

59-17

JUNCTION BOULEVARD,
Rego Park, NY 11373

LEFRAK CITY
FORMER STARBUCKS
LOCATION

±2,500 SF
Retail Space Available

CONTACT

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SPACE OVERVIEW

CONDITION:	Delivered fully demolished
OVERALL IMPRESSION:	Space shows extremely well and is move-in ready for build-out
COLUMNS:	Minimal
CEILING HEIGHTS	<ul style="list-style-type: none"> • Lowest point: 8'11" • Midpoint: 11'10" • Highest point: 15'9"
FRONTAGE	Approximately 22 feet

BUILDING SYSTEMS

- HVAC: Distributed throughout the space
- Venting: Not vented
- Plumbing: Drain and water lines in place
- Sprinklers: Fully installed

RESTROOMS

- Two ADA-compliant restrooms

PARKING

- On-site, indoor paid parking garage immediately adjacent to the building

BUILDING & TENANCY

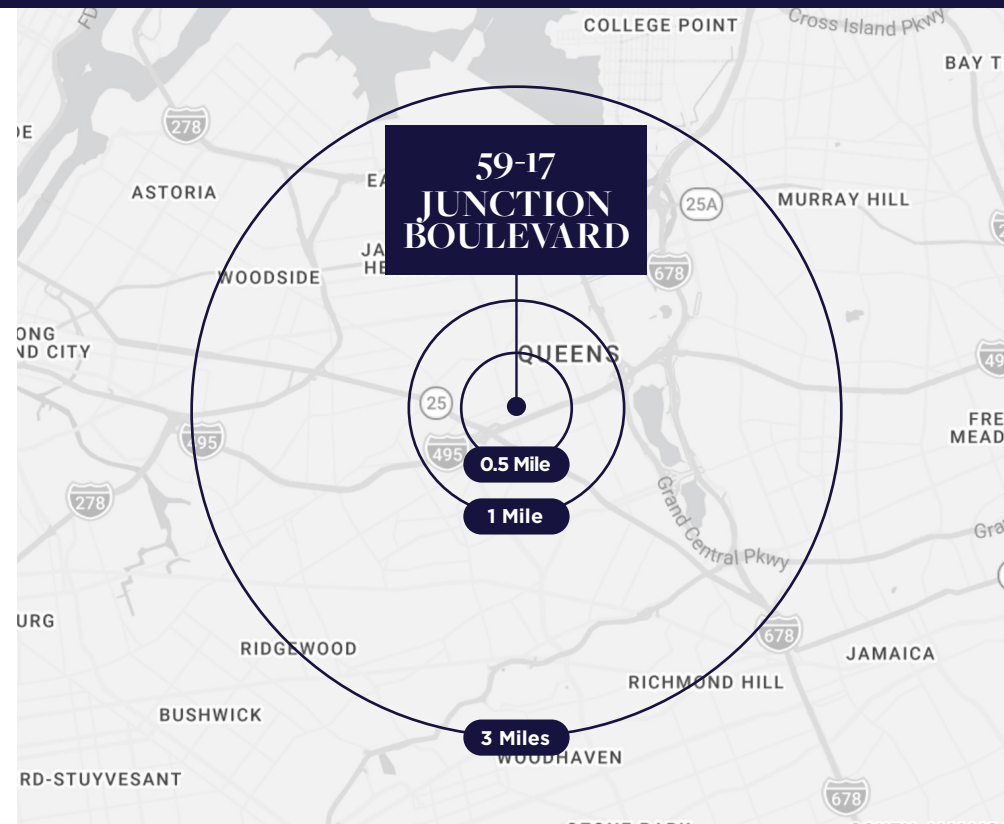
The space is located at the base of the LeFrak City Plaza, home to several major institutional tenants, including:

- New York City Police Department
- NYC Department of Environmental Protection
- NYC Health + Hospitals
- Con Edison

DEMOGRAPHICS (2025)

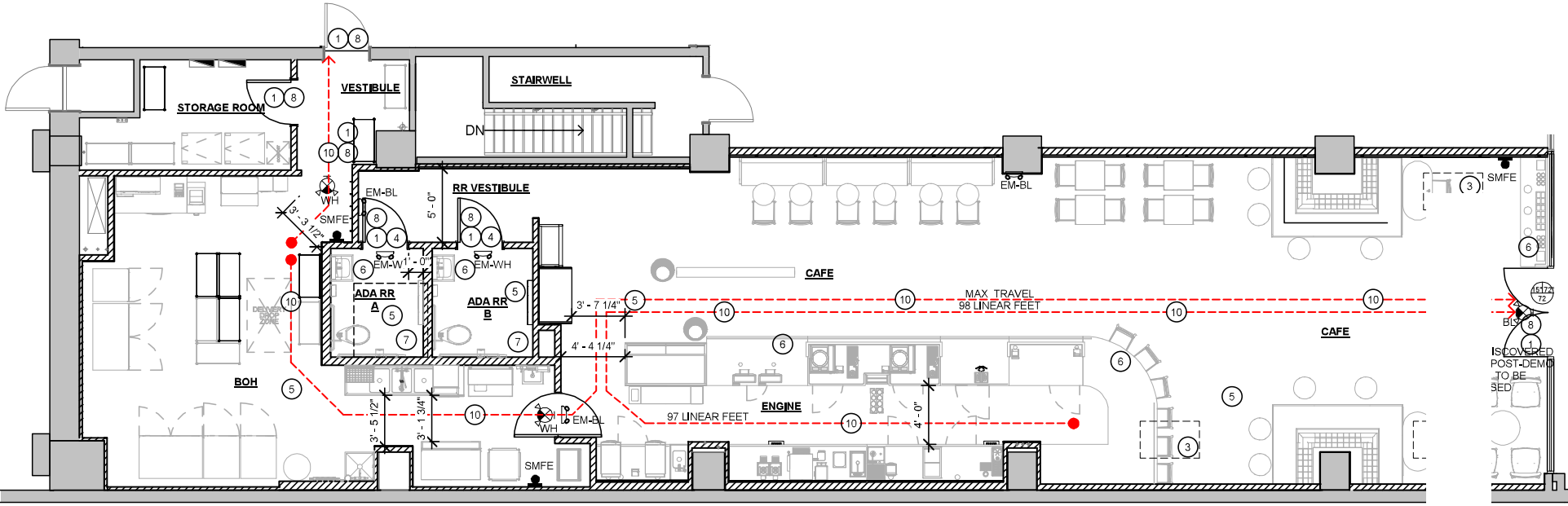
	0.5 Mile	1 Mile	3 Miles
Population	54,871	146,031	735,229
Median HH Income	\$74,142	\$76,586	\$78,072
Average HH Income	\$99,582	\$102,727	\$107,350

2025 AVERAGES	
Daily Visitors	650
Weekly Visitors	4,500
Monthly Visitors	19,700



FLOOR PLAN

1ST FLOOR





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