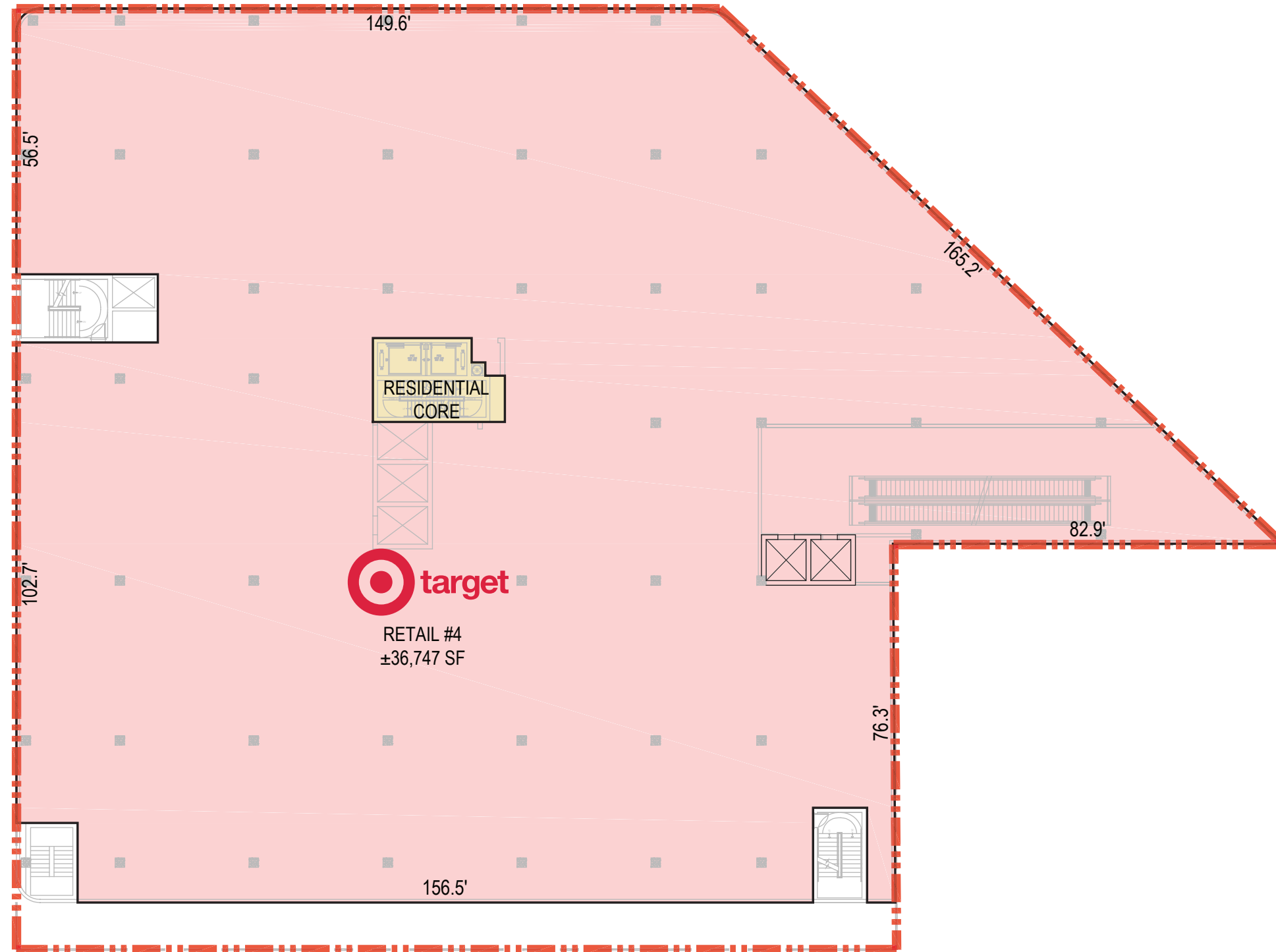
SITE PLAN

CELLAR



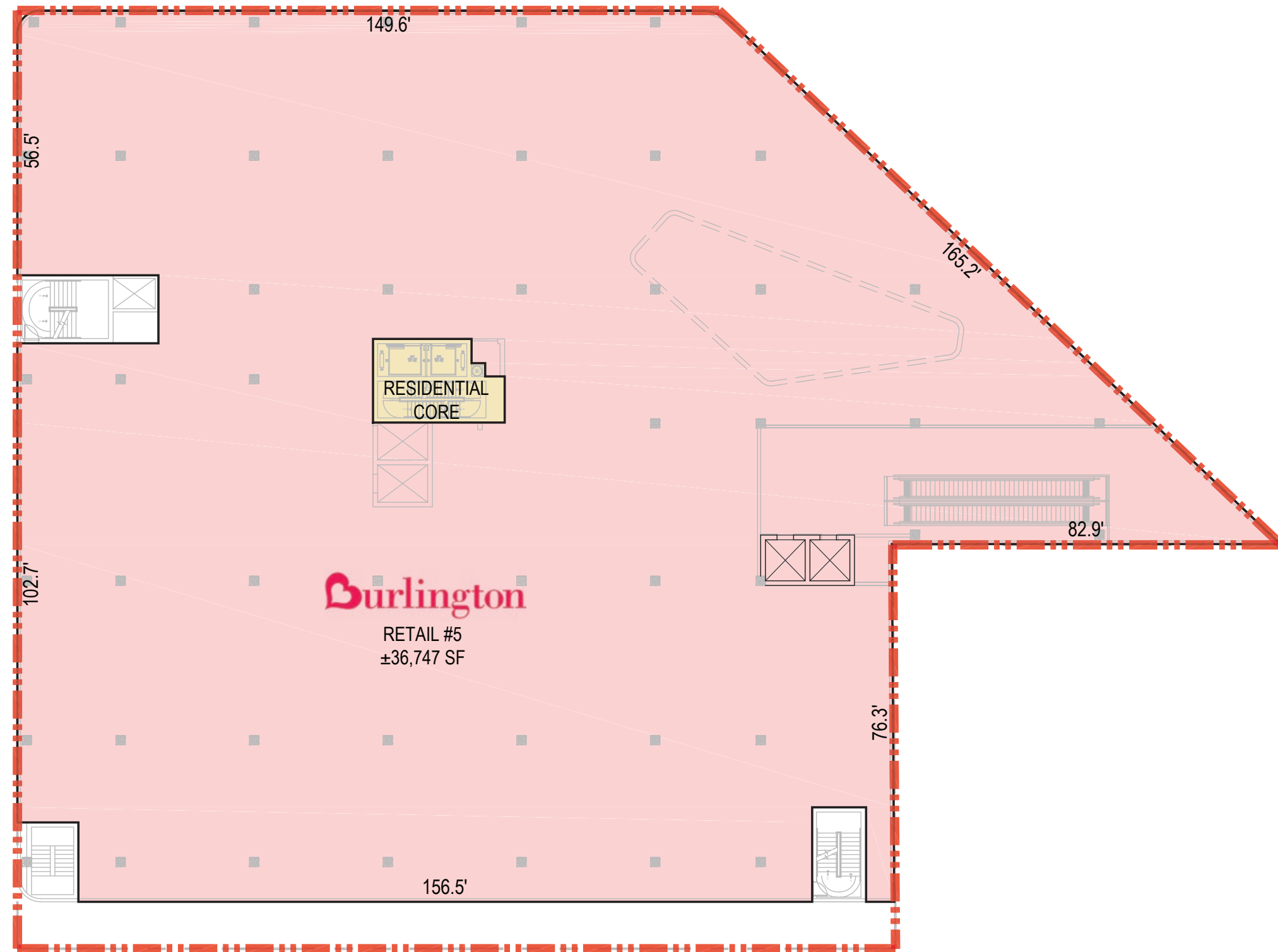
SITE PLAN

SECOND FLOOR

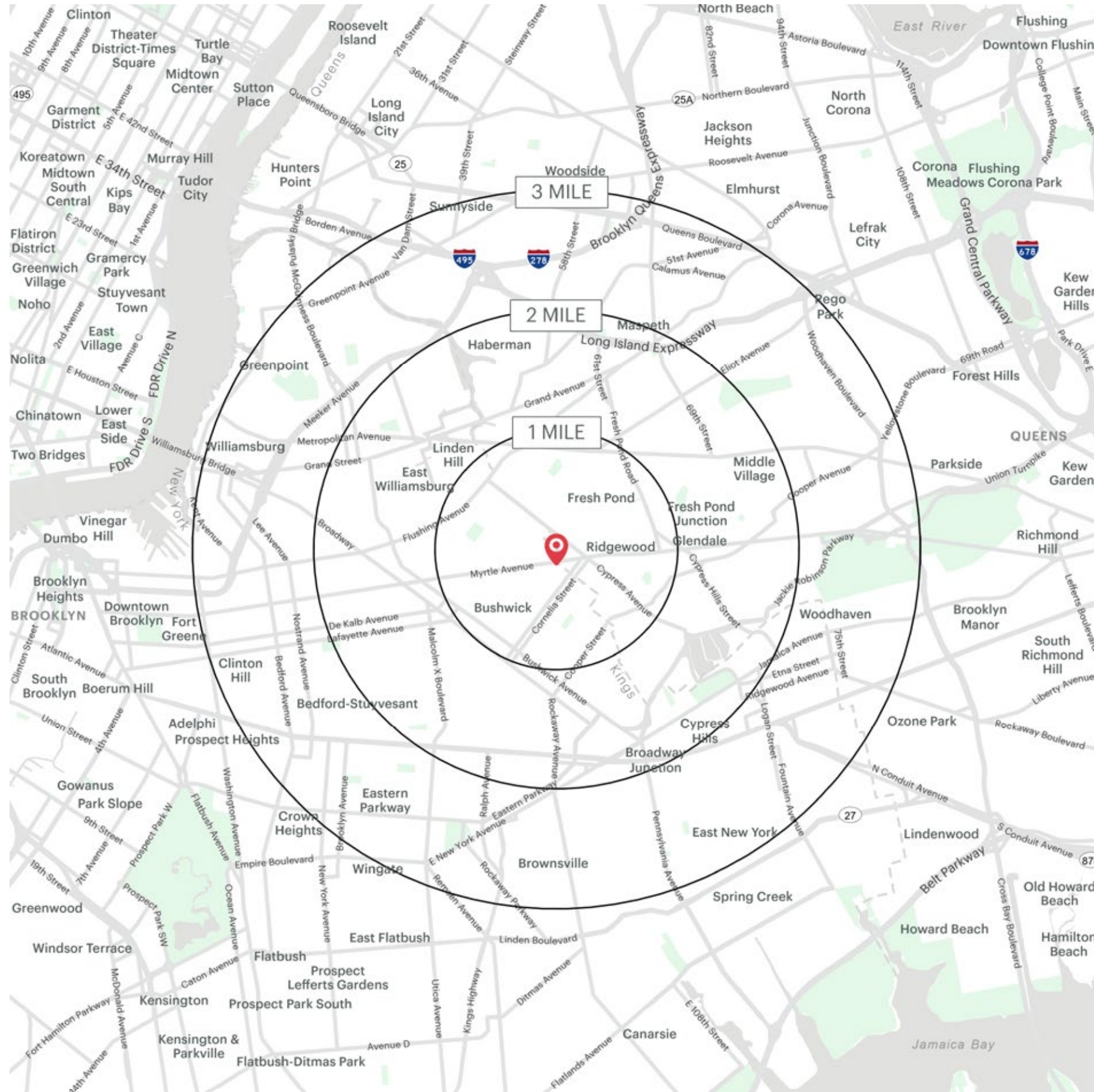


SITE PLAN

THIRD FLOOR



AREA DEMOGRAPHICS



THE RIDGEWOOD RIDGEWOOD, NEW YORK

1 MILE RADIUS

POPULATION

174,780

HOUSEHOLDS

58,053

AVERAGE HOUSEHOLD INCOME

\$83,019

MEDIAN HOUSEHOLD INCOME

\$64,078

COLLEGE GRADUATES (BACHELOR'S +)

36,762 - 32.0%

TOTAL BUSINESSES

3,455

TOTAL EMPLOYEES

46,129

DAYTIME POPULATION (W/ 16 YR +)

141,085

2 MILE RADIUS

POPULATION

433,342

HOUSEHOLDS

155,269

AVERAGE HOUSEHOLD INCOME

\$85,099

MEDIAN HOUSEHOLD INCOME

\$61,444

COLLEGE GRADUATES (BACHELOR'S +)

94,873 - 32.0%

TOTAL BUSINESSES

10,171

TOTAL EMPLOYEES

136,483

DAYTIME POPULATION (W/ 16 YR +)

379,705

3 MILE RADIUS

POPULATION

1,075,881

HOUSEHOLDS

386,947

AVERAGE HOUSEHOLD INCOME

\$87,187

MEDIAN HOUSEHOLD INCOME

\$60,250

COLLEGE GRADUATES (BACHELOR'S +)

244,441 - 34.0%

TOTAL BUSINESSES

27,580

TOTAL EMPLOYEES

343,005

DAYTIME POPULATION (W/ 16 YR +)

953,070

AREA DEMOGRAPHICS

