

**RETAIL, RESTAURANT, FITNESS, MEDICAL, OFFICE, EDUCATION SPACE**

# 2-14 50TH AVENUE

Located at the corner of 50th Avenue and 2nd Street

**LONG ISLAND CITY**

QUEENS | NY

Corner  
**7,459 SF**  
For Lease



## SPACE DETAILS

### LOCATION

Corner of 50th Avenue and 2nd Street

### SIZE

Ground Floor 7,459 SF (Divisible)

### FRONTAGE

2nd Street 95 FT  
50th Avenue 85 FT

### STATUS

Former Market

### POSSESSION

Arranged

### RENT

Upon request

### CO-TENANTS

Cohen's Children's Northwell Health, Black Star Bakery & Cafe

### NEIGHBORS

CVS, American Brass, Osteria Brooklyn, Industry Gymnastics, Brighter Babies Early Development Center, Cafe Henri, Little Ones Early Childhood Learning Center, iFLY Indoor Skydiving, BQE Fitness, ProHealth Dental, Casa Enrique, Blend, Maiella, Shi, European Wax Center

### COMMENTS

Corner retail space up to 7,459 SF (divisible) available at the base of Gantry Park Landing, a 199-unit mixed use building

Strong visibility with wraparound frontage with over 360 FT on 2nd Street & 50th Avenue

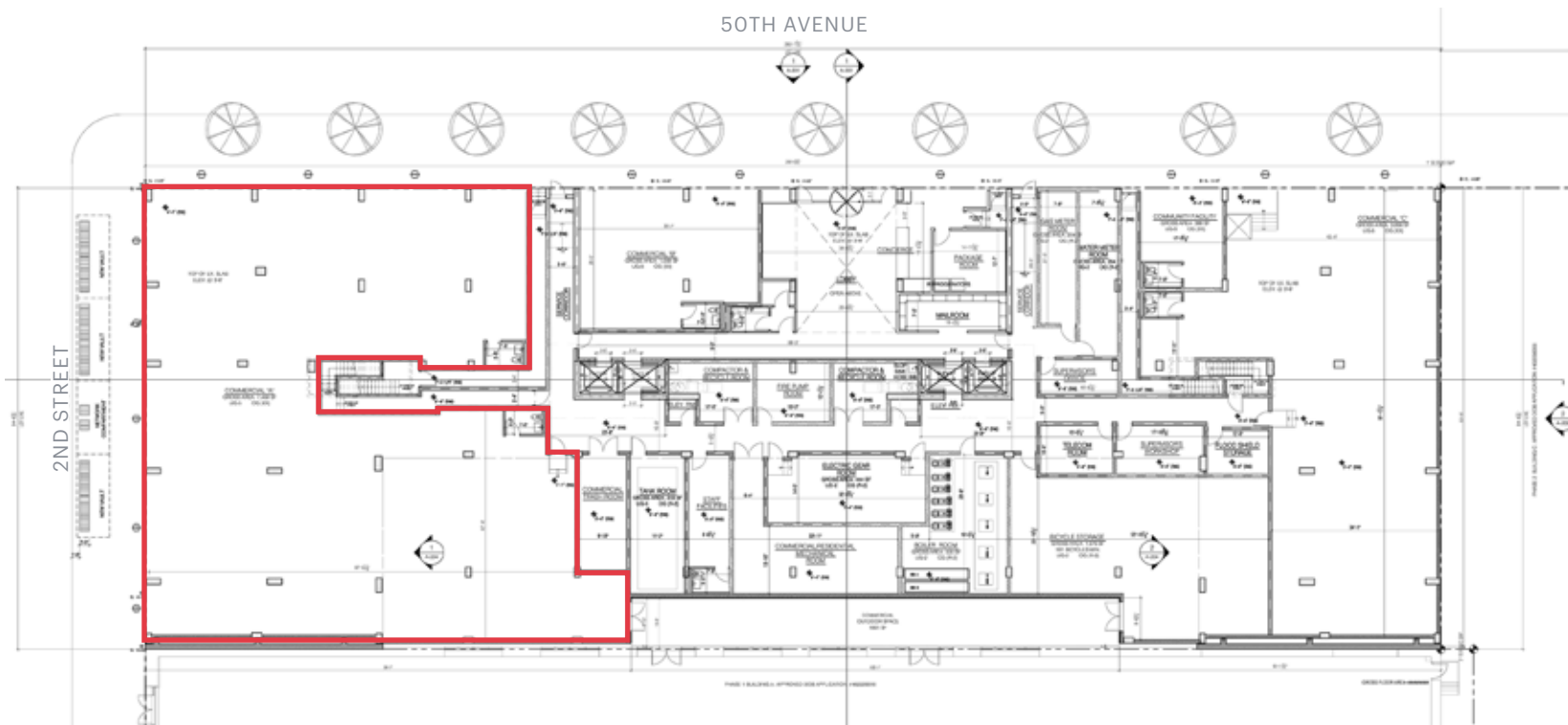
Gas and venting capability for restaurant use

Prime location 2 blocks away from the LIRR and a few blocks from Vernon Blvd 7 subway line

Heavy residential density with high income; LIC is one of the fastest growing residential neighborhoods in the nation

All uses considered; ideal for any retail, fitness, restaurant, education, and medical uses

## GROUND FLOOR



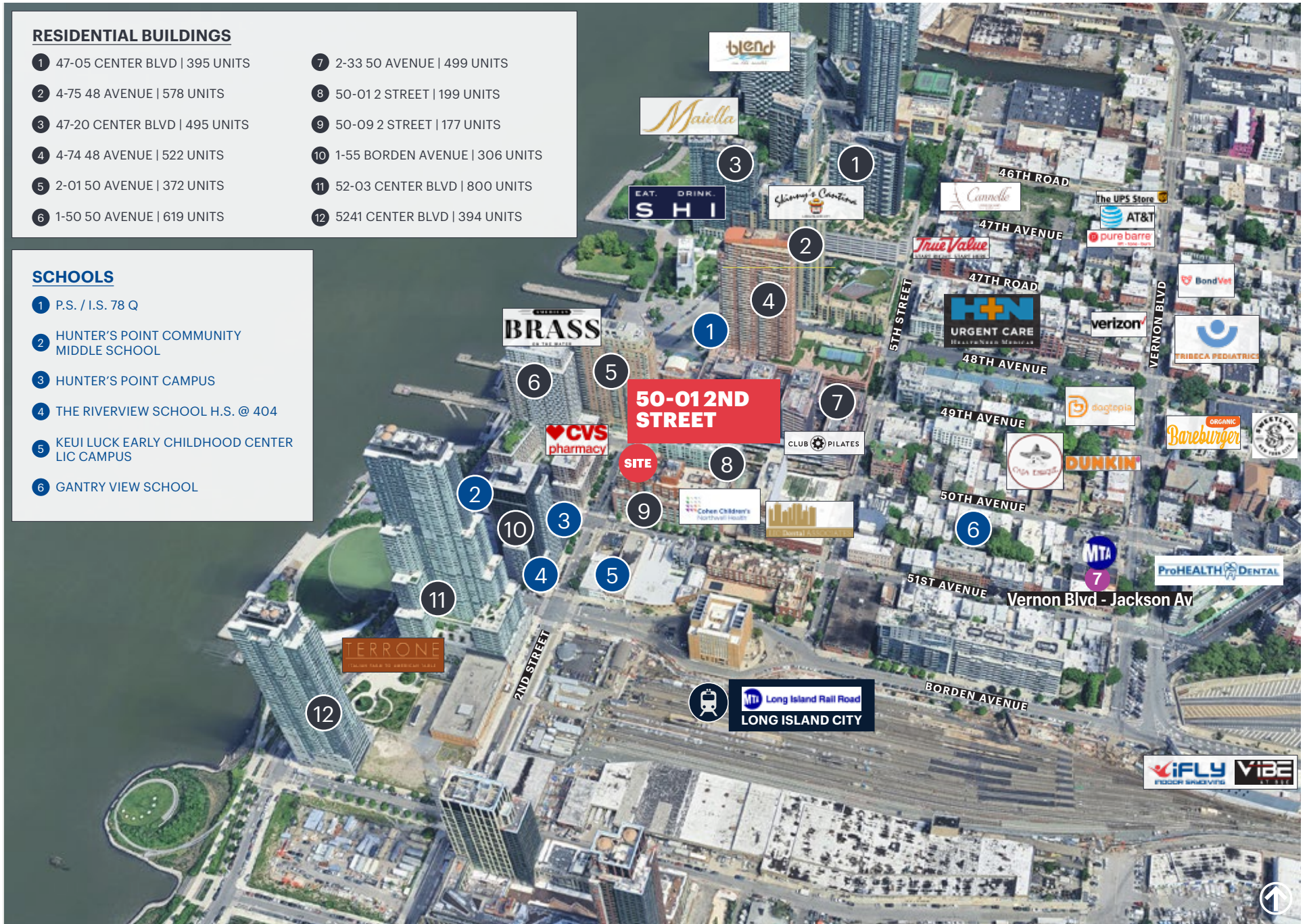
# AREA RETAIL

## RESIDENTIAL BUILDINGS

- |                                 |                                  |
|---------------------------------|----------------------------------|
| ① 47-05 CENTER BLVD   395 UNITS | ⑦ 2-33 50 AVENUE   499 UNITS     |
| ② 4-75 48 AVENUE   578 UNITS    | ⑧ 50-01 2 STREET   199 UNITS     |
| ③ 47-20 CENTER BLVD   495 UNITS | ⑨ 50-09 2 STREET   177 UNITS     |
| ④ 4-74 48 AVENUE   522 UNITS    | ⑩ 1-55 BORDEN AVENUE   306 UNITS |
| ⑤ 2-01 50 AVENUE   372 UNITS    | ⑪ 52-03 CENTER BLVD   800 UNITS  |
| ⑥ 1-50 50 AVENUE   619 UNITS    | ⑫ 5241 CENTER BLVD   394 UNITS   |

## SCHOOLS

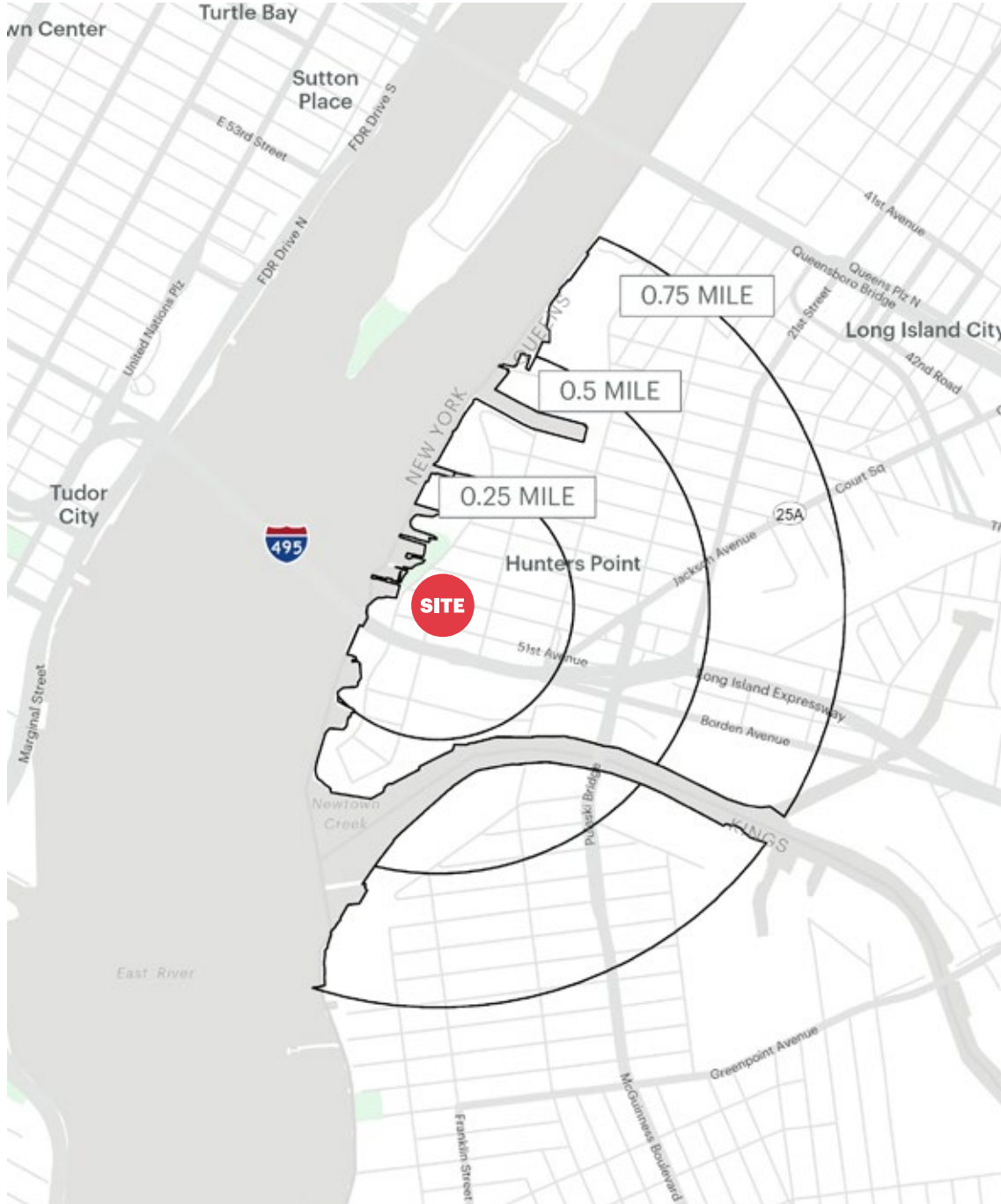
- ① P.S. / I.S. 78 Q
- ② HUNTER'S POINT COMMUNITY MIDDLE SCHOOL
- ③ HUNTER'S POINT CAMPUS
- ④ THE RIVERVIEW SCHOOL H.S. @ 404
- ⑤ KEUI LUCK EARLY CHILDHOOD CENTER LIC CAMPUS
- ⑥ GANTRY VIEW SCHOOL



# AREA RETAIL



## AREA DEMOGRAPHICS



### POPULATION

0.25 mile	9,921
0.50 miles	21,310
0.75 miles	38,008

### TOTAL BUSINESSES

0.25 mile	282
0.50 miles	806
0.75 miles	1,662

### TOTAL HOUSEHOLDS

0.25 mile	4,909
0.50 miles	10,513
0.75 miles	19,289

### TOTAL EMPLOYEES

0.25 mile	4,107
0.50 miles	11,030
0.75 miles	23,520

### AVERAGE HOUSEHOLD INCOME

0.25 mile	\$228,963
0.50 miles	\$221,120
0.75 miles	\$200,902

### ESTIMATED DAYTIME POPULATION

0.25 mile	7,934
0.50 miles	18,737
0.75 miles	37,804

## CONTACT EXCLUSIVE AGENTS

### MICHELLE ABRAMOV

mabramov@ripcony.com  
718.663.2652

### GREG BATISTA

gbatista@ripcony.com  
516.342.8277

### BRIAN KRAKOWER

bkrakower@ripcony.com  
201.566.4226

**RIPCO**  
REAL ESTATE

80-02 Kew Gardens Road  
3rd Floor  
Queens, NY 11415  
718.663.2650

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.