



TRI-STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | LOWER LEVEL RETAIL SPACE

1,600 SF | 56-40 Myrtle Ave | Partial Lower Level For Lease

56-40 Myrtle Ave, Ridgewood, NY 11385

Shlomi Bagdadi  
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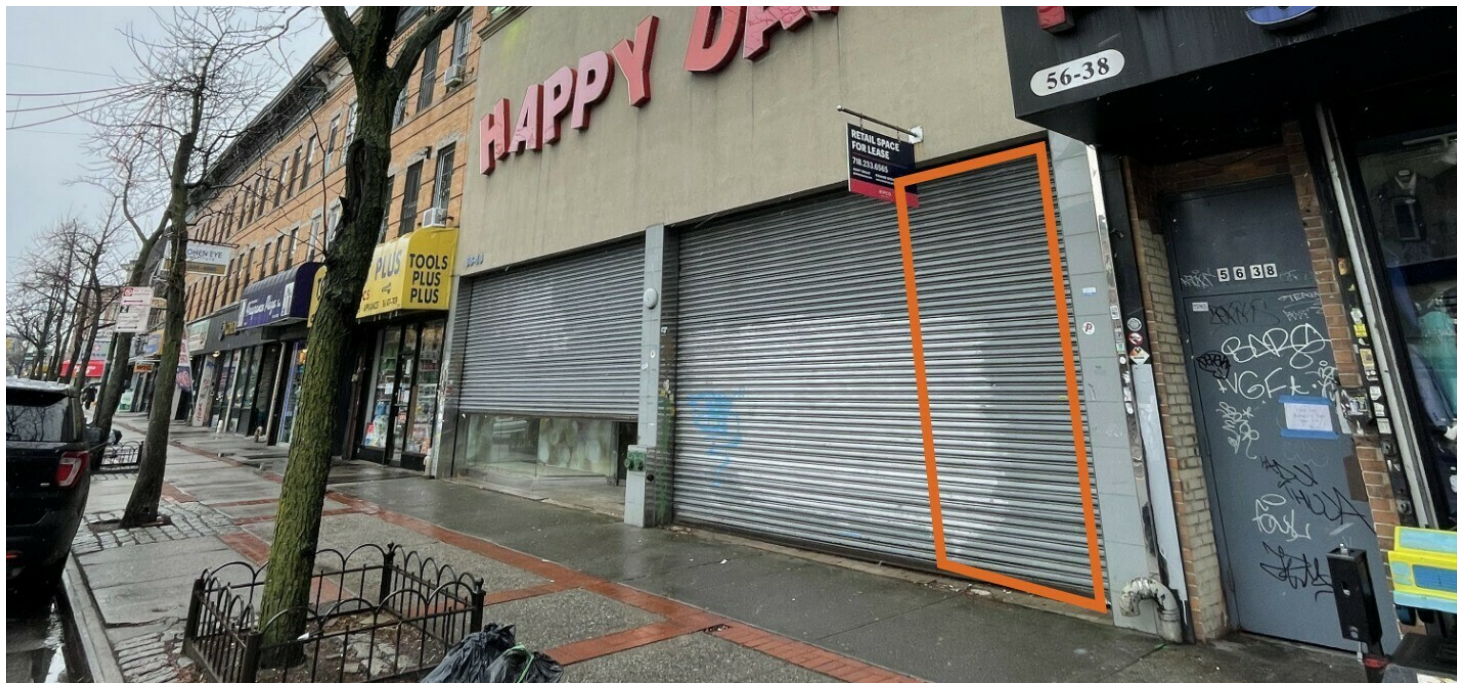
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100  
Available SF: 1,600 SF  
Building Size: 4,000 SF  
Lot Size: 2,029 SF  
Zoning: C4-3A

### PROPERTY OVERVIEW

High ceilings  
Vanilla box

### LOCATION OVERVIEW

Located in the Ridgewood neighborhood of Queens between Cornelia St & Hancock St near the Seneca Ave train station.

Nearest Transit: M train at Seneca Ave and the Q55 bus line.

Nearby tenants include Walgreens, Dunkin', Popular Bank, Food Bazaar, Evil Twin Brewing, Dollar Tree, Rite Aid, Blink Fitness, Capital One, TD Bank, Chase Bank, Peet's Coffee, and more!

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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## Floor Plan



## 56-40 MYRTLE AVE

LOWER LEVEL 1,600 SF

ALL SQUARE FOOTAGE ARE  
APPROXIMATE.

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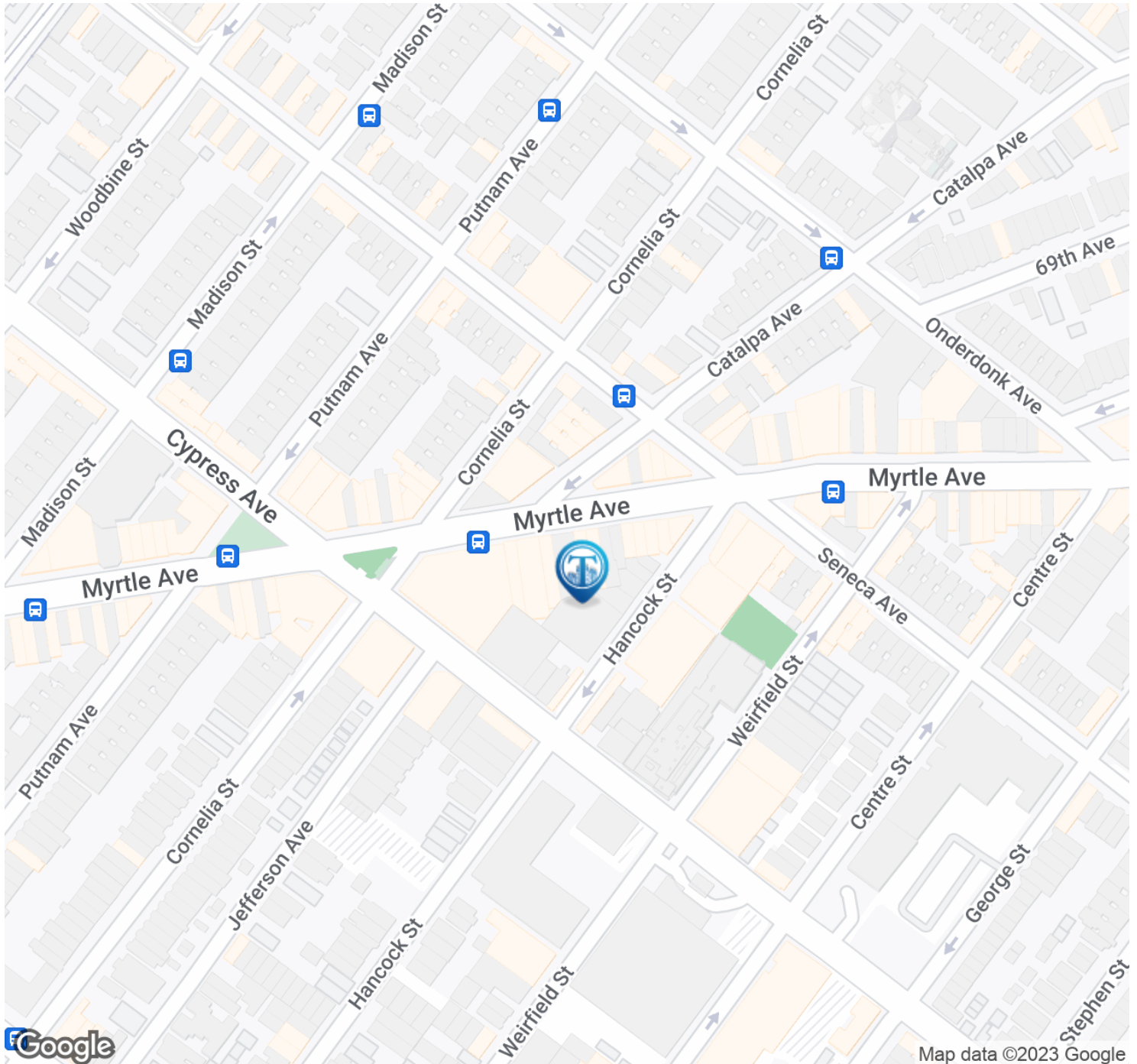
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## Location Map



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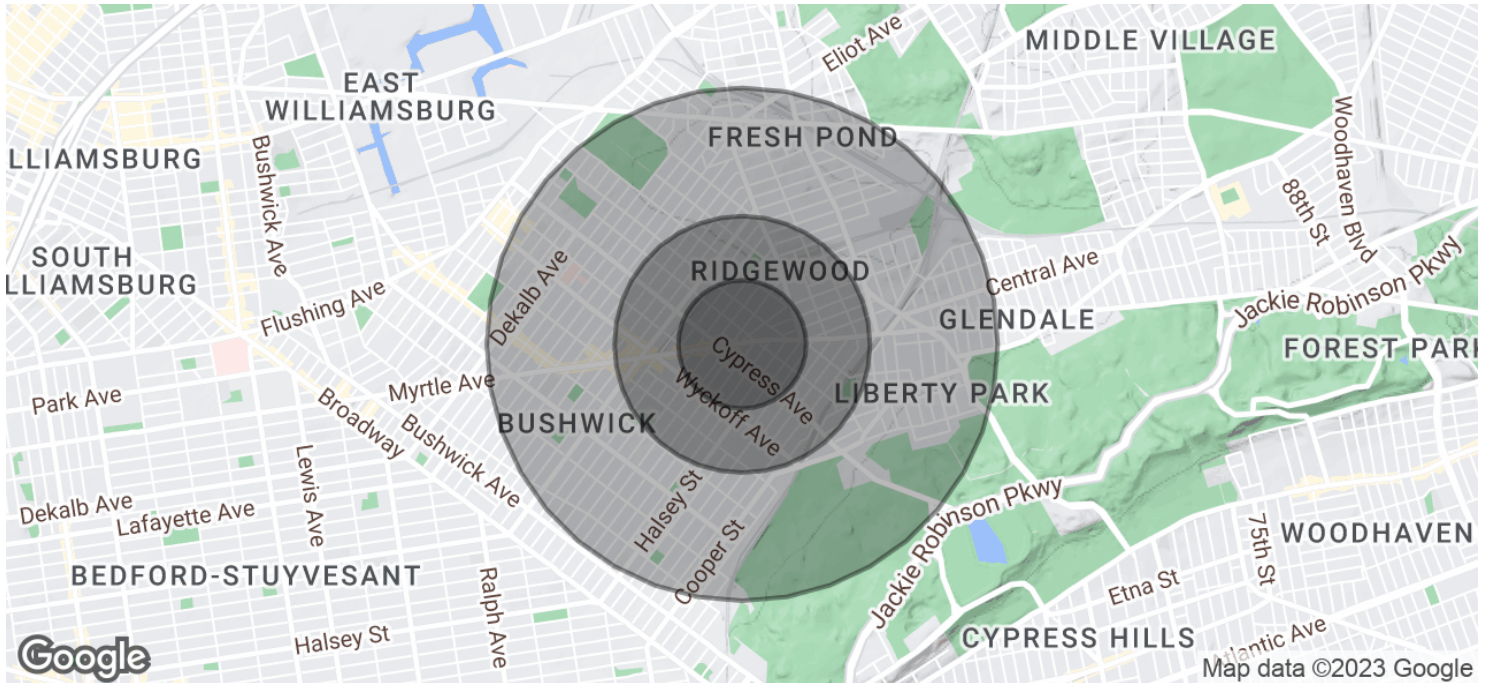
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,709	49,299	154,255
Average Age	31.5	33.0	34.1
Average Age (Male)	32.0	33.0	33.7
Average Age (Female)	31.7	33.7	35.0

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,385	17,688	58,624
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$80,865	\$80,637	\$77,699
Average House Value	\$359,599	\$534,835	\$561,358

\* Demographic data derived from 2020 ACS - US Census

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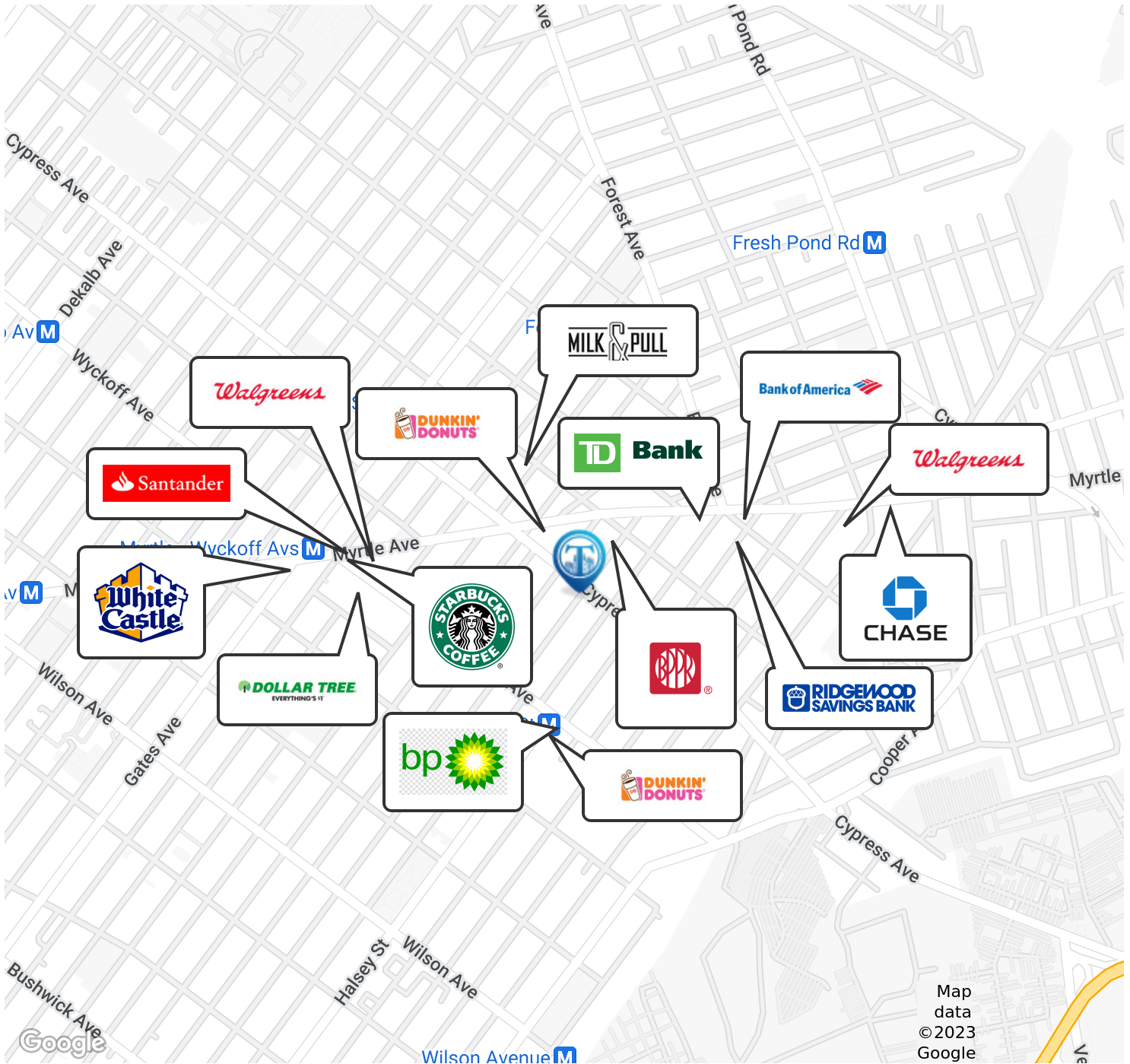
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## Retailer Map



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