

# 59-17

JUNCTION BOULEVARD,  
Rego Park, NY 11373

LEFRAK CITY PLACE  
FORMER STARBUCKS  
LOCATION

**±2,500 SF**  
Retail Space Available

## CONTACT

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# SPACE OVERVIEW

<b>CONDITION:</b>	<ul style="list-style-type: none"> <li>Delivered fully demolished</li> <li>At the base of LeFrak City's 5,000 rental units</li> <li>Polished concrete floors</li> </ul>
<b>OVERALL IMPRESSION:</b>	Space shows extremely well and is move-in ready for build-out
<b>COLUMNS:</b>	Minimal
<b>CEILING HEIGHTS</b>	<ul style="list-style-type: none"> <li>Lowest point: 8'11"</li> <li>Midpoint: 11'10"</li> <li>Highest point: 15'9"</li> </ul>
<b>FRONTAGE</b>	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

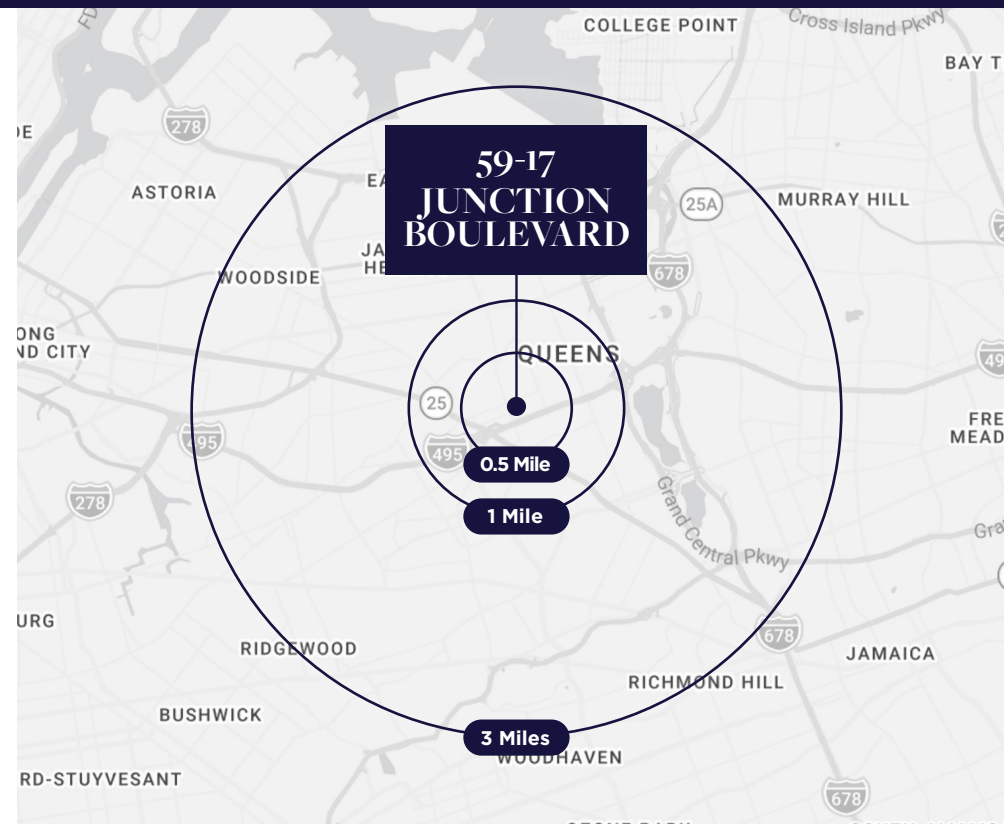
The space is located at the base of the LeFrak City Plaza, home to several major institutional tenants, including:

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

# DEMOGRAPHICS (2025)

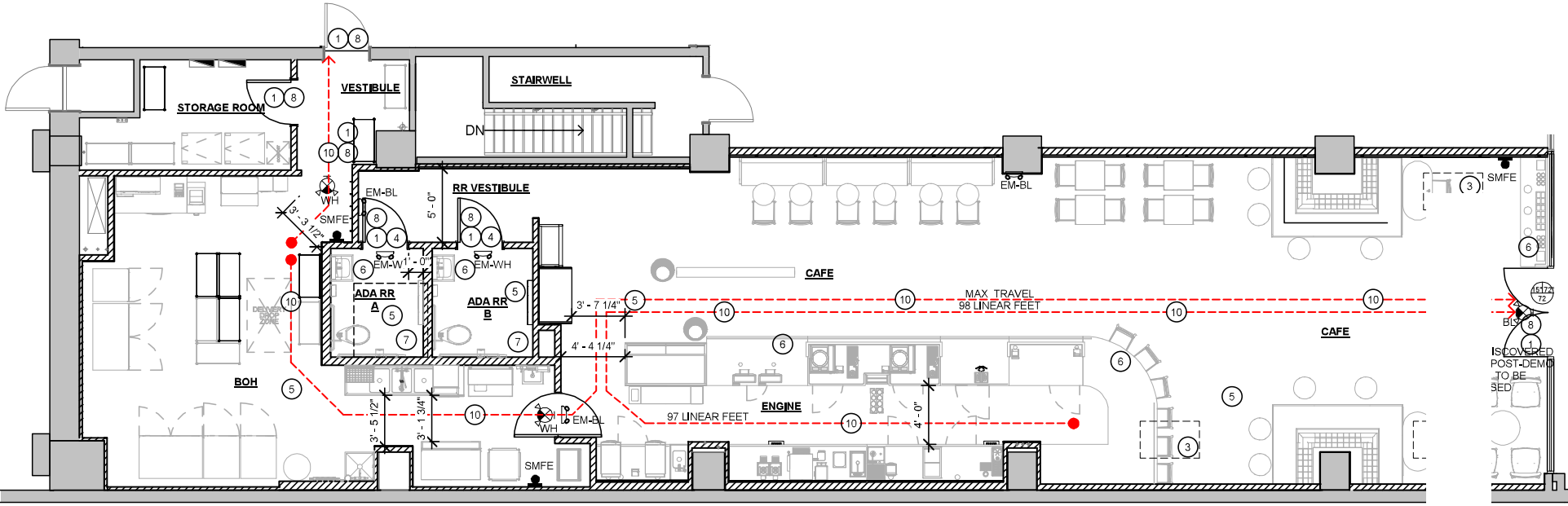
	0.5 Mile	1 Mile	3 Miles
Population	54,871	146,031	735,229
Median HH Income	\$74,142	\$76,586	\$78,072
Average HH Income	\$99,582	\$102,727	\$107,350

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



# FLOOR PLAN

## 1ST FLOOR





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