

The Crystal Rockaway Beach

148 Beach 116th St, Rockaway Park NY 11694

BRAND NEW CONSTRUCTION



THE SPACE

UP TO **10,000 SF**

UP TO **40' FRONTAGE ON BEACH 116TH**

UP TO **20' FRONTAGE ON BEACH 115TH**

RETAIL + COMMUNITY USES ALLOWED

14' CEILING HEIGHTS

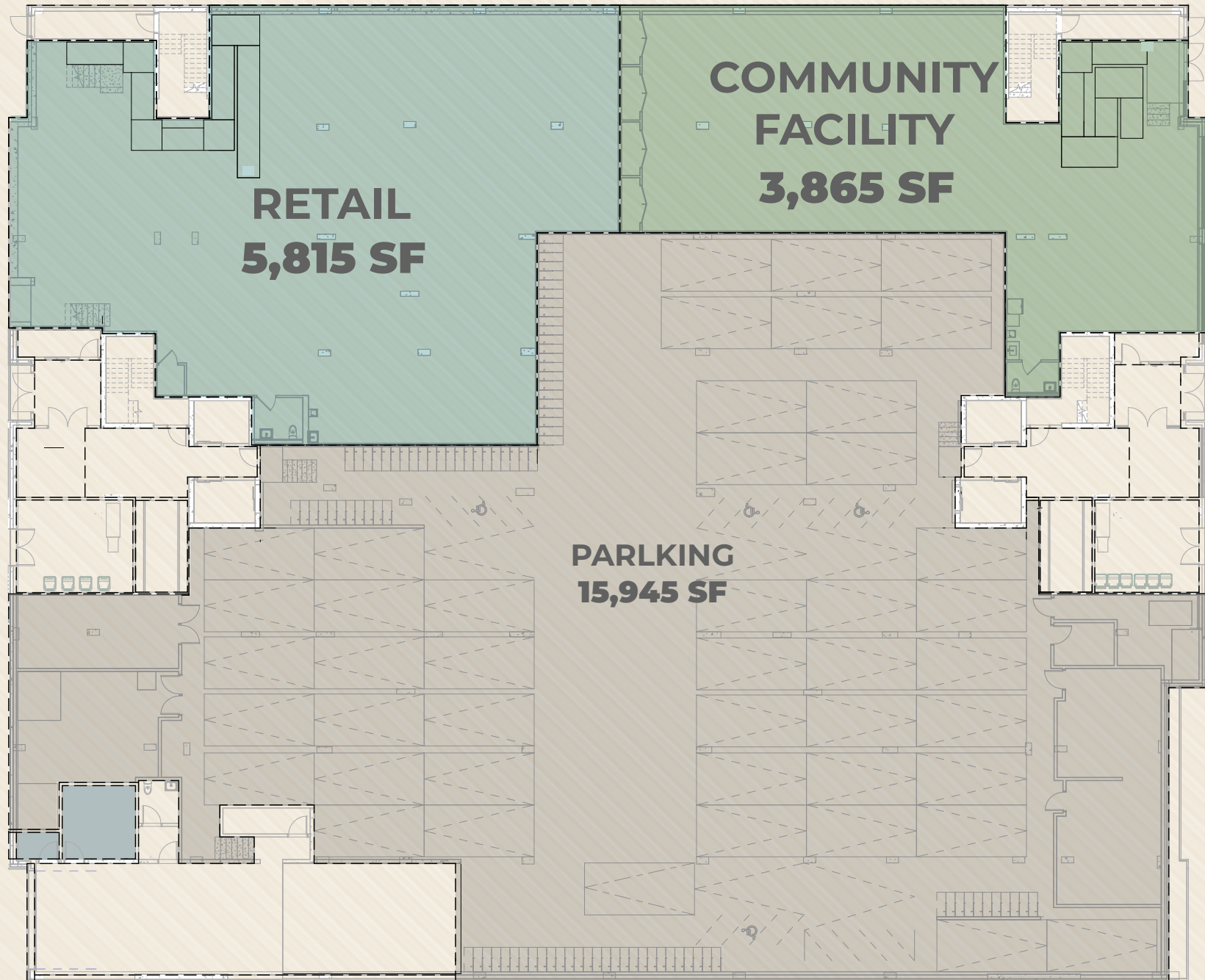
PARKING AVAILABLE

180 RESIDENTIAL UNITS



FLOOR PLAN

SUGGESTED DIVISIONS





THE BOARDWALK

Retail cannot ignore the importance of the boardwalk to Rockaway Park. At 5.5 miles, it is the longest contiguous boardwalk in the nation.

It is an economic and recreation artery connecting the entire region, and it received a well-deserved \$480 million restoration by New York City. This bulk of this restoration was completed in the summer of 2016.

The boardwalk is celebrated by hosting over 7 million visitors, and the city continues to invest in improvements such as dog parks, pickleball and hand ball courts, fitness, parkour, and crossfit facilities, basketball courts, playgrounds, skateboard parks, improved boardwalk food and beverage concession programming and much much more!!

DEMOGRAPHICS

The retail near 148 Beach 116th Street will service a population of approximately 20,000 residents, with an average household size of 3, median age of 45, and average income of over \$110,000.

Further West you will find Jacob Riis Park. This park is part of the National Park System's Gateway National Recreation area. Its bathhouse and other historically significant art-deco facilities are undergoing an unprecedented restoration. This restoration will result in a new hotel, restaurant, concessions, and sporting facilities.

East of Seaside Landing—Rockaway Beach & Arverne—is a focus for first time home owners and young professionals.

TRANSPORTATION

Visiting and living in Rockaway has become even easier thanks to the citywide ferry service. Stopping only once in Sunset Park, the commute from Rockaway to Pier 11/ Wall Street takes 1 one hour.

The A-Train Station is located on Beach 116th between Rockaway Beach Boulevard and Beach Channel Drive. This station sees over 110,000 riders per year.

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CONTACT EXCLUSIVE BROKER

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