

COMPASS



1-92 Beach 116th St, Far Rockaway, NY 11694

Prime Retail Space for Lease Just Steps from the Beach | Located in the Heart of Rockaway's Primary Commercial Corridor

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Property Overview

Compass has been retained on an exclusive basis to facilitate the lease of 1-92 Beach 116th Street, a highly visible retail opportunity in the heart of Rockaway Beach. Located just steps from the boardwalk and shoreline, the property benefits from exceptional pedestrian traffic, strong neighborhood demographics, and a substantial seasonal influx of beachgoers.

The space consists of up to **5,480 SF above grade**, divisible from approximately **1,680 SF**, plus a **full basement**. Formerly occupied by a daycare, the layout can be adapted for a variety of retail, medical, fitness, educational, entertainment, or service-oriented uses.

A standout feature of the property is its **15'+ ceiling heights**, creating an open, flexible environment rarely found in the market. Combined with significant street frontage, excellent visibility, and the historic Woolworth façade, the space offers a unique branding opportunity along one of Rockaway’s busiest commercial corridors.

Ownership is willing to work with qualified tenants on a **build-to-suit basis**, allowing users to customize the premises to meet their operational needs.

With flexible sizing, exceptional frontage, strong foot traffic, and immediate proximity to the beach, 1-92 Beach 116th Street offers a rare opportunity to establish a presence in one of New York City’s most dynamic waterfront neighborhoods.

Feel free to reach out to 706-255-5657 / Nathan.Horne@Compass.com with additional questions or to make an offer.

Property Details	
Address:	1-92 Beach 116th St, Far Rockaway, NY 11694
Lease Price:	\$30/SF/YR
Property Type:	Retail, Industrial
Tenancy:	Multiple
Year Built:	1929
Zoning:	R5B / C1-3
Parcel Number:	16188-0004
Sub Type:	Flex
Above Grade SF:	5,430 SF
Total SF:	10,860 SF
Stories:	1

Divisible from
approximately
1,680 SF to 5,480 SF
above grade

Full
Basement

15'+
ceiling
heights

Significant
frontage
and signage
potential

Exceptional
pedestrian
traffic

Steps from
Rockaway
Beach and the
boardwalk

Potential
LL
Buildout

Suitable for a
wide variety
of retail, restaurant, medical,
fitness, educational, and
service uses







Point of Interests



★ 1-92 Beach 116th, Rockaway Park, NY 11694

- 1 Kings Pharmacy
- 2 ADP USA Inc.
- 3 Rockaway Food Mart
- 4 New SR Plumbing & Home Center
- 5 Rose Den
- 6 Rogers
- 7 Brisas Del Mar
- 8 Dragon King Chinese Restaurant
- 9 Pickles & Pies Food Market & Deli
- 10 Pizza D'amore
- 11 E Sushi III
- 12 Rocco's of Roc Beach Italian
- 13 Flower Shak
- 14 Last Stop Gourmet Shop
- 15 Gift Is Love
- 16 Rockaway Park-Beach 116 St
- 17 Mazzone Ace Hardware
- 18 A & J Jewelry Corporation
- 19 Chase Bank
- 20 Carvel
- 21 Crustinos Pizza
- 22 The Meat Up Grill
- 23 Anny's Restaurant
- 24 Orangetheory Fitness Rockaway Beach NY
- 25 O'Sake
- 26 Rockaway Soul Food Kitchen
- 27 Family Dollar

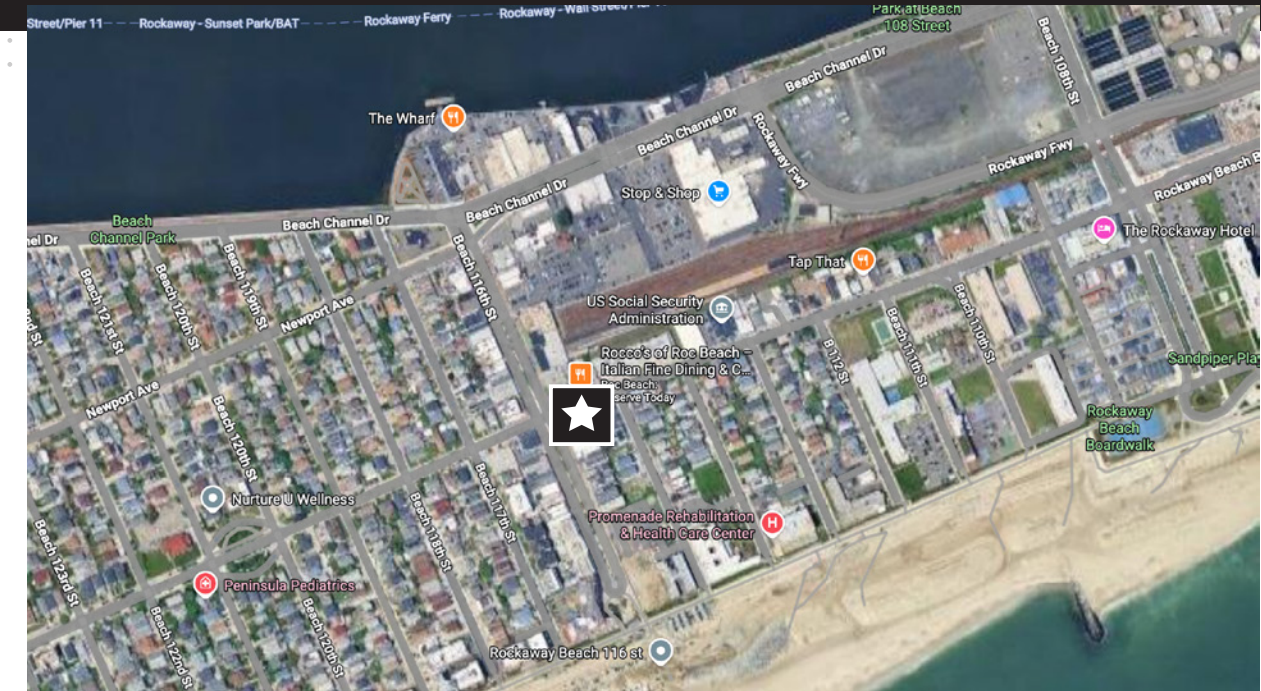
Rockaway Beach Neighborhood

Rockaway Beach is a vibrant coastal community within Queens that continues to attract residents, visitors, and businesses seeking a unique blend of urban accessibility and beachfront living. Located along the Atlantic Ocean, the neighborhood is renowned for its expansive beaches, boardwalk amenities, and laid-back atmosphere, making it one of New York City's most distinctive destinations.

The area benefits from a strong year-round residential population that expands significantly during the summer months as visitors from across the metropolitan region flock to enjoy the beach, local restaurants, and recreational amenities. This seasonal influx creates increased foot traffic and consumer activity, supporting a diverse mix of retail, dining, and service-oriented businesses.

Rockaway Beach is well-connected to the broader New York City market through the A subway line, multiple bus routes, and ferry service providing direct access to Manhattan. Combined with ongoing public and private investment throughout the Rockaway Peninsula, the neighborhood continues to evolve while preserving its strong sense of community and coastal character.

With its highly desirable beachfront location, growing popularity among both residents and tourists, and limited supply of ocean-adjacent commercial opportunities, Rockaway Beach offers a compelling environment for retailers and businesses seeking exposure within one of New York City's most unique and recognizable waterfront neighborhoods.



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