

NEW RETAIL



Arcadia At Sunnyside

New Mix Use Development

Retail Space 1,273 SF Up To 5,961 SF

45-02 Queens Boulevard

Sunnyside, NY 11104

Metro Commercial & Business Brokers, Inc.

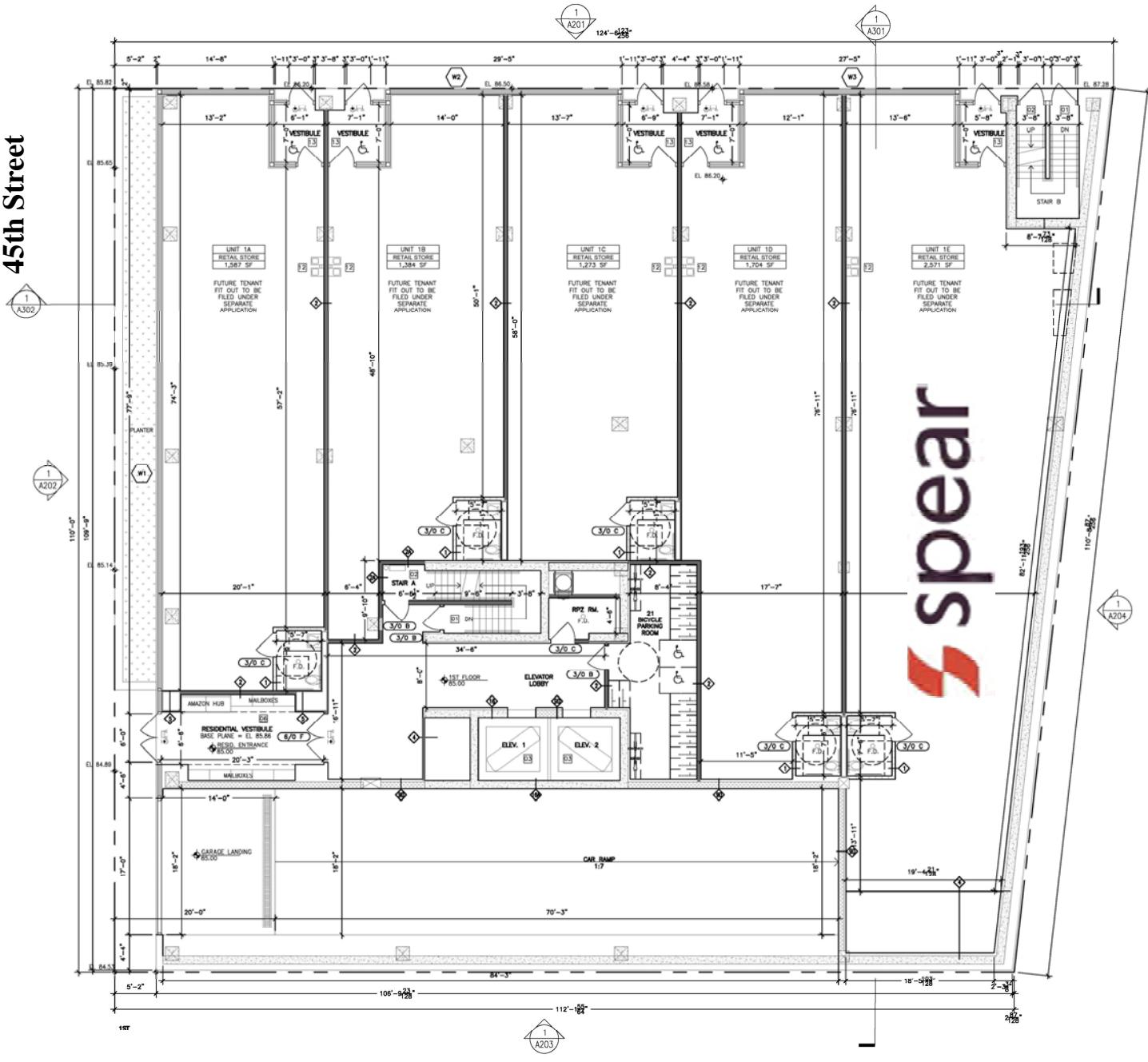
www.metrocbb.com

John Wilmarth 516 640-5440 x 1

john@metrocbb.com

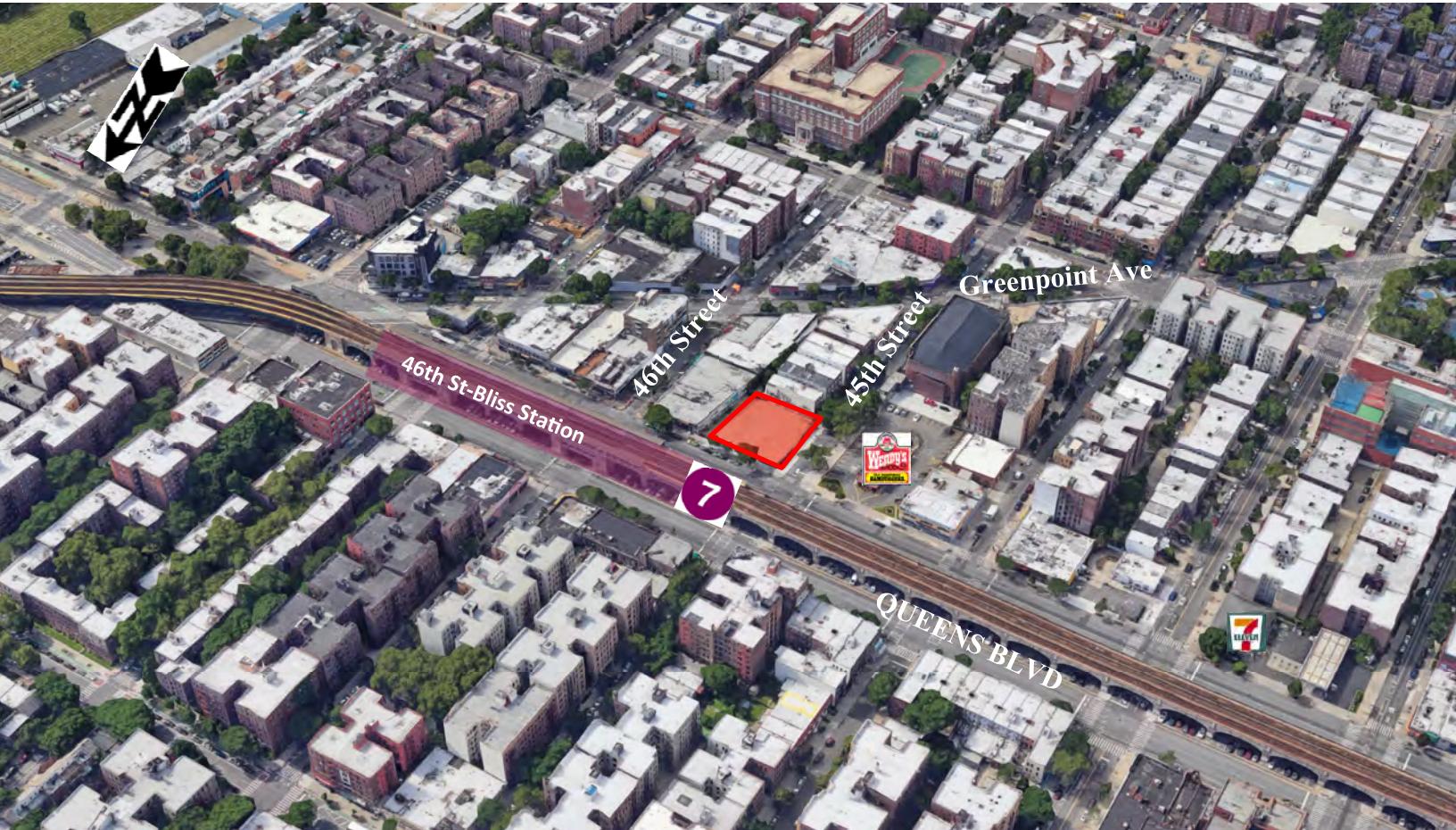
**New Retail Space up to 1,273 SF to 5,961 SF.
No Basement.
Ceiling Height approximately 12 Feet**

QUEENS BLVD



information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We bear no responsibility for misprint or inaccurate information.

Another new Arcadia Development. Tremendous Location at the 46th Street Bliss Subway Station (7 Line). A new 8 story mix use development of 58,000 SF Development with 63 Residential rental units and Retail Space up to 8,532 SF. Anticipated delivery date 2nd Quarter 2025.



PROPERTY INFORMATION

Address: 45-02 Queens Boulevard
SWC of 45th Street
Sunnyside, NY 11104
Queens County
Block/Lot: 164/11

New 8 Story Mix Use Development
58,000 SF with 63 Residential Units

RETAIL

1A: 1,587 SF
1B: 1,384 SF
1C: 1,273 SF
1D: 1,704 SF
1E: 2,571 SF **LEASED**
No Basement. Stores can be combined.

RENTAL

Rent: TBD
RE Tax: Approximately \$6.00/SF
421 A Tax abatement in place

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

Sunnyside is the Star of western Queens. A small, middle-class neighborhood, rich with access to transportation and interesting restaurants, Sunnyside has an urban look with many six-story buildings. One section, Sunnyside Gardens, has a more suburban feel. Very close to Manhattan and the Empire State Building, Sunnyside is 15 minutes from Midtown by the #7 subway.

NY State 2019 AADT: 43,126

Subway: 7 Train 46th St Bliss Station. - Average 2022 Daily Ridership 8,386

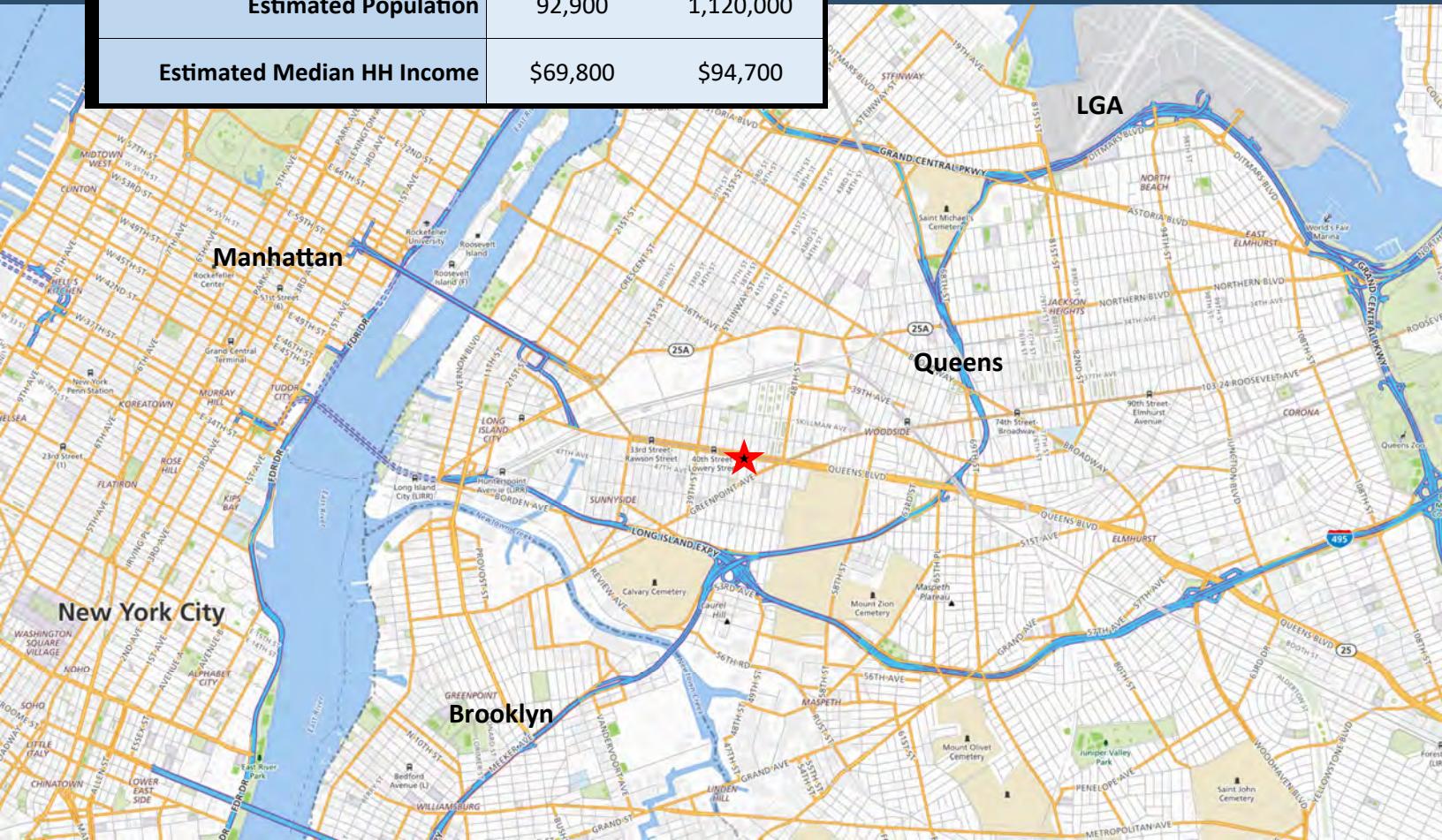
Bus Lines: Q32 and Q60 Lines

LaGuardia Airport: 15 Minutes by Car

Long Island Expressway: 5 Minutes

Steps from Shopping, Restaurants, Banking and Entertainment

2022		1 Mile	3 Mile
Estimated Population		92,900	1,120,000
Estimated Median HH Income		\$69,800	\$94,700



The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.