



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,800 - 5,600 SF | 56-34 Myrtle Ave | Divisible Retail Space for Lease

56-34 Myrtle Avenue, Queens, NY 11385

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	2,800 - 5,600 SF
Building Size:	5,600 SF
Lot Size:	2,659 SF
Zoning:	C4-3A

LOCATION OVERVIEW

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

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

Nearby tenants include Rainbow, GNC, Dunkin', UCrew, Rite Aid, CTown Supermarket, Blink Fitness, Taco Bell, Shop Fair Supermarket, Walgreens, Milk & Pull, Rolo's, Carter's, TD Bank, and more!

PROPERTY HIGHLIGHTS

- Divisible 5,600 SF space
- Glass frontage
- Newly renovated

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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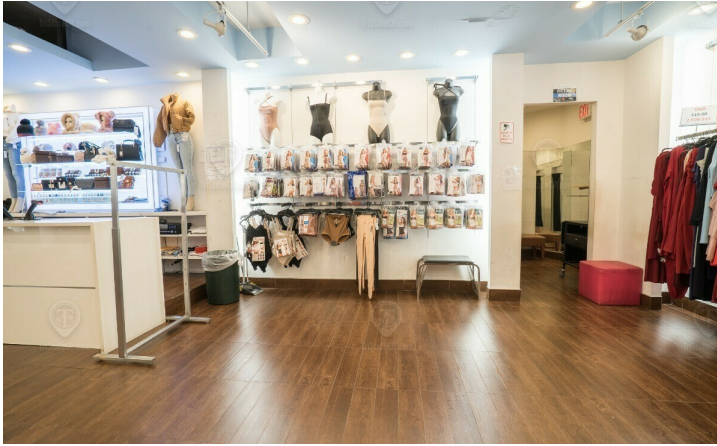
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Additional Photos



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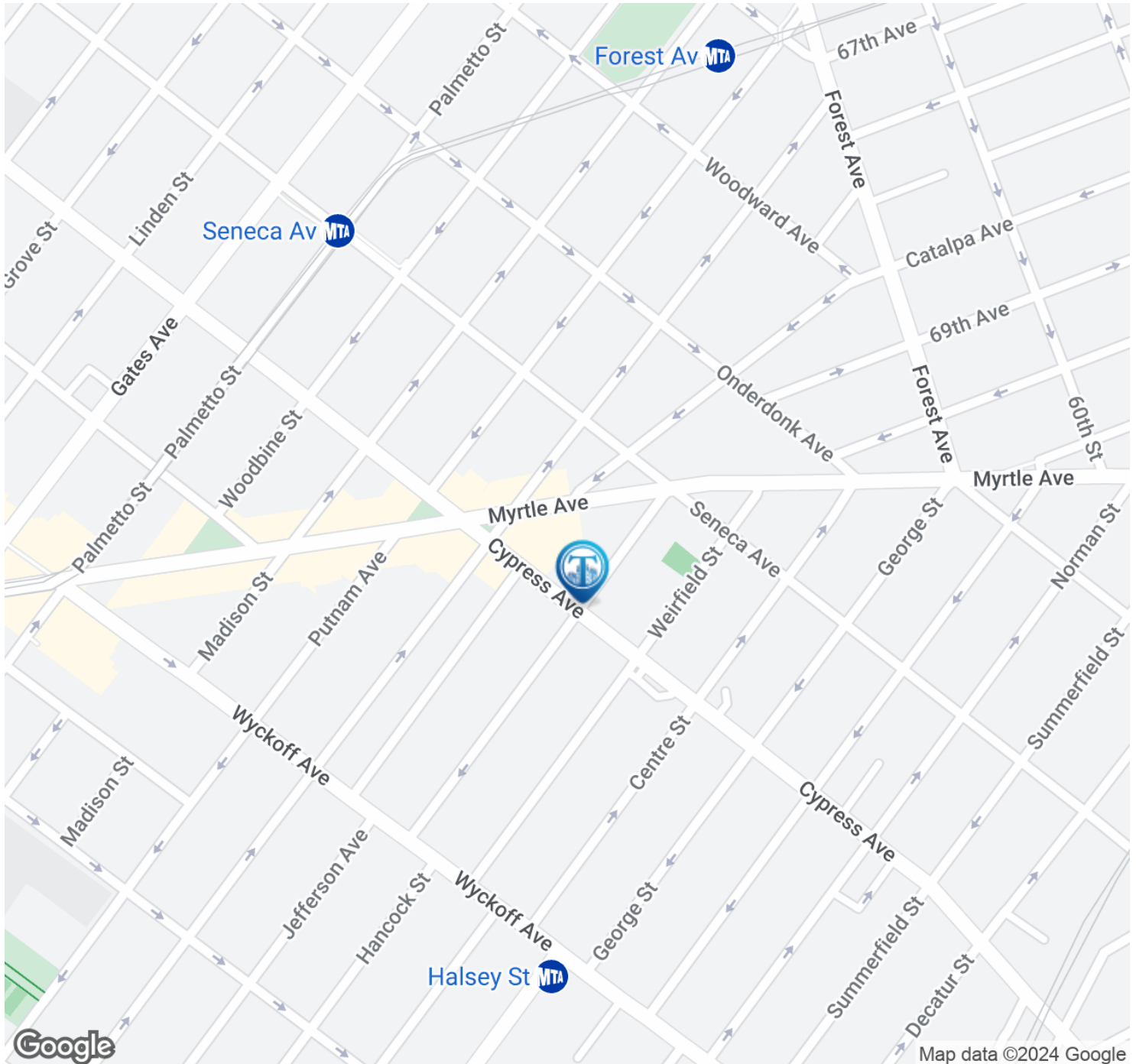
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Location Map



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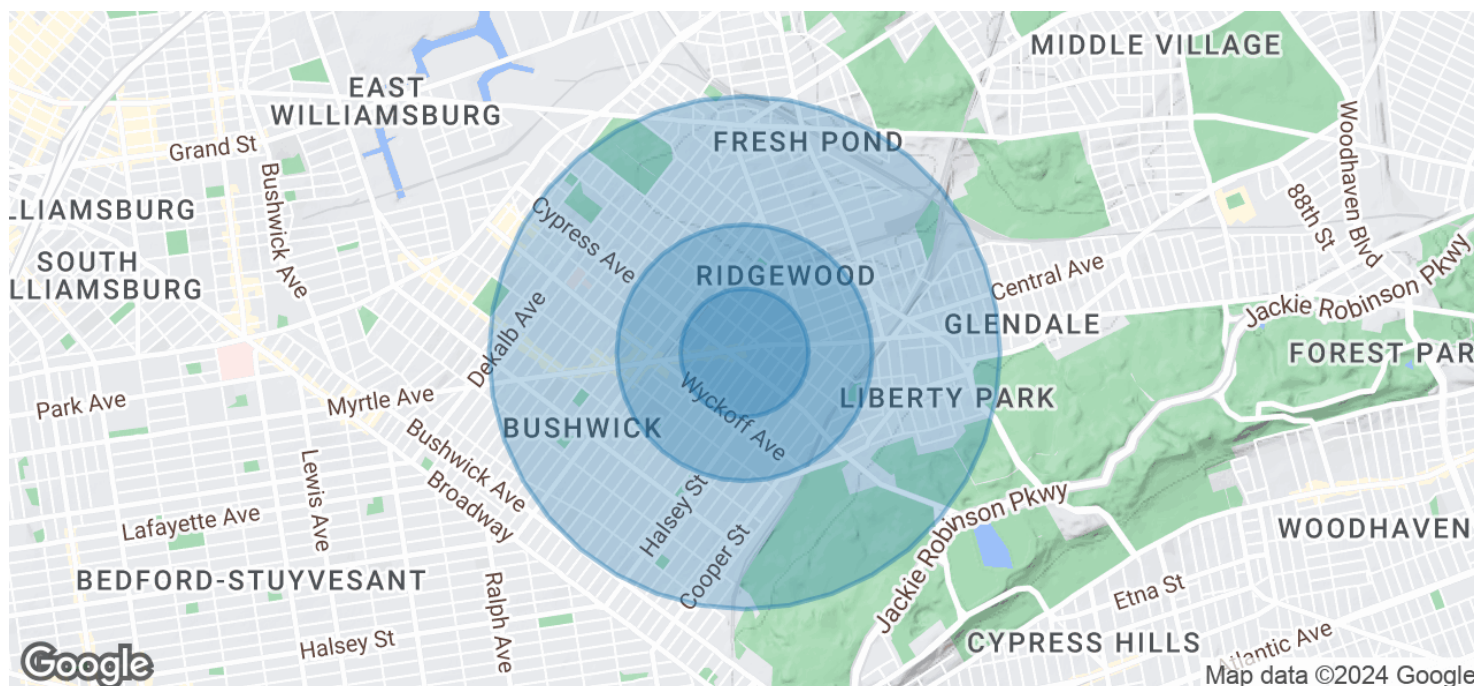
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,779	49,665	154,501
Average Age	31.4	33.0	34.1
Average Age (Male)	32.0	32.9	33.7
Average Age (Female)	31.6	33.7	34.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,379	17,852	58,723
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$80,619	\$80,446	\$77,662
Average House Value	\$352,412	\$531,155	\$561,245

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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