

For Lease

RIPCO
RETAIL LEASING

26-15 Jackson Avenue

Northern side between
43rd Avenue and 44th Drive

Long Island City
Queens, NY

| 3,500 SF Ground Floor + 500 SF Outdoor Café Space

Ideal for Restaurant, Fitness, or Wellness users

Artist Rendering

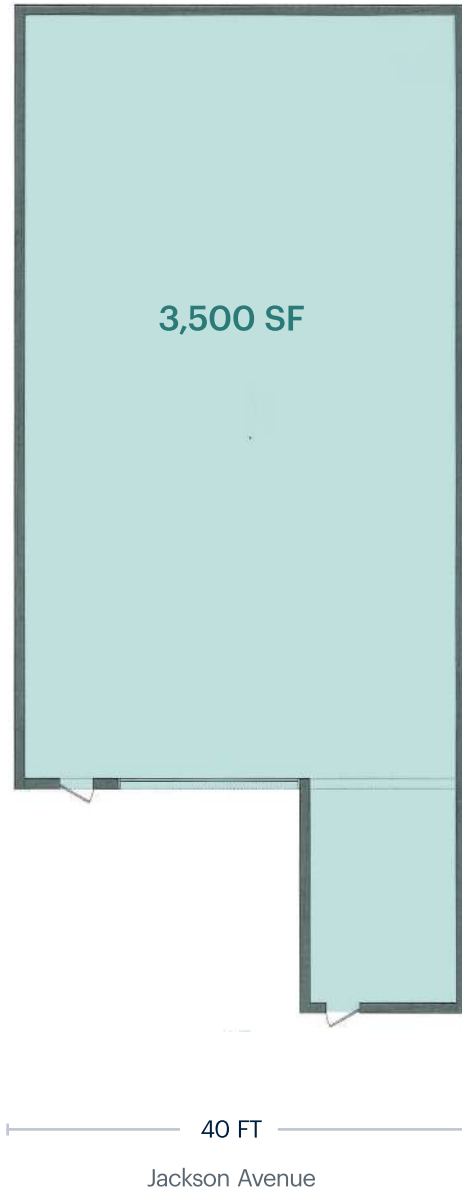
Contact
Exclusive Agents

Eric Fisher
efisher@ripcony.com | 914.393.5564

Jason Pennington
jpennington@ripcony.com | 212.750.0917

32 Court Street, 10th Floor, Brooklyn, NY 11201 | ripcony.com
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Space Details



| | | |
|------------------------|--|----------|
| Location | Northern side of Jackson Avenue between 43rd Avenue and 44th Drive | |
| Size | Ground Floor | 3,500 SF |
| | Outdoor Café Space | 500 SF |
| Frontage | 40 FT on Jackson Avenue | |
| Possession | Immediate | |
| Ceiling Heights | Ground Floor: 13 FT | |
| Status | Currently vacant | |
| Term | 10 years | |
| Neighbors | Partners Coffee, Sweetgreen, City Chemist, Target, Soothr, Xi'an Famous Foods, Warby Parker, Wells Fargo, Westville, and Tacombi | |
| Comments | <p>Column-free warehouse building in the center of Jackson Avenue</p> <p>Full building branding opportunity</p> <p>As-of-right outdoor café space included in premises</p> <p>Most visible retail box along Jackson Avenue</p> <p>Gas line and 600 amps in place currently</p> | |

| | | | | |
|-----------------------|-----------------------------|-----------|------------------------|---------|
| Transportation | 44 Dr & Jackson Av | | Jackson Av & Purves Av | |
| 2024 Ridership Report | Annual | 1,155,075 | Annual | 814,886 |
| | Weekday | 3,998 | Weekday | 2,558 |
| | Weekend | 2,479 | Weekend | 3,000 |
| | Court Square Station | | | |
| | Annual | 6,032,857 | | |
| | Weekday | 19,048 | | |
| | Weekend | 21,668 | | |

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Area Retail



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