



RETAIL SPACE

MYRTLE POINT

350 ST. NICHOLAS AVENUE
RIDGEWOOD, QUEENS, NEW YORK

SIZE
572 SF - 7,263 SF

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 Q1 of 2023

Located at intersection of large transit hub

Parking Garage on site with 300+ spaces

TRANSPORTATION
2019 Ridership Report

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

CONTACT EXCLUSIVE AGENTS

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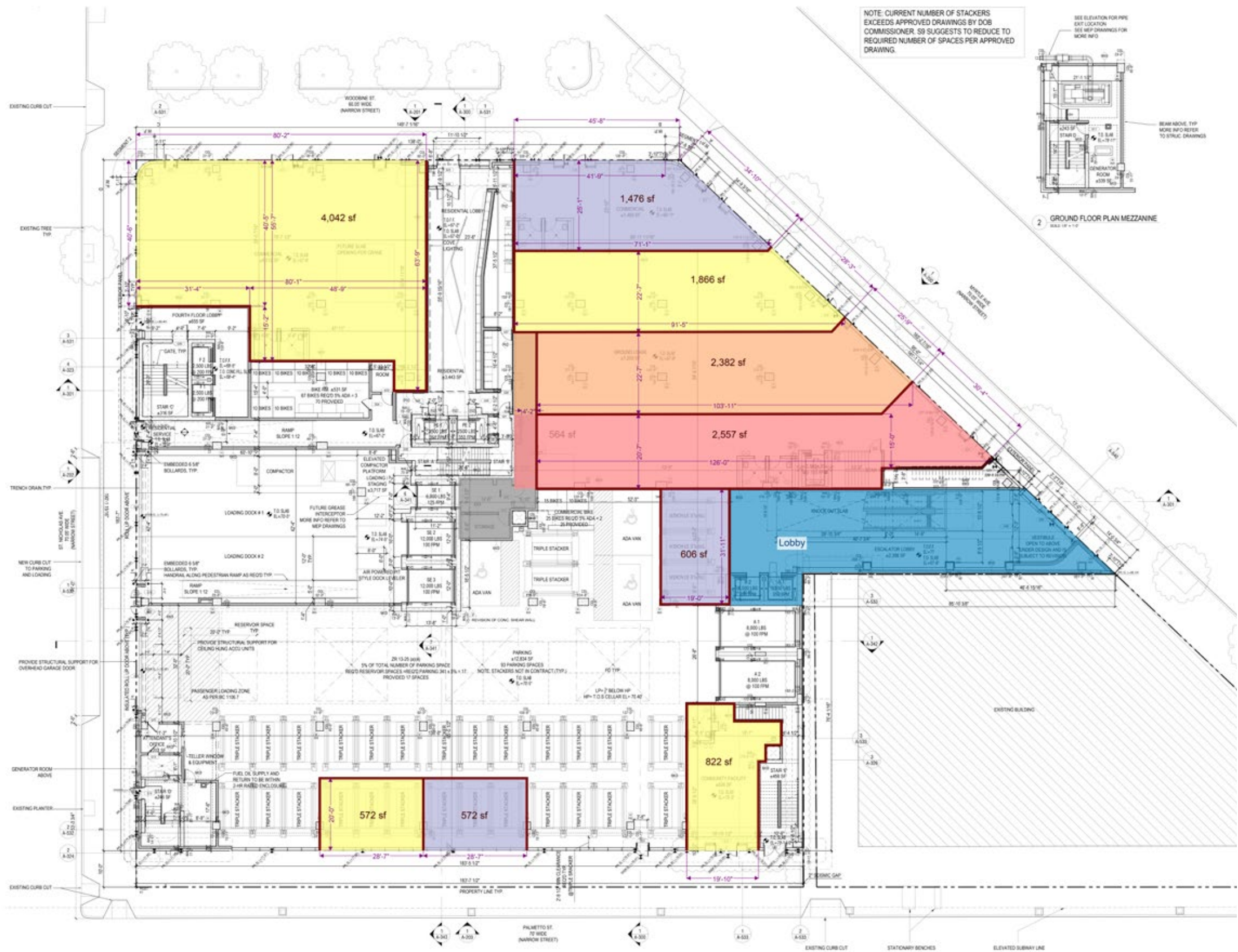
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



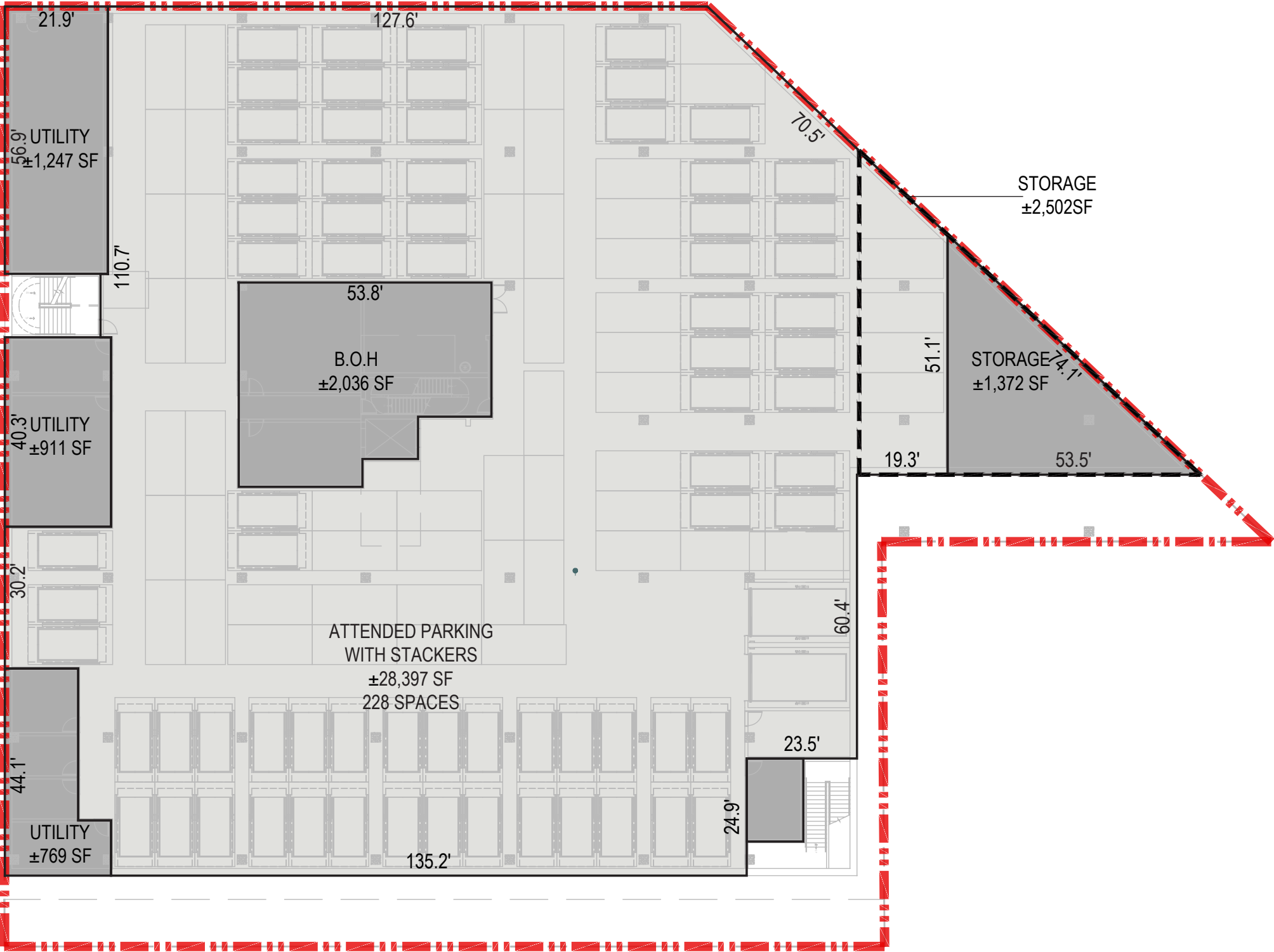
SITE PLAN

GROUND FLOOR



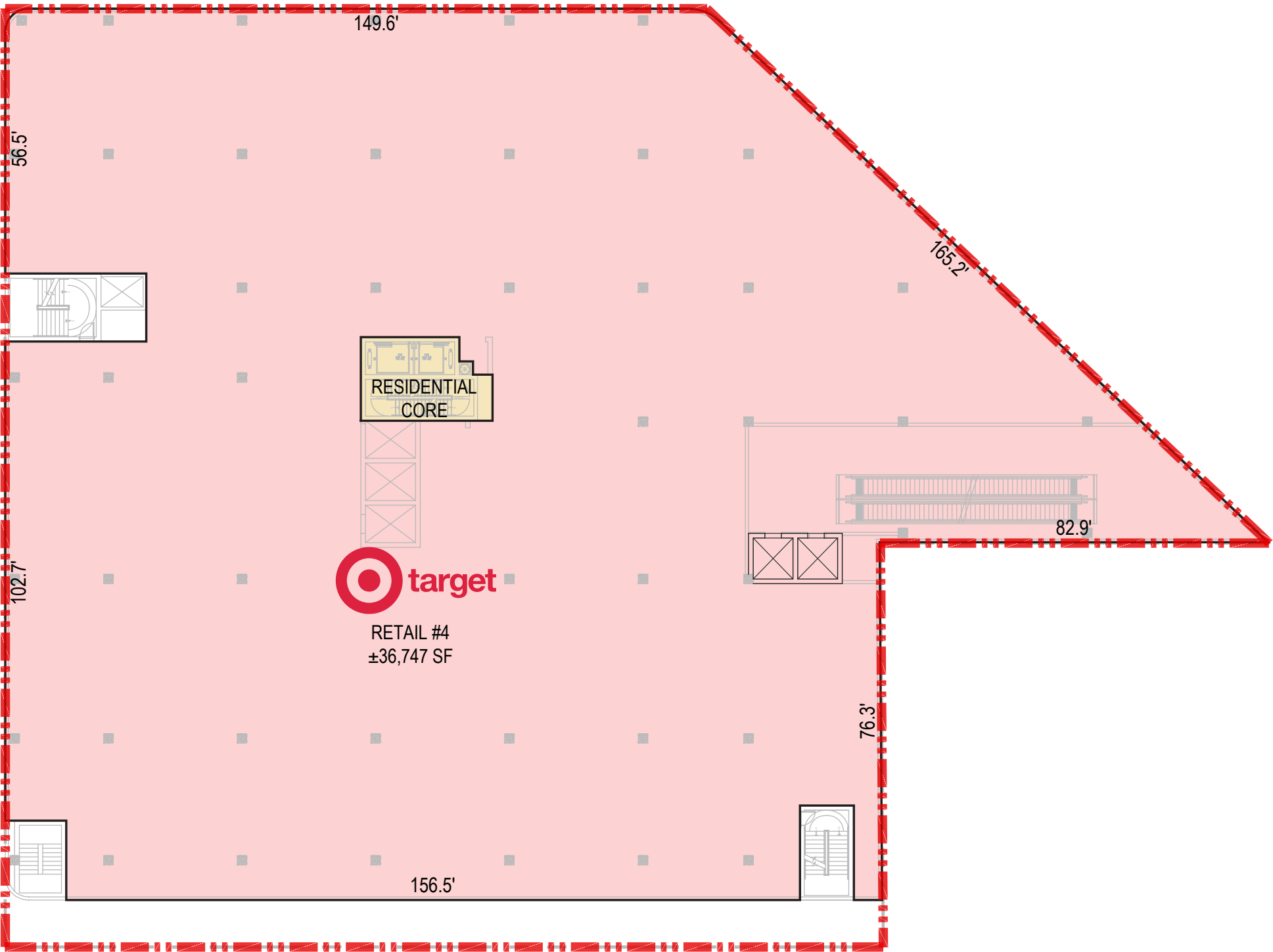
SITE PLAN

CELLAR



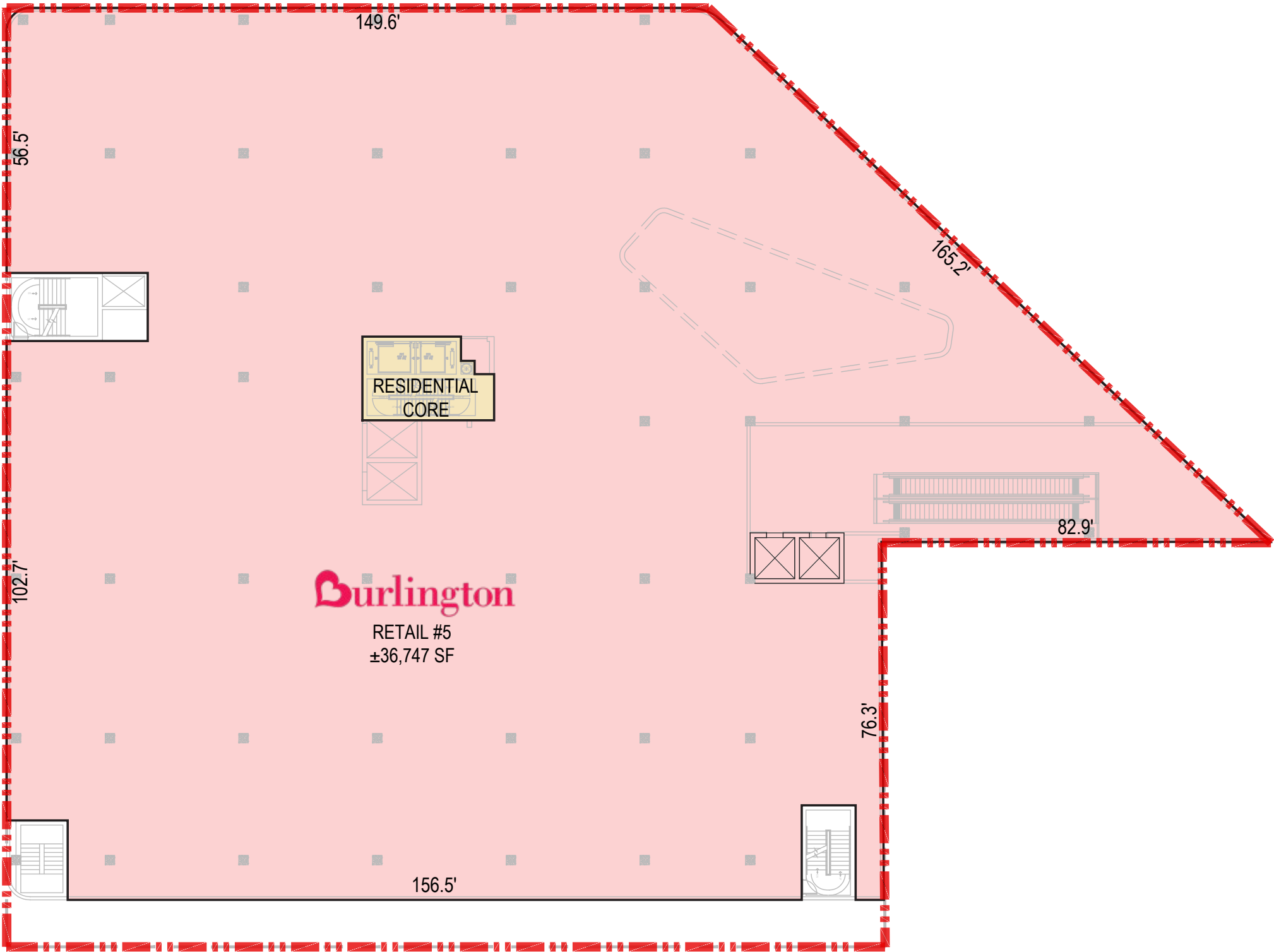
SITE PLAN

SECOND FLOOR



SITE PLAN

THIRD FLOOR

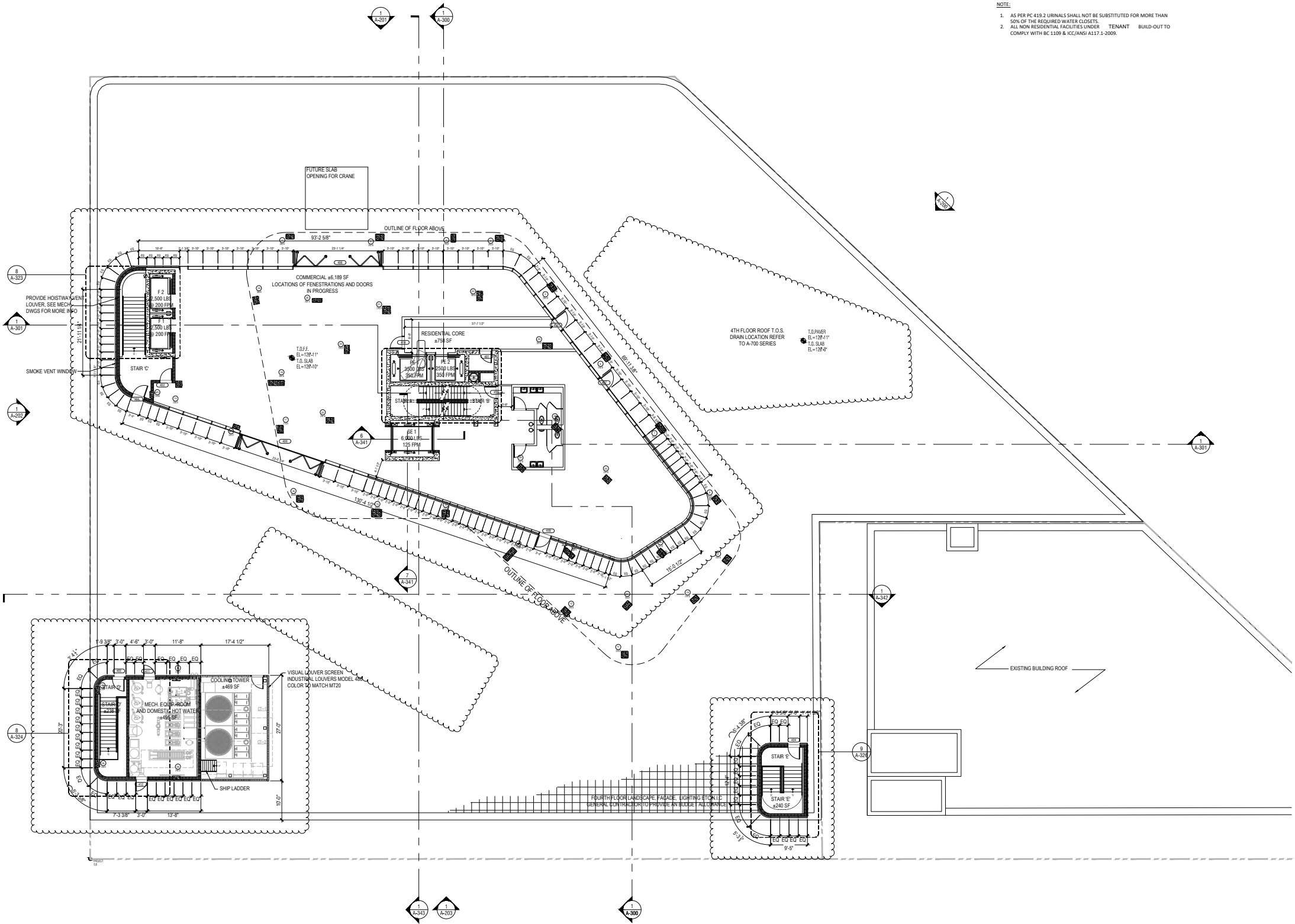


SITE PLAN

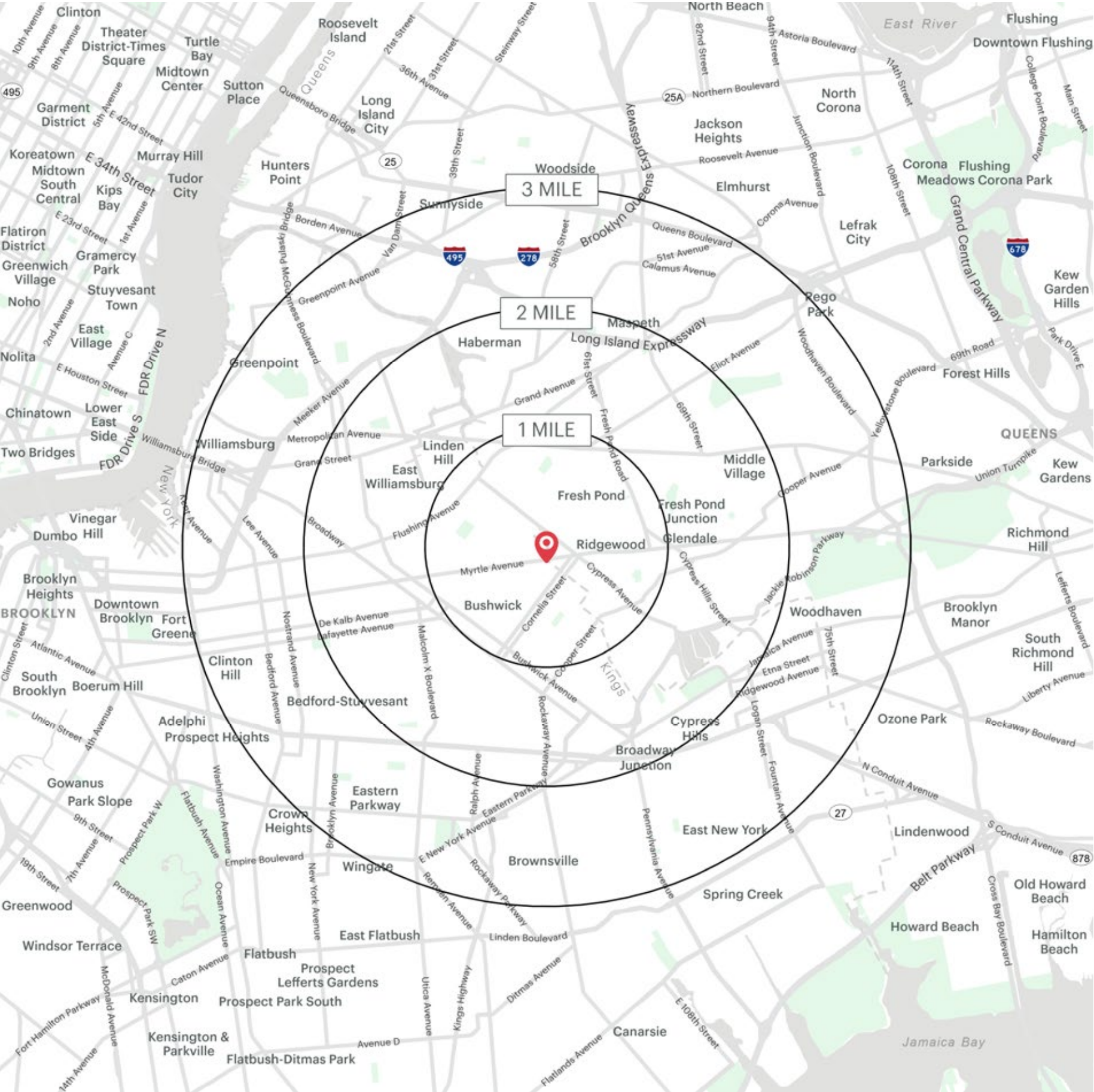
FOURTH FLOOR

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (AS PER PC 403)									
SPACE NAME	OCCUPANCY	OCC. LOAD	WC REQUIRED		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER
			MALE	FEMALE	MALE	FEMALE			
			1 per 500		1 per 750			1 per 1000	
COMMERCIAL	M	602	2	2	1	1	None	2	1 Service Sink
									To be provided by tenant

- NOTE:
- AS PER PC 410.2 URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQUIRED WATER CLOSETS.
 - ALL NON RESIDENTIAL FACILITIES UNDER TENANT BUILD-OUT TO COMPLY WITH BC 1109 & ICC/ANSI A117.1-2009.



AREA DEMOGRAPHICS



MYRTLE POINT RIDGEWOOD, NY

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

