

SANDS POINT

2-34 BEACH 102ND STREET

ROCKAWAY PARK, QUEENS | NY 11694



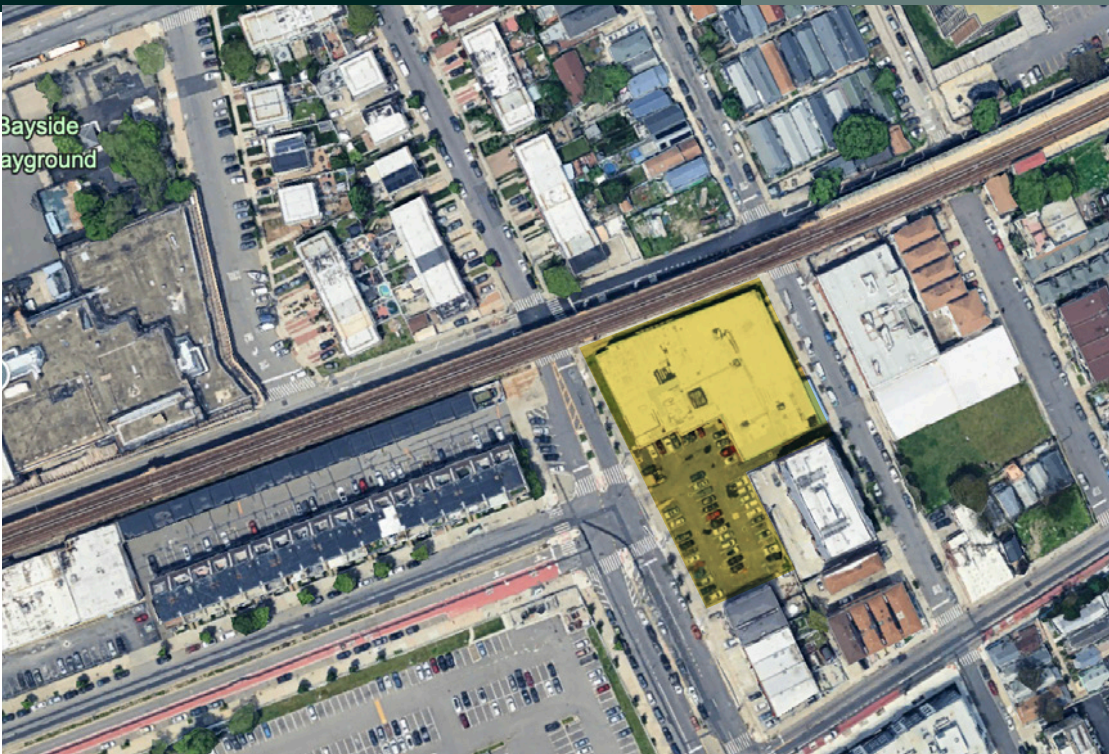
EXCLUSIVE BROKER
JEFFREY LOPEZ
646.284.4047



ALL USES CONSIDERED

IMMEDIATE POSSESSION : UP TO 6,000 SF

ARRANGED POSSESSION: UP TO 23,500 SF

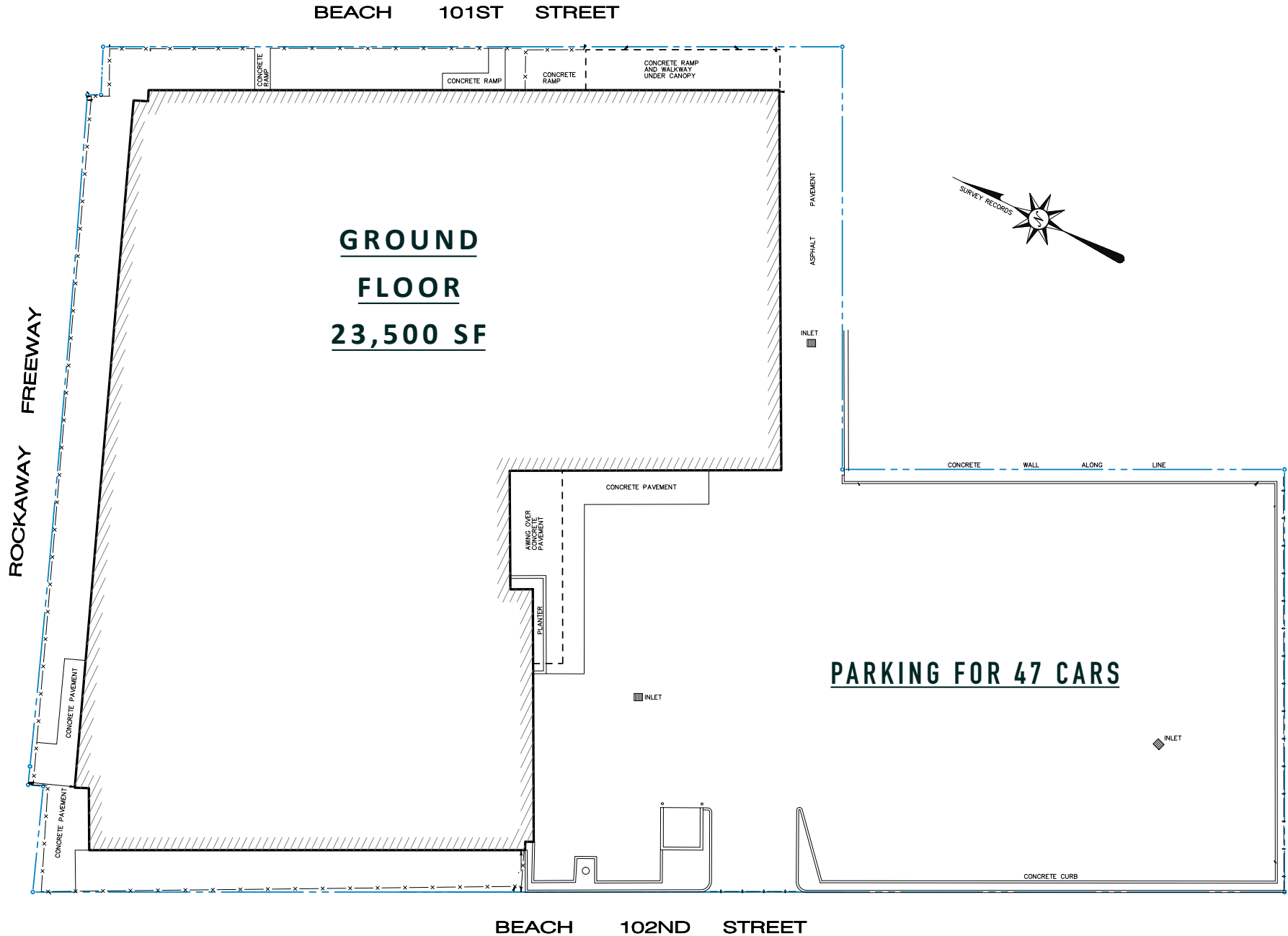


SPACE NOTES

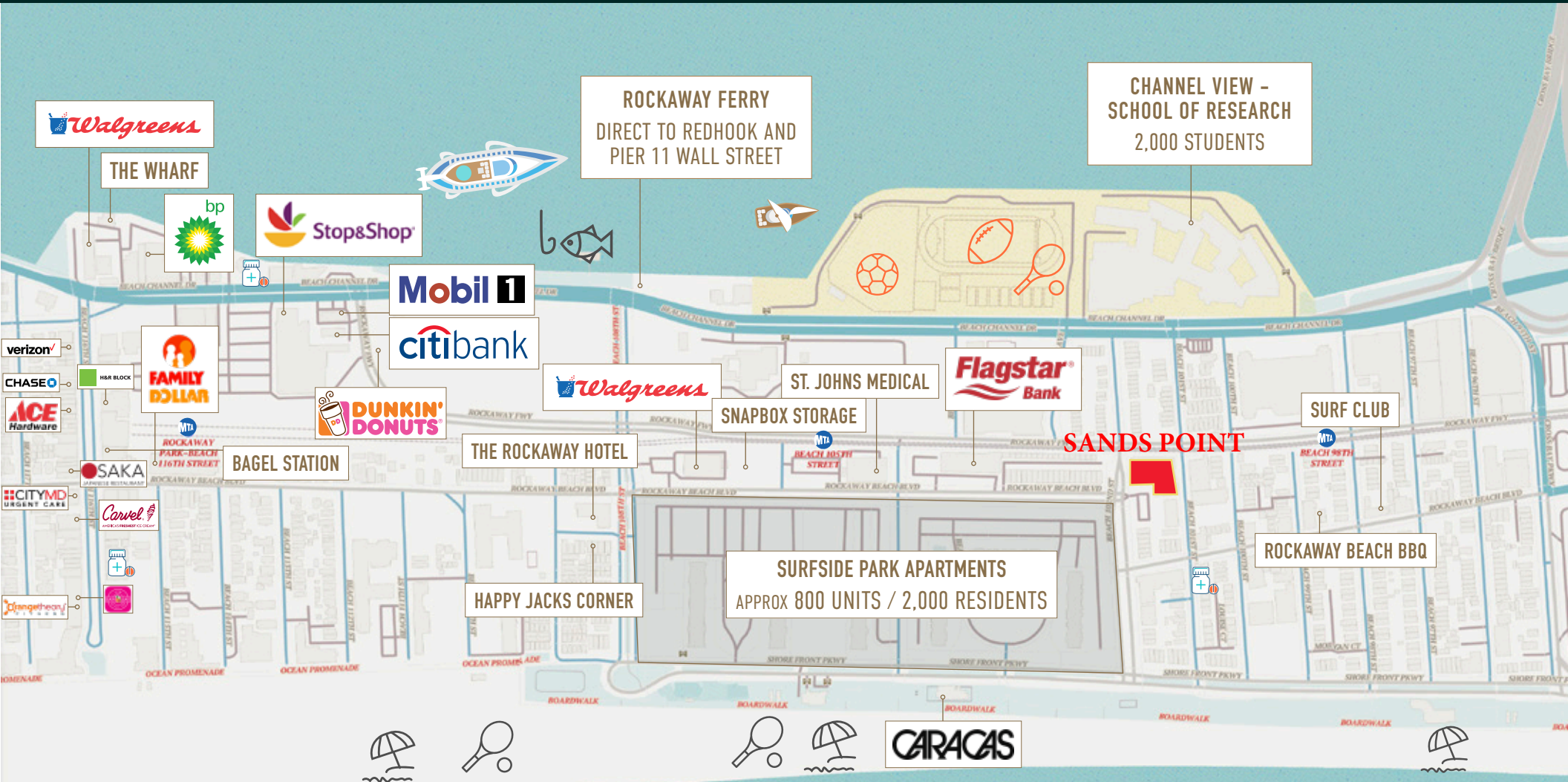
- Logical divisions considered
- Long-term leases available
- Turn-key, warm, white-box condition
- 12' ceiling heights
- Highly visible block-through with strong branding potential

- FRESH zone incentives available for supermarkets
- Pylon signage available
- 47 car parking lot
- Minimal to no column spacing depending on division

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ADDITIONAL AREA TENANTS

- | | | | | |
|------------------------|--------------|--------------------|-------------------|-----------------------|
| BURN FITNESS | BRAZMEX CAFE | ROGERS OF ROCKAWAY | LANAS CLOSET | HARBOR OPTICS |
| NICOLE FRONTERA BEAUTY | CONNOLLYS | MIRKIN VISION | NORTHWELL MEDICAL | LIQUOR WINE WAREHOUSE |
| SEANY PIZZA | MARGIES | SAKURA | ALLSTATE | |

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OPPORTUNITIES

Rockaway is experiencing steady growth with more families, remote workers, and retirees choosing to live here. While there are anchors in place, the area remains under-served in many day-to-day needs.

EVERYDAY RETAIL & LIFESTYLE NEEDS

Residents continue to call for year-round **grocery** and **specialty food stores**. **Health and wellness services** tied to Rockaway's culture — such as **gyms, yoga, physical therapy**— are in demand. Young professionals, young families, and first time homeowners need **childcare centers, tutoring programs, and early education options**. **Pet services** for commuters are needed, while the rise of remote work has created a niche for **flexible co-working space**. Rockaway's creative identity and tourism appeal calls for local **artisan shops** and **cultural venues**. Specialty stores and retail support for the active outdoor lifestyle—**surfing, boating, golfing, tennis, paddleball, pickleball, volleyball, rollerblading, biking**—is greatly needed.

HEALTH & WELLNESS FOR ALL AGES

Residents often travel into Manhattan, Brooklyn, or Nassau County to access quality healthcare & wellness programs. Opportunities include primary care and specialty clinics such as **pediatrics, geriatrics, cardiology, rehab, & sports performance based fitness**. Preventive and holistic approaches such as **aqua therapy, contrast therapy, meditation, and mental health support** also have strong potential.

SUPPORT FOR ROCKAWAY'S AGING POPULATION

With more seniors choosing to age in place, there is clear demand for services that combine healthcare, housing, and social engagement. Senior centers that provide meals and activities, agencies that deliver home health aide support, and services such as adult day programs with medical oversight (including dementia-friendly options), memory care programs, home modification services, and mobility retrofits would all thrive in Rockaway.

Rockaway has a foundation of senior centers, home care agencies, and hospital-based programs, but most existing services are either fragmented or institutional. The real opportunity lies in community-scale businesses that feel local and personal.

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A STRONG FOUNDATION FOR GROWTH

Over the past several years, the Rockaway peninsula has seen **billions of dollars in investment**. The iconic 5.5-mile boardwalk was completely rebuilt and is the centerpiece of the neighborhood. Complementary shoreline projects — ranging from beach replenishment, pickle ball, volleyball and other sport courts, children playgrounds, revitalized food and beverage concessions, as well as new jetties — have transformed the boardwalk into an important and resilient economic conduit.

EASIER ACCESS, BIGGER CROWDS

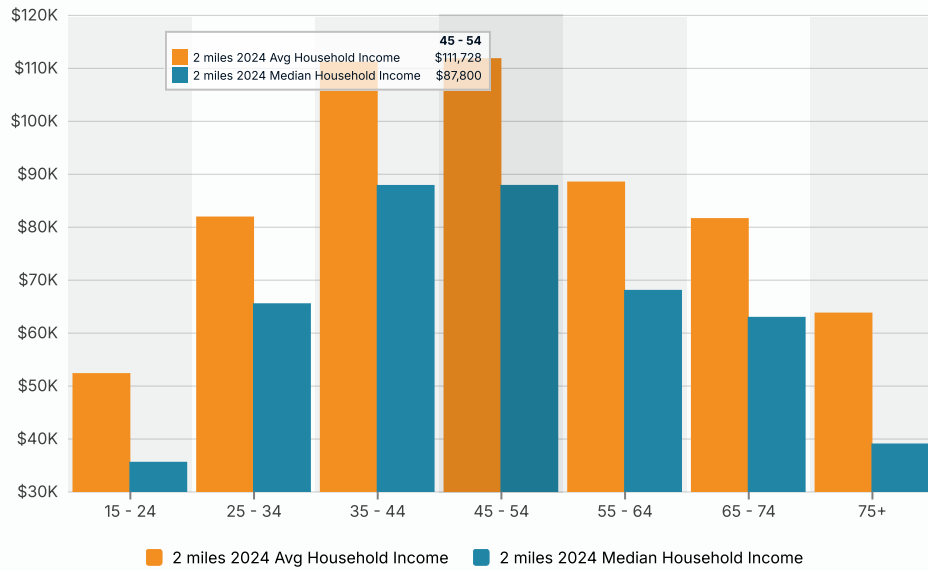
The expansion of NYC Ferry service, with direct connections from Manhattan and Brooklyn, has helped Rockaway establish itself as a destination for city residents. This increased accessibility means year-round foot traffic for local shops, restaurants, and services. The Economic Development Corporation and NYC Ferry reports show record ferry use and maximum peak season tourism in 2024–2025.

A LIFESTYLE DESTINATION

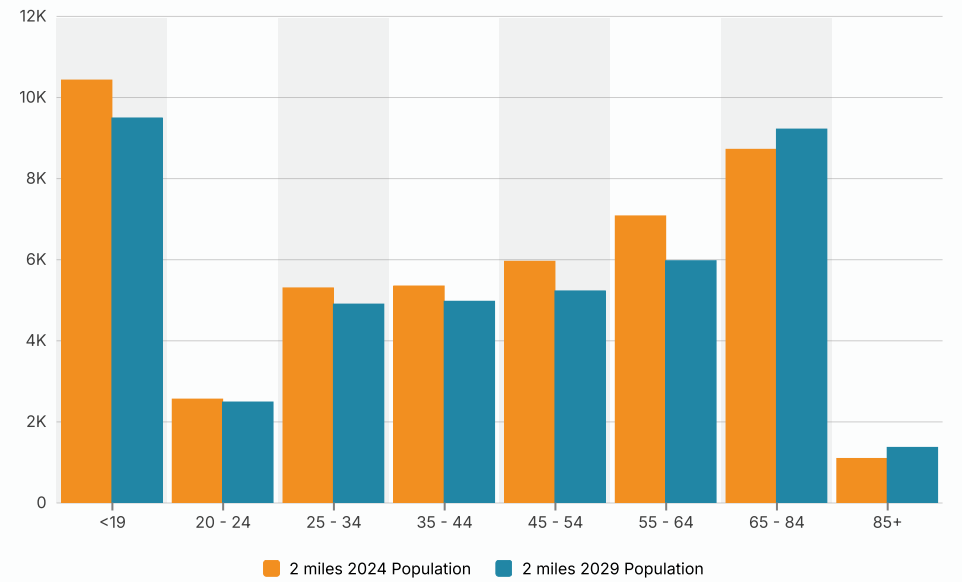
Rockaway Beach has developed into more than just a summer hangout. Surf culture, food festivals, live music, and a growing arts scene attract diverse audiences. Trendsetting cafés, innovative restaurants, and boutique shops have already found success here, proving that Rockaway's customer base is both loyal and adventurous. For new businesses, this creates opportunities to tap into a vibrant, lifestyle-driven market that values authenticity and community.

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HOUSEHOLD INCOME BY AGE



POPULATION BY AGE



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