

FLUSHING | QUEENS
NEW YORK CITY

172-21

46TH AVENUE

CORNER OF UTOPIA PARKWAY
AND 172ND STREET



SUBLEASE OPPORTUNITY



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46TH AVENUE

POSSESSION

Immediate - CVS Sublease
Through 1/31/2032

STRONG VEHICULAR TRAFFIC

Utopia Parkway and
46th Avenue **Over 26,750**
Vehicles Per Day

LOCATED DIRECTLY IN FRONT OF PUBLIC TRANSIT

Local & Limited Q26 and Q27
on 46th Avenue

PRIVATE PARKING

Gated entrances into lot with
approx. 26 car parking spots

DESIGNATED COMMERCIAL PARKING

DOT permitted sign for "truck
loading only" on Corner of
46th Avenue

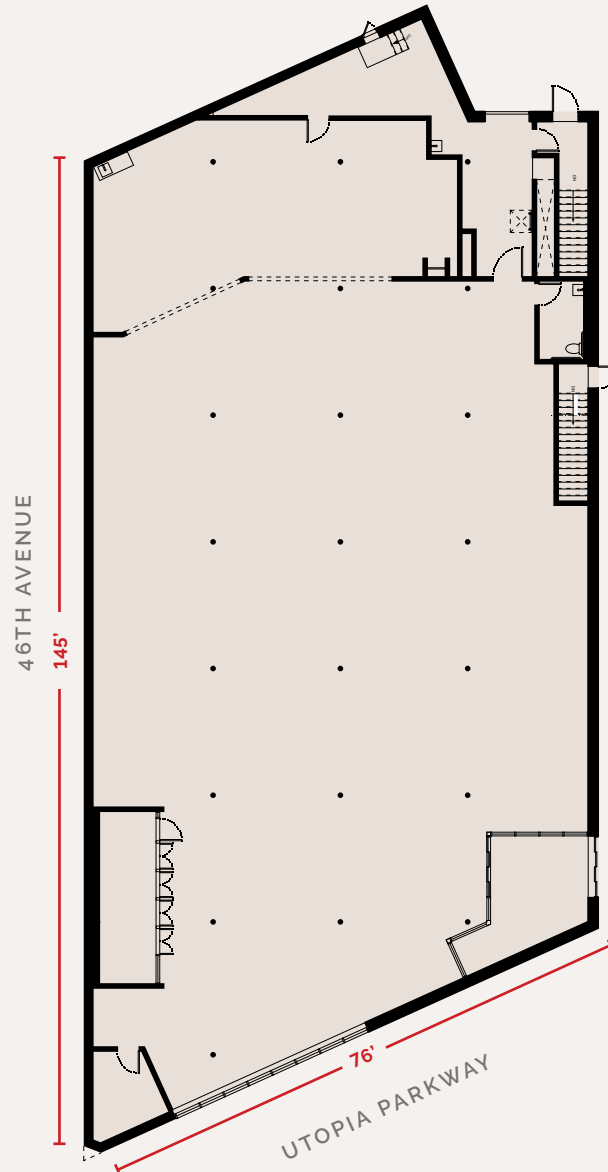
Dedicated loading dock with
conveyor to lower level

NEIGHBORS

Marino's Supermarket • Mobil
Super Joy 99 Cents & Up
Moonstar Chinese Restaurant
B.B's Pub and Grill • Taco Bell
Golden Sushi • Popeyes • Carvel

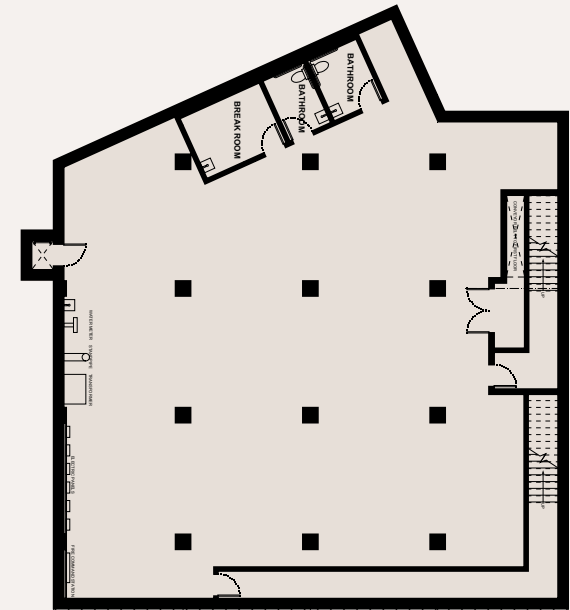
GROUND FLOOR
9,076 SF

CEILING HEIGHTS
15'

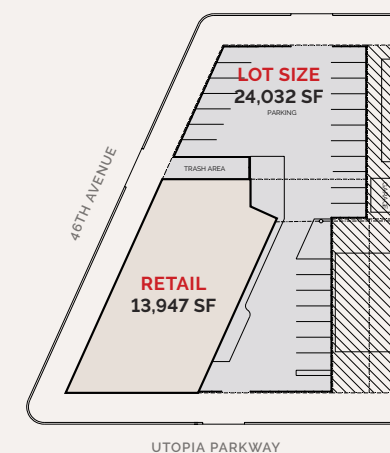


LOWER LEVEL - STORAGE
4,871 SF

CEILING HEIGHTS
9'3"



SITE PLAN



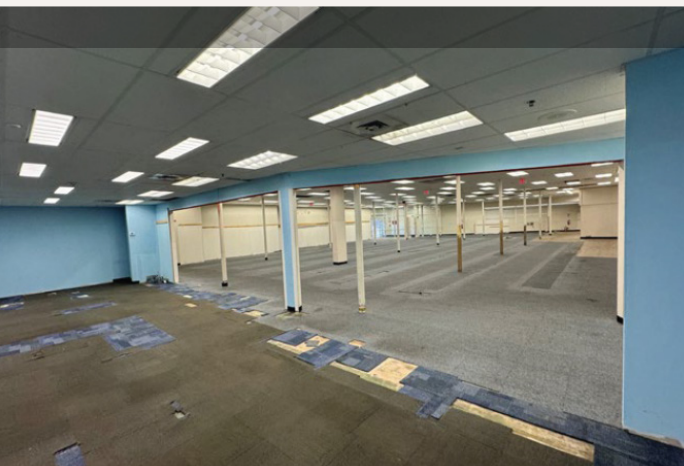
BACK OF THE STOREFRONT



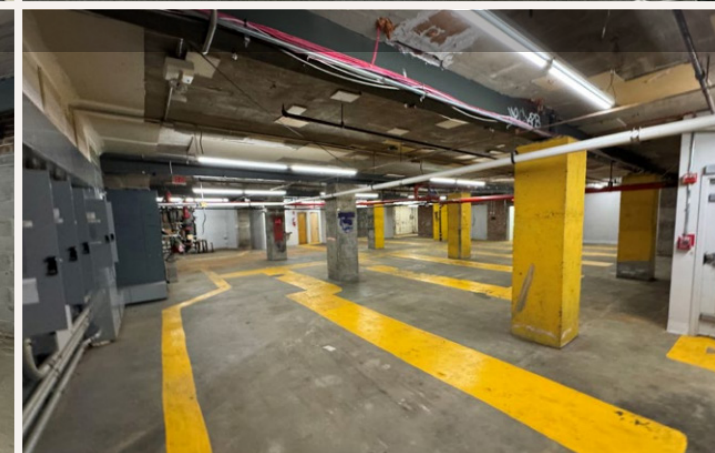
SIDE OF THE STOREFRONT



INTERIOR – GROUND FLOOR



INTERIOR – LOWER LEVEL STORAGE





RETAIL AMENITIES

SHOPPING

- 1 Northern Pharmacy
- 2 Besfren Beauty
- 3 Mattress Firm Bayside
- 4 EmpireMods
- 5 Old Hat Vintage
- 6 GatecomUSA
- 7 Marino's Supermarket
- 8 The Cellular Connection
- 9 Verizon Wireless
- 10 Pearle Vision
- 11 Eye Galleria

- 12 T-Mobile
- 13 Garden World

HEALTH CLUBS/GYMS

- 1 V Fitness

CAFÉS

- 1 Cafe Bench
- 2 GREY Cafe
- 3 The Oasis Cafe

RESTAURANTS

- 1 Unlimited
- 2 Yong Goong Kal Guk Su
- 3 Nolbu Sushi
- 4 Suwon Galbi Korean BBQ
- 5 Pizza Garden
- 6 Good Luck Kitchen
- 7 Kono
- 8 Basak Chicken
- 9 San Soo Gap San
- 10 Picnic Janchi
- 11 Sushi Take Out Enjoy

- 12 Popeye's
- 13 BBS Pub and Grill
- 14 Hwang Geum Euh Jang - The Golden Fishery
- 15 Golden Sushi
- 16 Muhsins Halal Food
- 17 Taco Bell
- 18 Moon Star Chinese
- 19 Jang Dok Dae
- 20 Woori sushi
- 21 The Sweet Sap
- 22 A Reali Gourmet

- 23 Bonchon
- 24 Cafe Auburndale
- 25 Doodh Patti
- 26 Hashi Ramen and Izakaya
- 27 Michael & Sons Pizza & Italian Food
- 28 Pho Che
- 29 Papa Johns Pizza
- 30 El Patron
- 31 Galbi Ma Eul
- 32 Firefly
- 33 Mr Dak

- 34 Gyro World
- 35 Fortune Garden
- 36 Piccolo Sogno
- 37 Chicken Festival
- 38 Mythos Authentic Greek Cuisine
- 39 Tang Restaurant
- 40 North Shore Diner

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For more information, please contact

STEVEN SOUTENDIJK

212 713 6845

steven.soutendijk@cushwake.com

SEAN MORAN

212 841 7668

sean.moran@cushwake.com

PATRICK O'ROURKE

212 660 7777

patrick.orourke@cushwake.com

CATHERINE MERCK

212 698 2621

catherine.merck@cushwake.com

