



## 58-19 MYRTLE AVENUE RIDGEWOOD, NEW YORK

# PRIME BUILDING HUGE FRONT IN FRONT OF BUS STOP!

**Size:** Approx. 4,560 sq. ft. ground,  
plus 4,560 sq. ft. lower level

**Frontage:** 56 feet

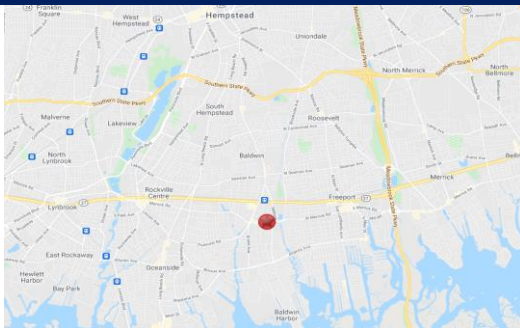
**Asking rent:** Upon request

**Comments:**

- Prime Ridgewood location with strong pedestrian presence
- Mass Transit: Short walk to subway, front of Q55, Q58 & B38 bus lines
- Former Bank Branch
- Neighbors: Children's Place, Carter's, Osh Kosh, Bath & Body Works, Rainbow, Fabco, Mattress Firm, Blink Fitness, CVS, Rite Aid, City MD, Northwell Health, Lenox Hill Radiology, Mark Medical Vein Care, Sunyvale Physical Therapy, Chai Care, Sterling Optical, Starbucks, AT&T, Dunkin Donuts, McDonald's, Burger King, Taco Bell, Boost, Sprint, Metro PCS, GameStop, T-Mobile, Verizon, TD Bank, Popular Bank, Investors Bank, Bank of America, and many more, plus recently signed: Target, and Burlington

**BETWEEN  
FOREST &  
ONDERDONK  
AVE**

### TRADE AREA INFORMATION: RIDGEWOOD, NY



#### DEMOGRAPHICS: 2020 Data

	<u>0.5 mile</u>	<u>1 mile</u>	<u>2 miles</u>
Population	48,615	155,330	441,366
Households	16,245	52,549	153,576
Average HH Income	\$90,311	\$88,586	\$86,324
Average Traffic Counts (ADT)			13,000

*Please Call Exclusive Broker:*

**Robert Elbaz**

Salesperson

**(917) 359-2782**

[relbaz@s-z.com](mailto:relbaz@s-z.com)

**Sholom &  
Zuckerbrot Realty LLC**  
Established 1962

Kaufman Astoria Studios 35-11 35<sup>th</sup> Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

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**VIEW FACING SOUTH/EAST**



**VIEW FACING NORTH/WEST**



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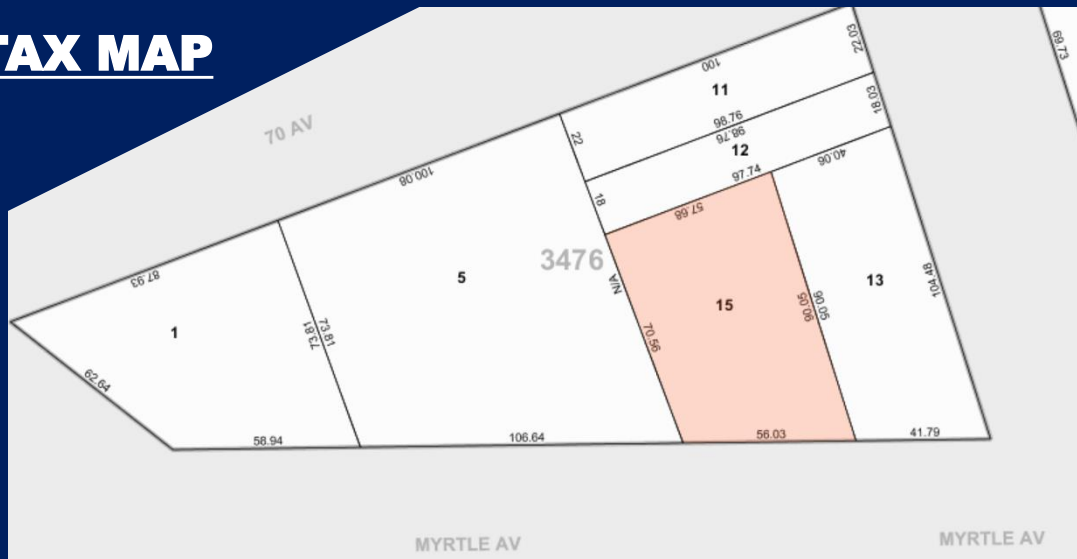
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## THIS IS PRIME MYRTLE AVENUE RIDGEWOOD!



### TAX MAP



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