



For further information, kindly contact exclusive agents:

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Retail Condos for Lease & Sale in Long Island City

37-24 33rd Street, Long Island City, NY 11101

PROPERTY INFORMATION:

Property : 37-24 33rd Street, Long Island City, NY 11101

Location: Between 37th Ave and 38th Ave

Block, Lot: 374 / 7502

Zoning: M1-2/R6A

Lot Size: 126.51 FT x 180 FT

Sprinklered: Yes

Retail Possession Immediate

Sale/Lease Price: Upon Request

- Highlight:**
- Brand-new class-A condominium development in Long Island City. Two commercial spaces available.
 - Prime ground-floor Dutch Kills retail spaces fronting West 33rd Street in the heart of LIC.
 - Shell condition — ready for tenant build-out.
 - Spaces can be combined.
 - Around 34 FT street frontage for retail space A.
 - Around 19 FT street frontage for retail space B.

Available Ground Floor Retail A Size: 4,000 SF

Available Ground Floor Retail B Size: 3,800 SF



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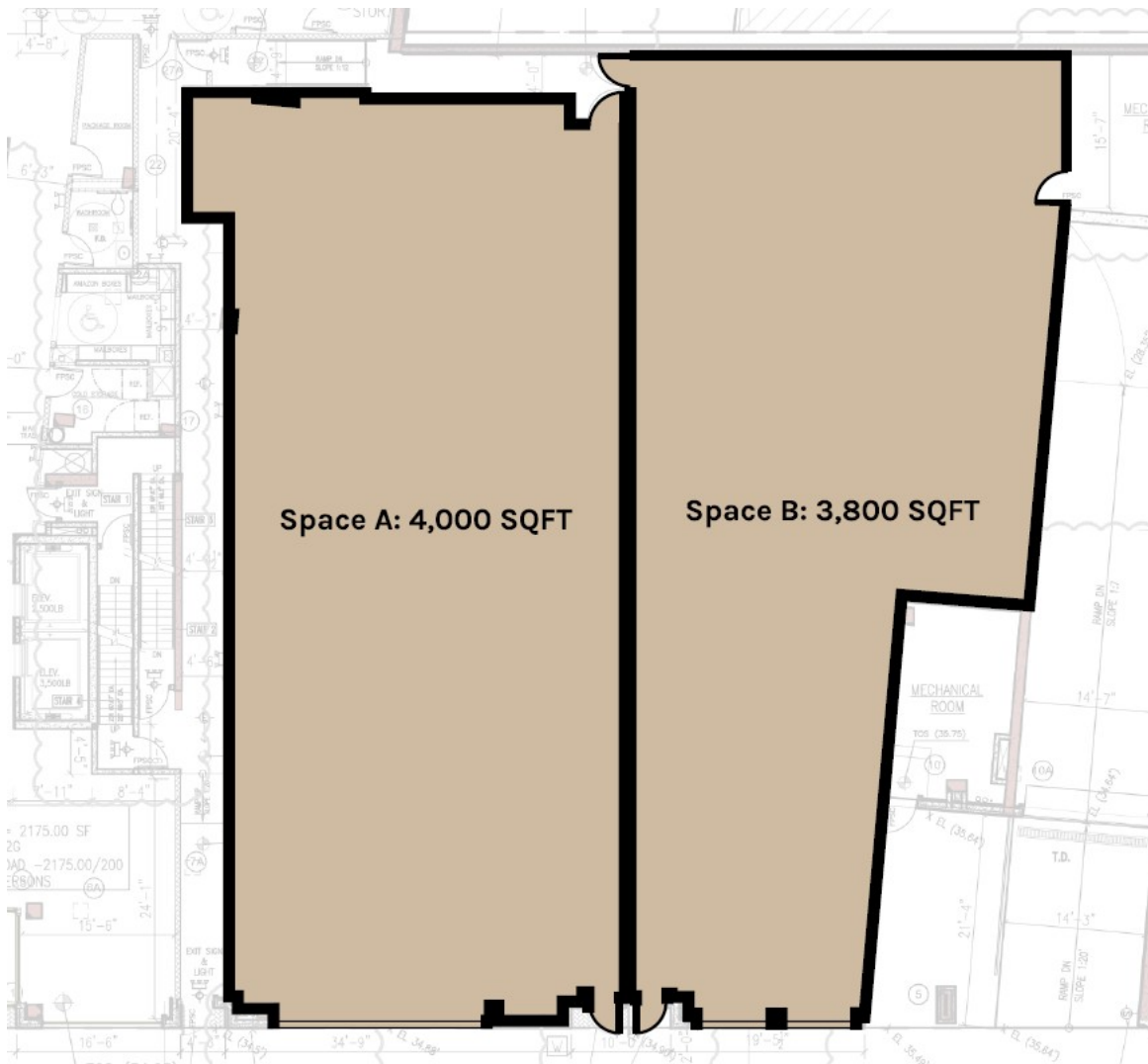
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Ground Floor Retail Floor Plan



- Space A Rentable Area (RSF)
4,000 SF
- Space B Rentable Area (RSF)
3,800 SF
- Occupancy Group
B
- Zoning Use Group
10A
- Electric
Separate Meter
- Water
Separate Meter
- Condition
Shell — Ready for Tenant Build-Out
- Asking Rent/Sale Price
Upon Request
- Monthly Common Charge
No charge for rental spaces
- Tax
Tenant pays RE tax increases over
base year
- Ideal Uses: Photographic Store / Stu-
dio / Light Industrial Store / Ware-
houses / Wholesale / Repair Shop /
Showrooms / Fitness
- Note: Sponsor will cooperate with pro-
spective tenants seeking CO amend-
ments for permitted uses, subject to
applicable law and agency approval

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Location Highlight:

Prime Location

- Situated in Long Island City, one of NYC's fastest-growing neighborhoods, just across the East River from Midtown Manhattan, offering unmatched proximity without Manhattan rents.

Explosive Residential Growth Driving Retail Demand

- LIC has seen significant population expansion (up ~78% over the past decade), with thousands of new luxury residential units delivered and more in pipeline—creating a rapidly growing customer base with strong purchasing power.

Excellent Transportation Connectivity

- 7, E, M, G, N, W, R subway lines nearby
- LIRR + NYC Ferry access
- Direct access to the Queensboro Bridge
- Enabling seamless access to Manhattan, Brooklyn, and the broader Queens workforce.

Thriving Mixed-use, Commercial & Industrial Ecosystem

- LIC blends industrial, commercial, and residential uses, making it ideal for Showrooms / Creative Production / Fitness / Experiential Retail / Last Mile Logistic / Hybrid Retail
- Retail rents and demand have been rising as the neighborhood matures, with increasing interest from both national and local tenants. Early entrants benefit from below-Manhattan pricing with strong long-term upside.



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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Age

33.1

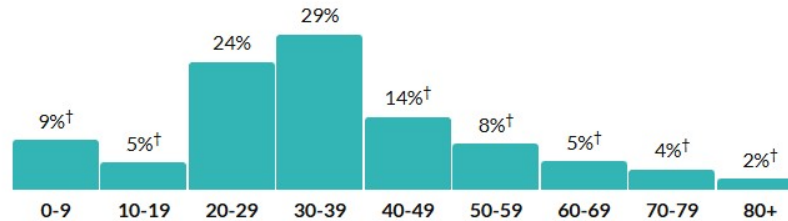
Median age

about 80 percent of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 39.5

about 80 percent of the figure in New York: 39.8

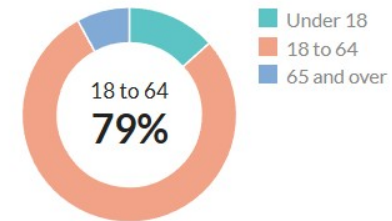
about 80 percent of the figure in United States: 38.9

Population by age range



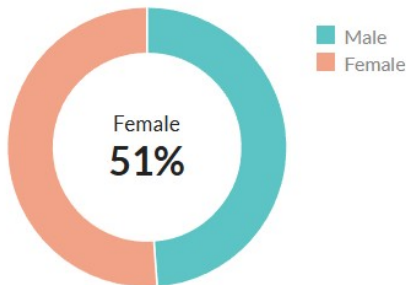
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Population by age category



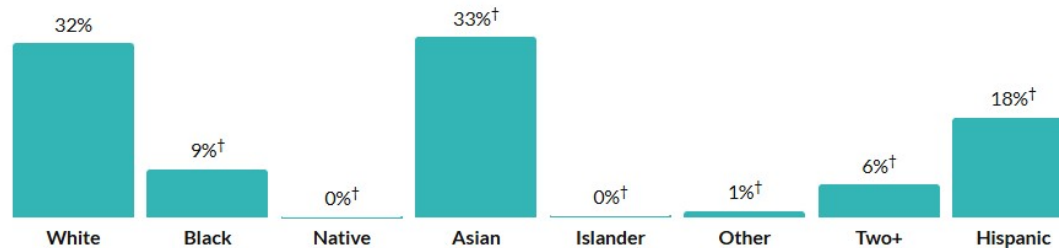
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Income

\$84,207

Per capita income

about 1.5 times the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$55,691

more than 1.5 times the amount in New York: \$50,712

nearly double the amount in United States: \$44,673

\$121,062

Median household income

about 25 percent higher than the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: \$99,155

about 1.4 times the amount in New York: \$85,974

about 1.5 times the amount in United States: \$80,734

Household income



[Show data](#) / [Embed](#)

Transportation to work

33.5 minutes

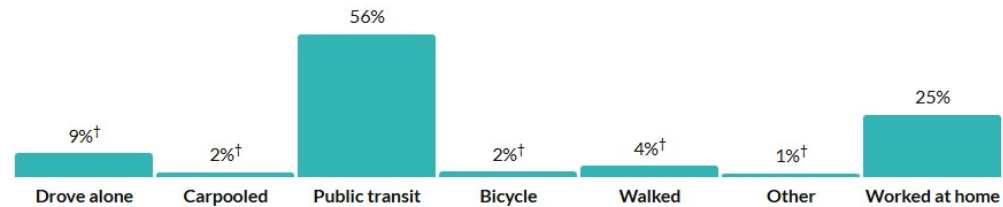
Mean travel time to work

a little less than the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 35.6

a little higher than the figure in New York: 32.6

about 25 percent higher than the figure in United States: 26.4

Means of transportation to work



* Universe: Workers 16 years and over

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AERIAL MAP

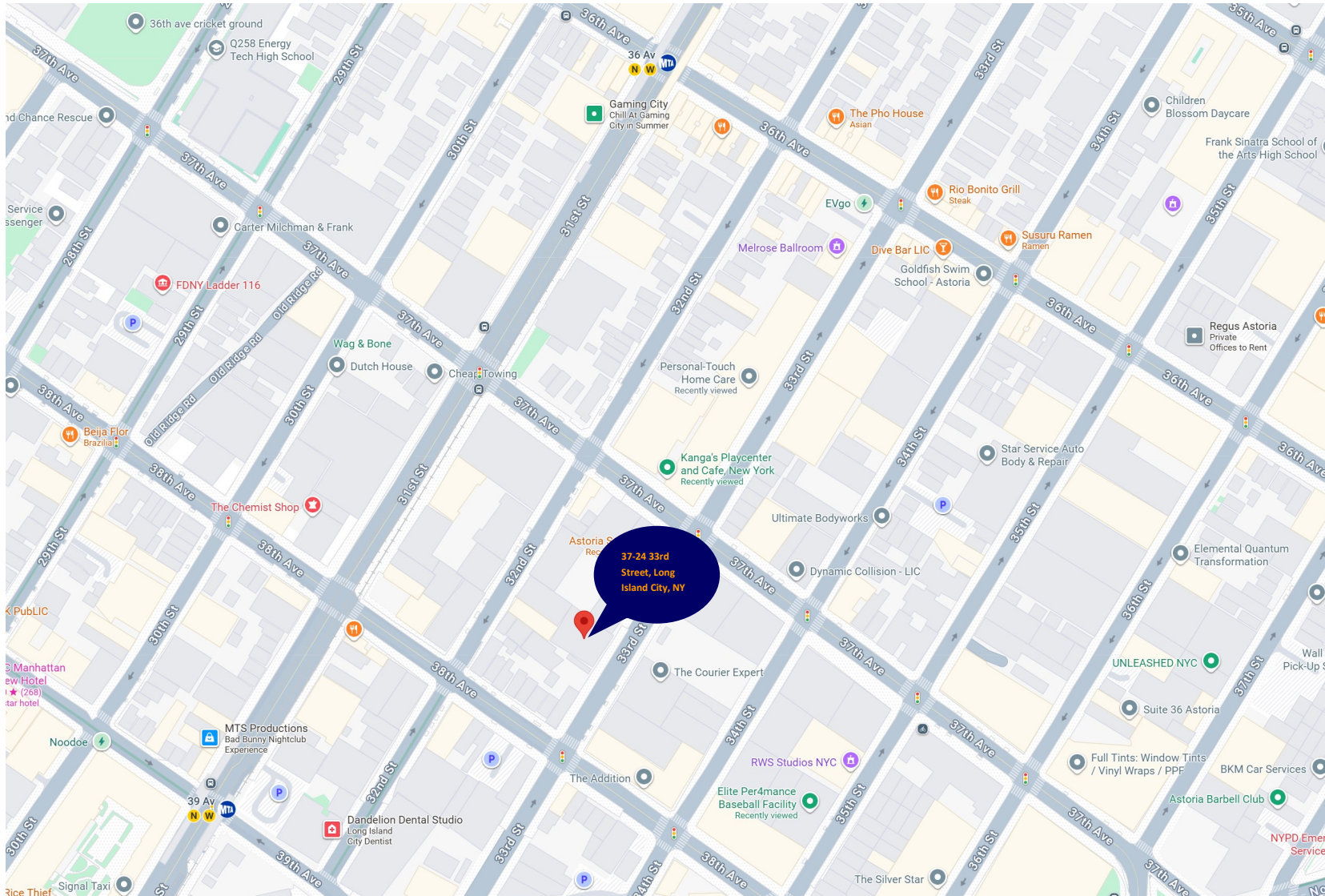


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