

41-17 Crescent Street Long Island City, NY



PRIME LONG ISLAND CITY RETAIL FOR RENT



Availability:

SIZE: 2,962 sf

Ground Floor: 1,921 sf

Lower Level: 1,041 sf

TERM: 10+ years

RENT: Upon Request

ELECTRIC: Direct Meter

POSSESSION: Immediate

LANDLORD'S WORK:

Landlord to deliver clean vanilla box

Features:

- > High ceilings
- > Great light
- > Great exposure
- > High windows
- > High traffic
- > 5 minutes to Manhattan
- > Convenient transit and auto access:
 - 7 train lines, near Queensboro Bridge, LIE, BQE

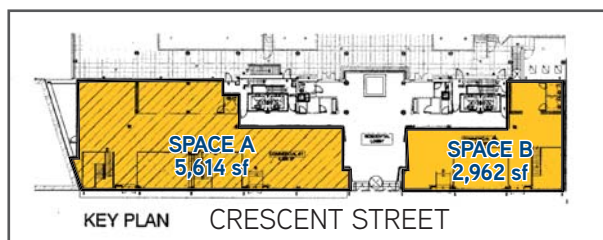
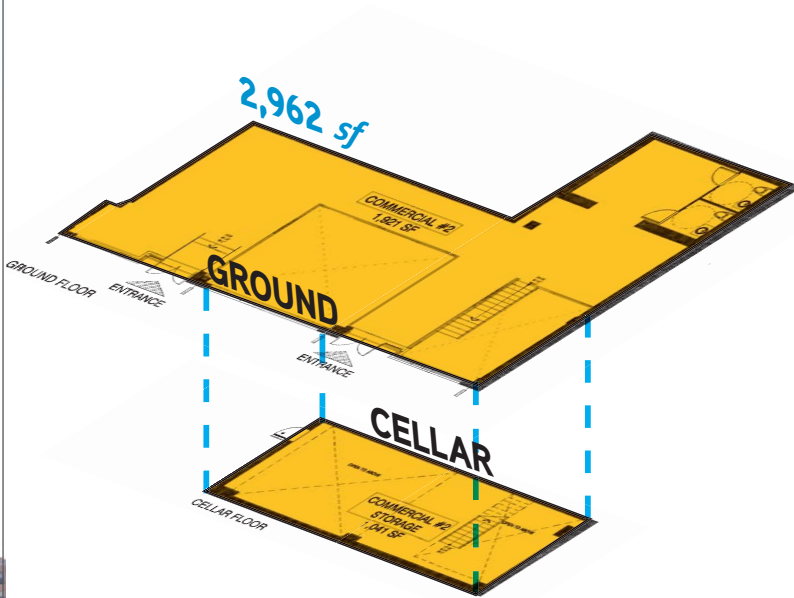
ALL USES CONSIDERED

Comments: Retail space is located with 170' of street frontage, high visibility, good foot traffic and great transit/auto accessibility in rapidly developing L.I.C in a luxury rental building with 130 units. Building is surrounded by a mix of multiple luxury and office buildings. Corporate headquarters of Jet Blue, MetLife, CitiCorp.oth wet and dry uses will be considered; ownership will allow venting.

Space features high ceilings, open floor plans, huge windows, great light, and full lower level mezzanines. Building is on main access to the Queensboro Bridge, 2 blocks from transit hub with 7 train lines, 5 minutes to Manhattan. Ideal for retail, restaurant, specialty food, fitness, spa/salon, showroom/gallery, healthcare and other services.



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Long Island City Demographics

DEMOGRAPHIC & CONSUMER SPENDING DATA (SOURCE: ESRI, 2010)

LONG ISLAND CITY	1.00 mi	1.50 mi
Population (2010)	57,200	235,500
Households (2010)	21,400	104,200
Average household income	\$57,500	\$92,900
Average disposable income	\$45,200	\$68,200
Total businesses	4,400	10,700
Total employees	71,000	151,000

CONSUMER SPENDING (MILLIONS OF DOLLARS)

Total consumer spending	\$429.0	\$3,687.1
Spending on men's clothing	\$5.8	\$45.4
Spending on women's clothing	\$9.9	\$76.9
Spending on apparel products/services 1	\$4.6	\$32.1
Spending on reading materials 2	\$2.8	\$22.1
Spending at grocery stores	\$58.5	\$378.7
Spending at specialty food stores	\$8.3	\$71.7
Spending at full-service restaurants	\$21.7	\$181.4
Spending at specialty food stores	\$28.5	\$274.4

RETAIL POTENTIAL (PERCENT OF ADULT HHs)

Visited restaurant/steakhouse in last 6 months	58	64%
Bought men's clothing last in 12 months	43	48%
Bought women's clothing in last 12 months	38	40%
Bought cell phone in last 12 months	26	30%

1. Includes fabrics, notions, shoe repair, laundry, dry cleaning, and tailoring.

2. Includes newspapers, magazines and books

PROPERTIES

28-00 Queens Plaza South, Gotham Center– 8,600 SF

29-27 Queens Plaza North – 9,500 SF

45-31 Court Square, Arris Lofts – 16,000 SF

TRANSPORTATION & ACCESS

21st Street Subway (F train) 6,450 boardings/day

39th Avenue Subway (N/Q train) 2,160 boardings/day

Queensboro Bridge 201,300 vehicles/day

Bus routes (20) along Queens Plaza 88,000 daily riders

Queensboro Plaza Subway (7/N/Q trains) 7,650 boardings/day

Queens Boulevard 135,100 vehicles/day

Queens Plaza Subway (E/M/R trains) 6,630 boardings/day

23rd & Court Sq Subway (E/M/G trains) 13,370 boardings/day

45th Rd & Court Sq Subway (7 train) 6,850 boardings/day

ADDITIONAL DESTINATIONS

NYC Department of Health – 3,000 employees

Hotels (16) – 971 rooms, ± 1,000 daily visitors

Four (4) new residential towers – 328 residential units

JetBlue headquarters – 1,000 employees (by mid-2012)

US Citizenship & Immigration Services – field office

CUNY School of Law – 500 students and faculty

Citibank – 7,000 employees

NY Supreme Court – ±85,000 annual visitors

Hunter's Point – 5,000 new residential units (2012)

LaGuardia College – 19,000 students and faculty