



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

4,000 SF Fully Built-Out Restaurant for lease in Long Island City!

10-09 50th Avenue, Long Island City, NY 11101

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com



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## Executive Summary



### OFFERING SUMMARY

Available SF:

Lease Rate: Upon Request

Lot Size: 2,100 SF

Building Size: 5,523 SF

Zoning: M1-4/R6B

### PROPERTY OVERVIEW

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Highlights:

- Fully built out
- Turn key restaurant
- 2,000 SF kitchen
- Walk-in fridge
- Hood and vent

### LOCATION OVERVIEW

Located in Long Island City, steps away from Varnon Blvd-Jackson Ave, or short walk to 21 Street transit stop.

Public Transit: 7 Train at Vernon Blvd-Jackson Ave; G Train at 21 Street.

Nearby local tenants,

- Dunkin'
- Chase Bank
- Sweetleaf Coffee Roasters
- M&T Bank

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.





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### Additional Photos



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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com





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### Location Maps



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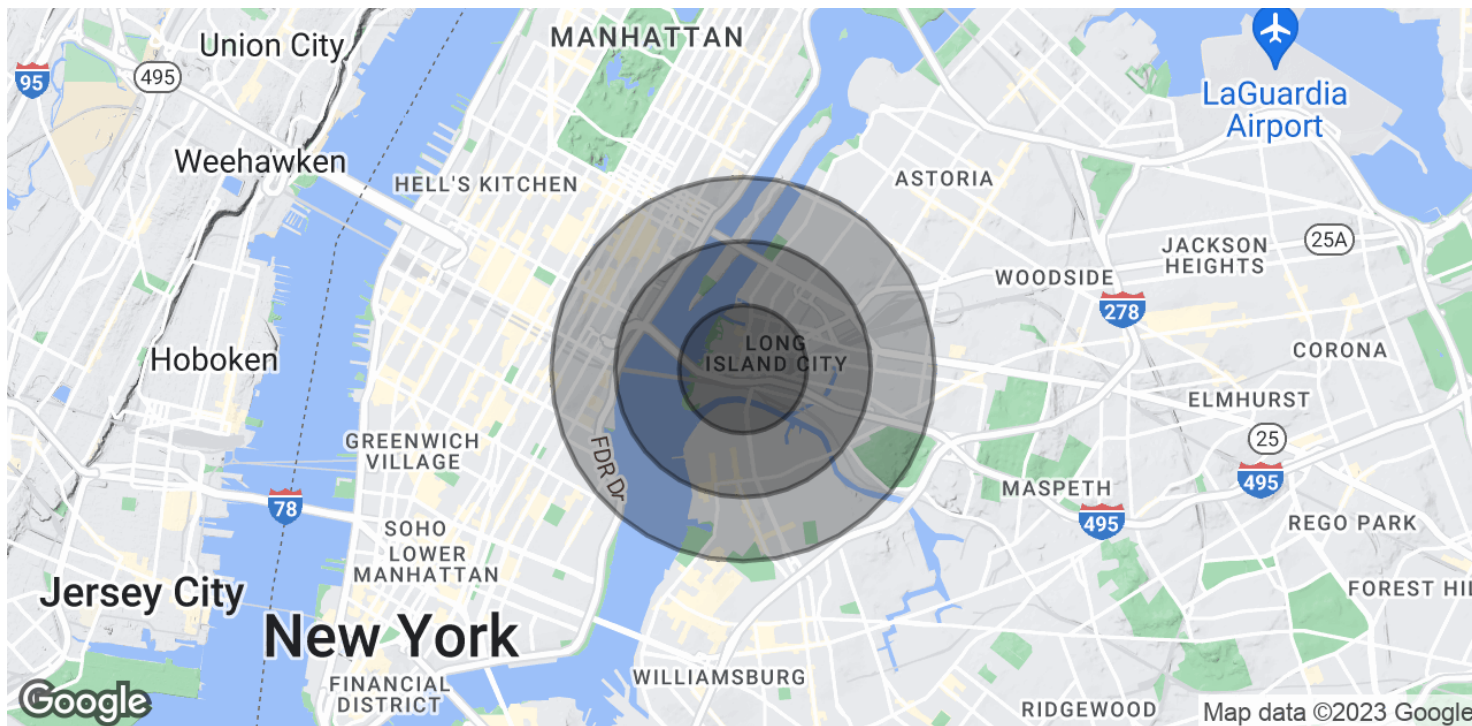
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## Demographics Map & Report



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	8,124	44,032	168,023
Average age	33.9	37.4	37.9
Average age (Male)	34.8	37.1	37.1
Average age (Female)	32.9	37.5	38.5

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,079	21,080	86,787
# of persons per HH	2.0	2.1	1.9
Average HH income	\$102,054	\$109,309	\$129,611
Average house value	\$713,035	\$823,507	\$780,021

\* Demographic data derived from 2020 ACS - US Census

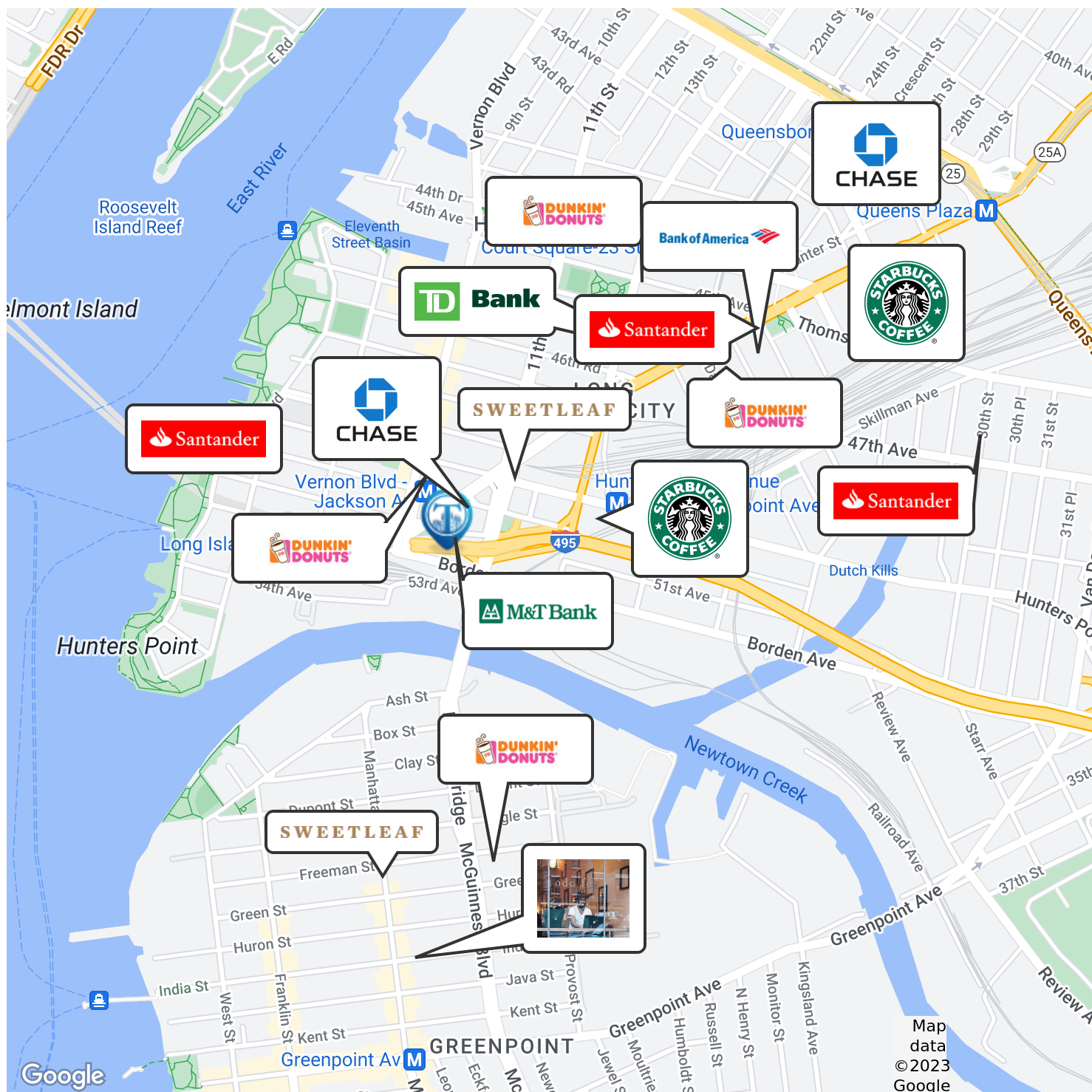
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### Retailer Map



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