



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



TRI STATE
COMMERCIAL®
— EXCLUSIVE BROKER —

FOR LEASE

718.437.6100

SHLOMI BAGDADI

TriStateCR.com

**se CHINESE
RESTAURANT
TEL: 718-821-6655**

1,400 SF
MOVE-IN READY RETAIL SPACE
+ BASEMENT
+ BACKYARD

FOR LEASE | RETAIL SPACE

1,400 SF Move-In Ready Retail Space With Basement and Backyard!

55-03 Metropolitan Ave, Ridgewood, NY 11385

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Executive Summary



OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: Upon Request

Lot Size: 2,000 SF

Building Size: 2,492 SF

Zoning: R6B, C2-4

Market: Ridgewood

PROPERTY OVERVIEW

1,400 SF Move-In Ready Retail Space With Basement and Backyard

Features:

- Fully finished
- Move-in condition
- Fully finished usable basement
- Glass frontage
- Dropped ceilings
- Large backyard with access to both levels
- Tile floors

LOCATION OVERVIEW

Located in the family friendly neighborhood of Ridgewood, Queens, bordered by Brooklyn neighborhoods Williamsburg and Bushwick. Steps away from the Q54 Bus stop, and easy access to the L train at Dekalb Avenue and the M train at Forest Avenue.

Neighboring tenants include:

- BJ's Wholesale Club
- Walgreens
- AT & T
- CVS Pharmacy
- Sprint
- Chase 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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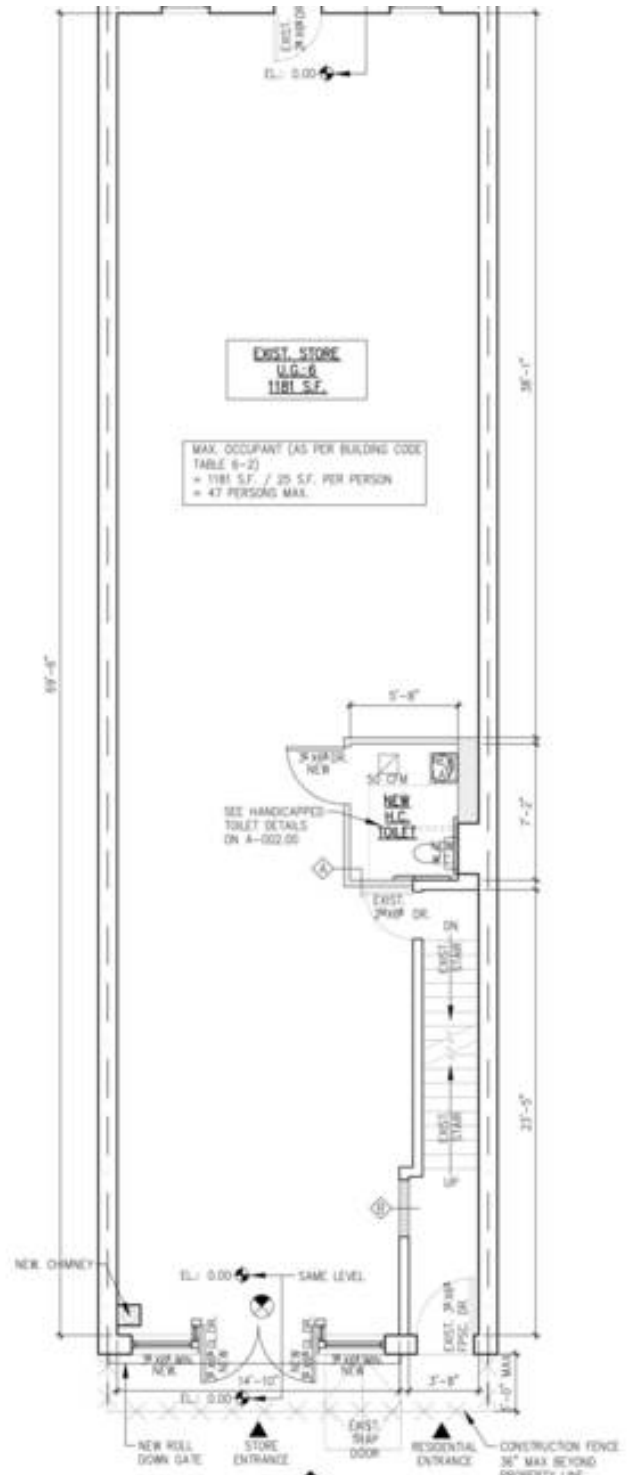
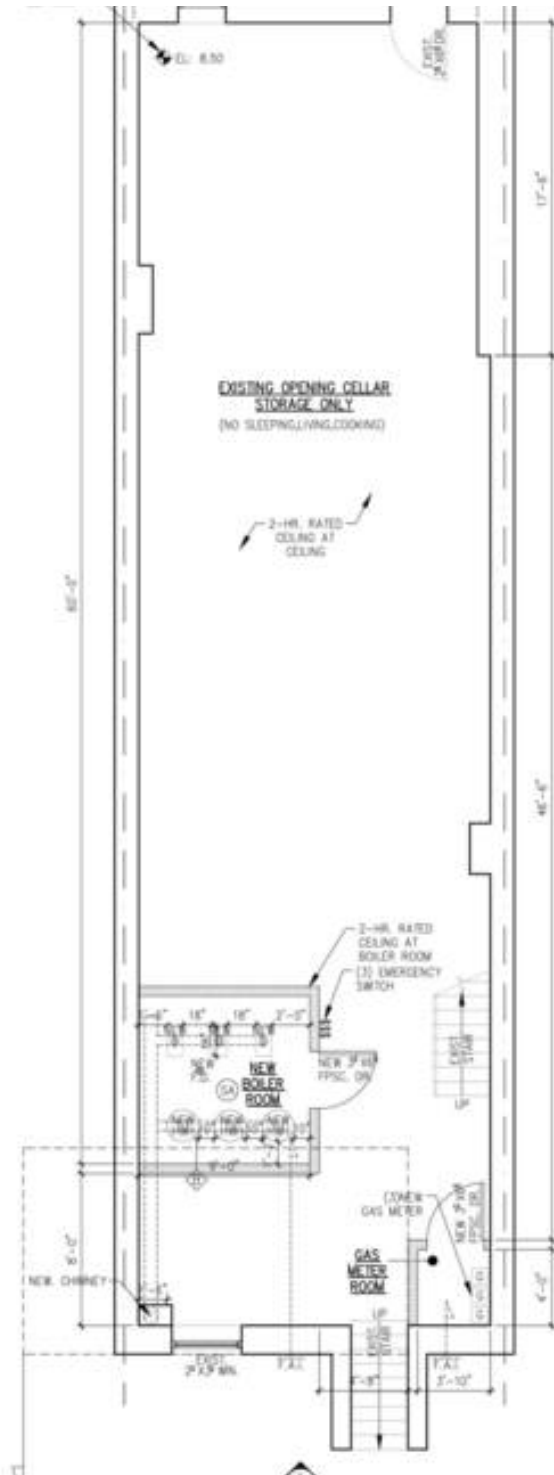


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Floor Plans



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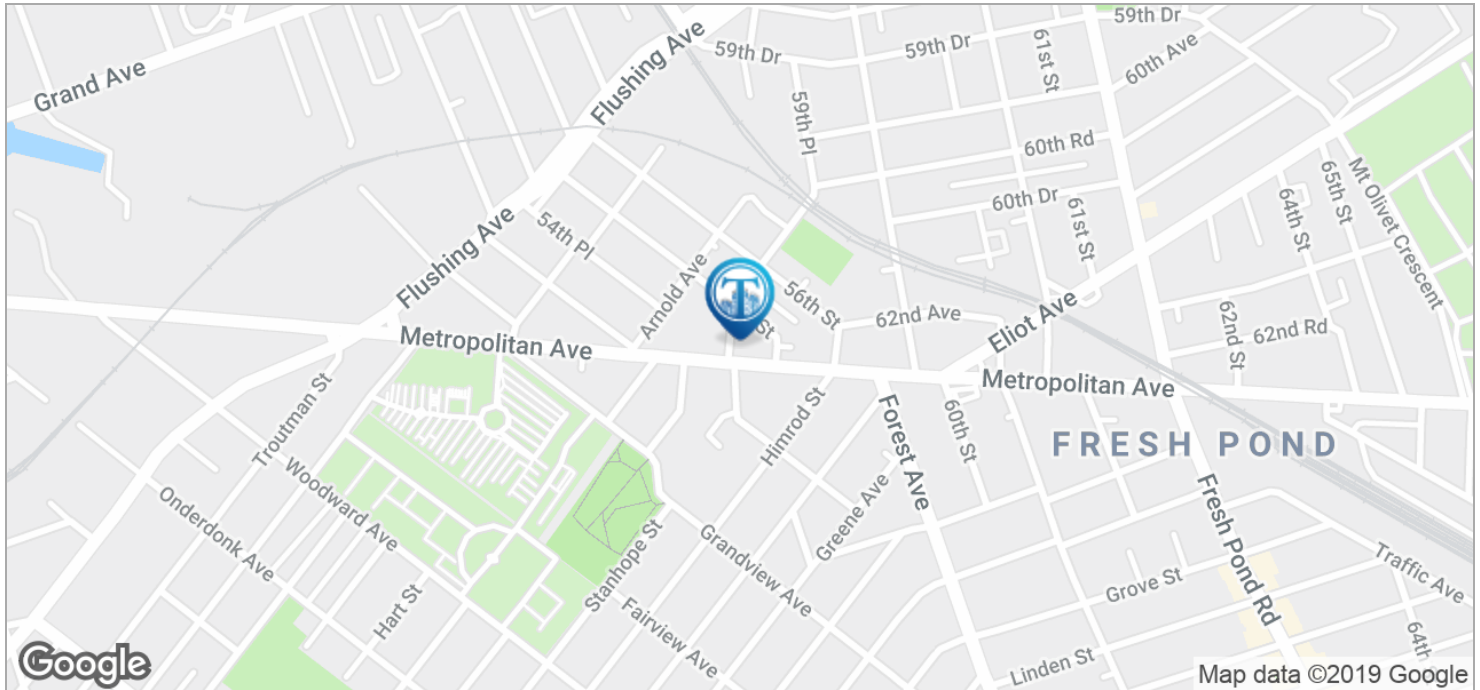
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Location Maps



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Retailer Map



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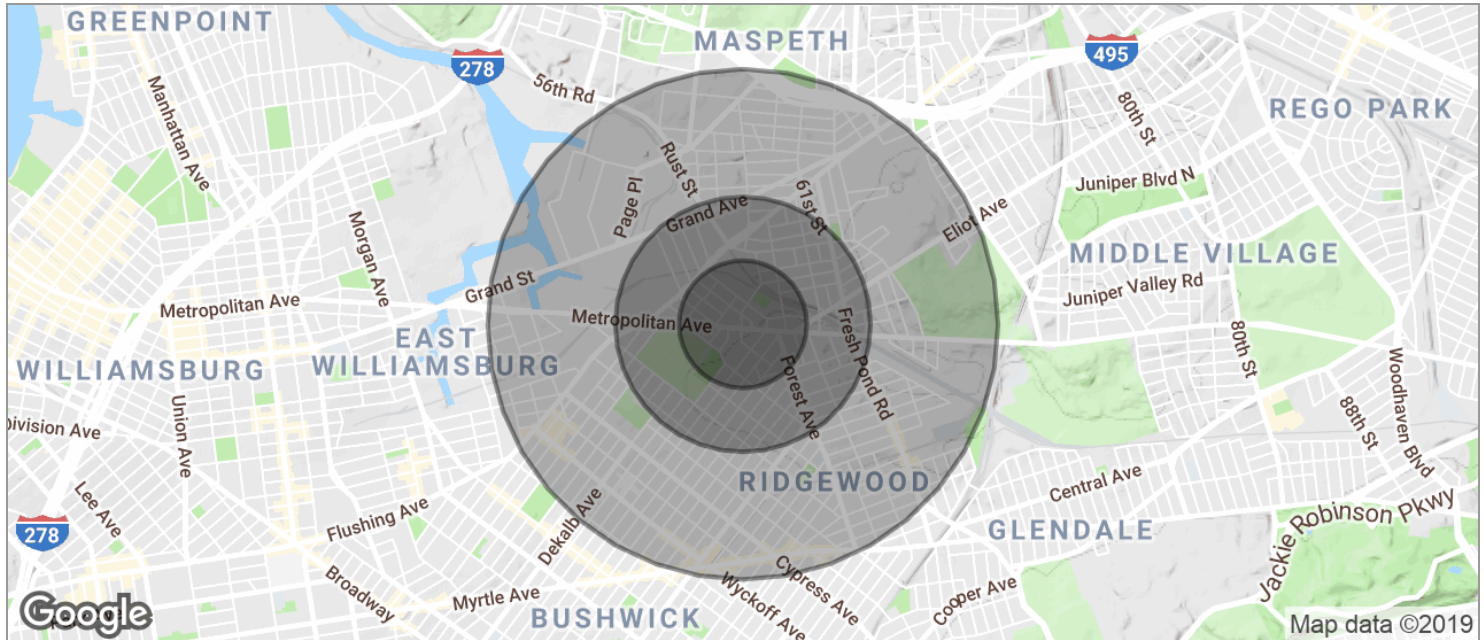
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,264	25,590	106,809
MEDIAN AGE	38.1	35.7	33.3
MEDIAN AGE (MALE)	34.9	34.6	32.3
MEDIAN AGE (FEMALE)	39.1	36.3	34.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,204	9,168	36,455
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$62,482	\$62,699	\$57,318
AVERAGE HOUSE VALUE			\$562,517

* Demographic data derived from 2010 US Census

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Available Spaces

Lease Rate: UPON REQUEST **Total Space** 1,400 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
55-03 Metropolitan Ave	Street Retail	UPON REQUEST	Upon Request	1,400 SF	Negotiable	

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