

# DOUGLASTON LIRR STOP LOCATION

- Prime Location at LIRR Stop
- Heavy Foot Traffic • Retail / Office / Food • LIRR Trains



4215 235th Street, Douglaston, Little Neck

Prospect Ave



# LOCATION MAP & SURROUNDING AREA

## Transport Routes

Douglaston LIRR Stop  
on Port Washington  
Line

## Schools

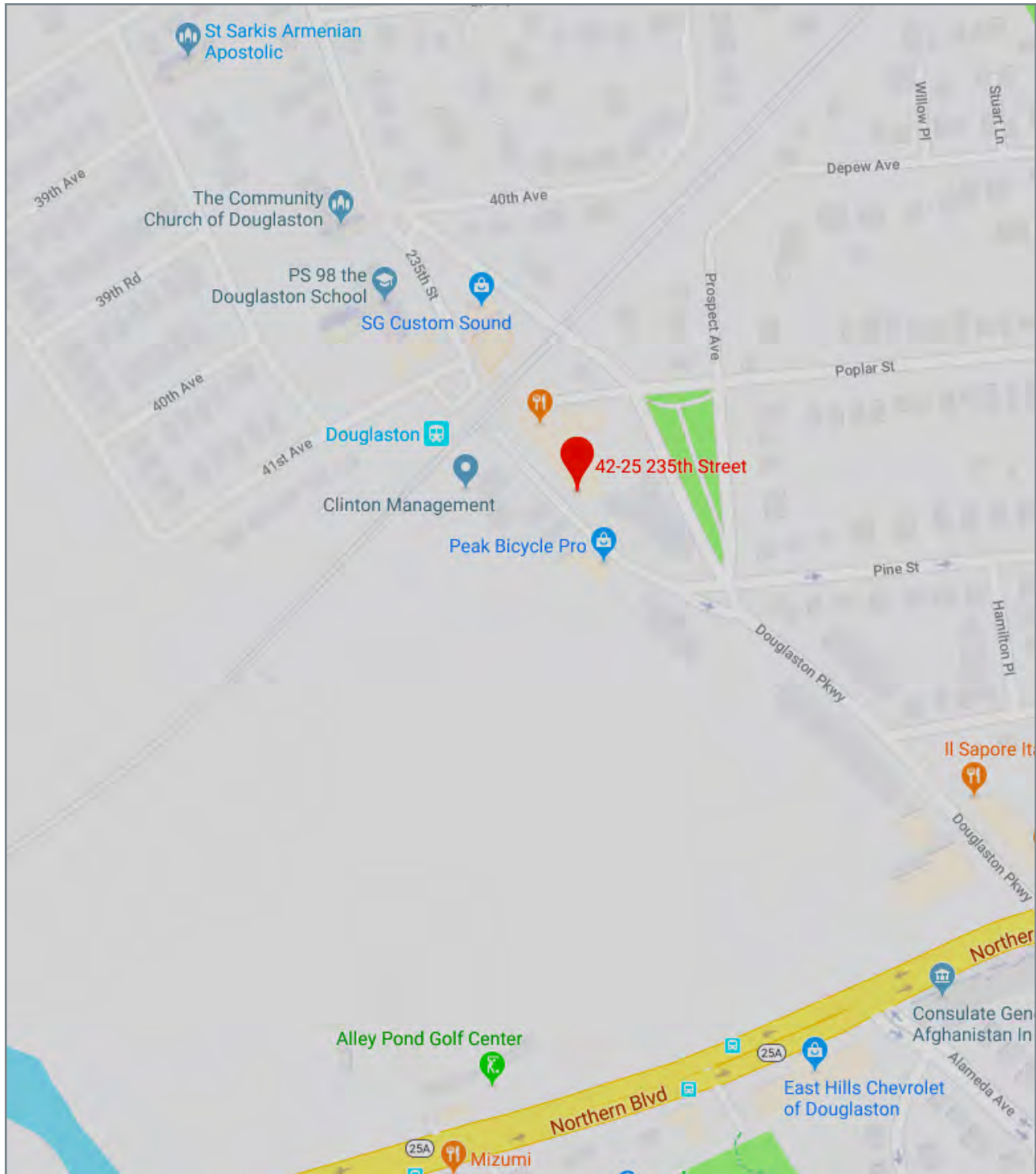
Public School 98

## Neighboring Tenants

Il Toscano

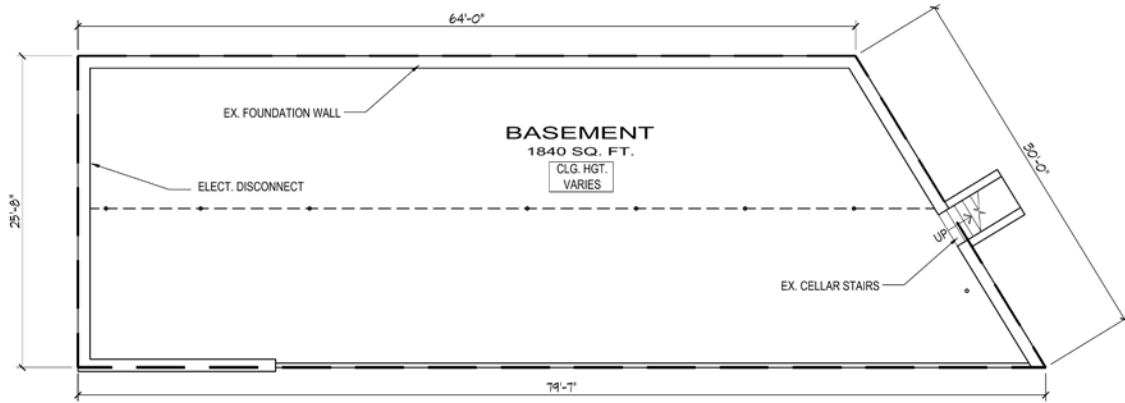
Douglaston  
Development

Peck Bicycle Pro

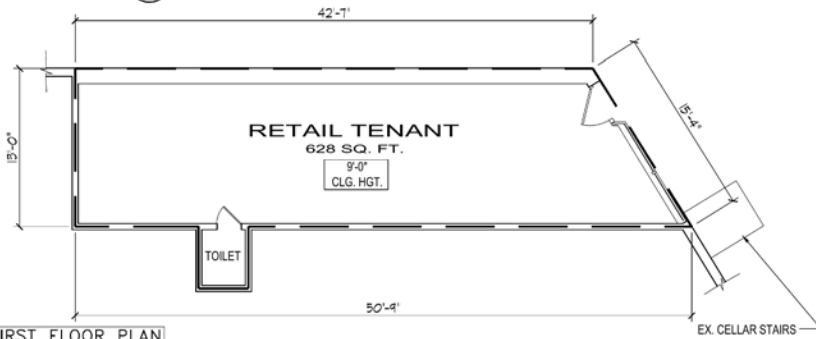


**Dense Neighborhood Location Surrounded by Mass Transit, Mid Rise Residential, and Various Commercial Arteries, with Proximity to Parks, Schools and Infrastructure!**

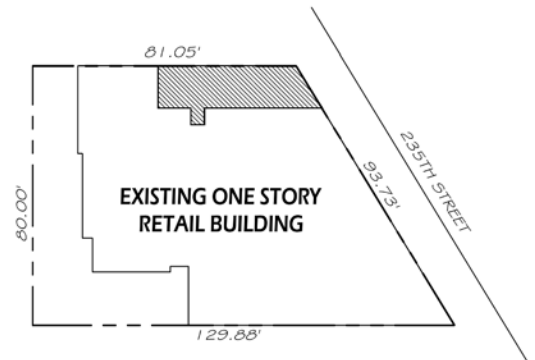
# FLOOR PLANS



1 CELLAR FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



Ron Juarez September 1st, 2018

**42-15 235th STREET**  
Douglaston, NY



Vass Stevens Group

# PROPERTY SNAPSHOT



## 4215 235th Street, Little Neck

**Cross Street:** 235th Street & Douglaston

Pwky

**Zip Code:** 11363

**Year Built:** 1931

**Electric:** Sub-metered

**Ground Floor Ceiling Heights:** 12Ft

**Parking:** Street Park

**Zoning:** R1-2 C1-2

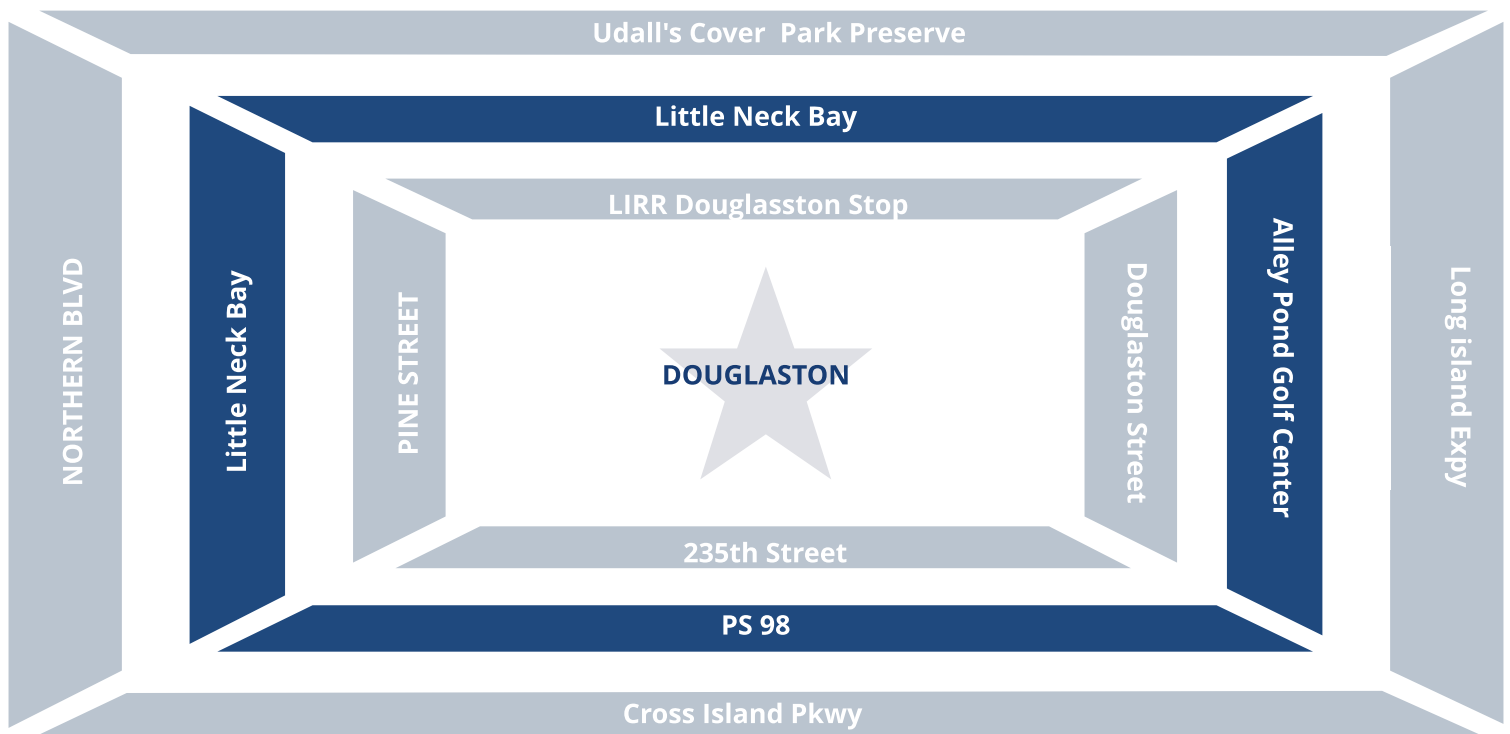
**Ground Floor:** 650 Sf

**Total Building Size:** 5,751 Sf

**Frontage:** 15ft

**Use Mix:** Coffee Shop, Bagels, Food Use, Office, Medical, Dentist.

# DOUGLASTON



## DAYTIME TRAFFIC GENERATORS & DEMOGRAPHIC STATS

- The Douglaston stop is part of the highly sought after Port Washington LIRR line that has express stops into Manhattan in 30 minutes with no transfers required ever.
  - Douglaston is part of Queens (NYC) and has one of the highest income demographics across all of Queens. House values range from \$900k to \$5M.
  - This location combined heavy commuter traffic, density of a queens neighborhood, with upper income spending power.
  - Any user at this location will capture these commuters on a daily basis as well as the local traffic on non-commuter hours.
  - This location is home office to two major Queens real estate owners in Rockfarmer Capital and Douglaston Management that both generate additional daytime business traffic on the block.
- 235th Street AADT = 9,625
  - Douglaston PWKY AADT = 2,982
  - Located at the Douglaston LIRR stop
  - Upper Middle Class suburban area
  - Population > 25,247
  - **Income Profile:** Middle / Working Class
  - **Average 2 BR Rental Available:** \$2,000
  - **Ave HH Income:** \$113,094
  - **Preferred Means of Travel:** Train/Car



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