

**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.**

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**QUEENS BLVD**



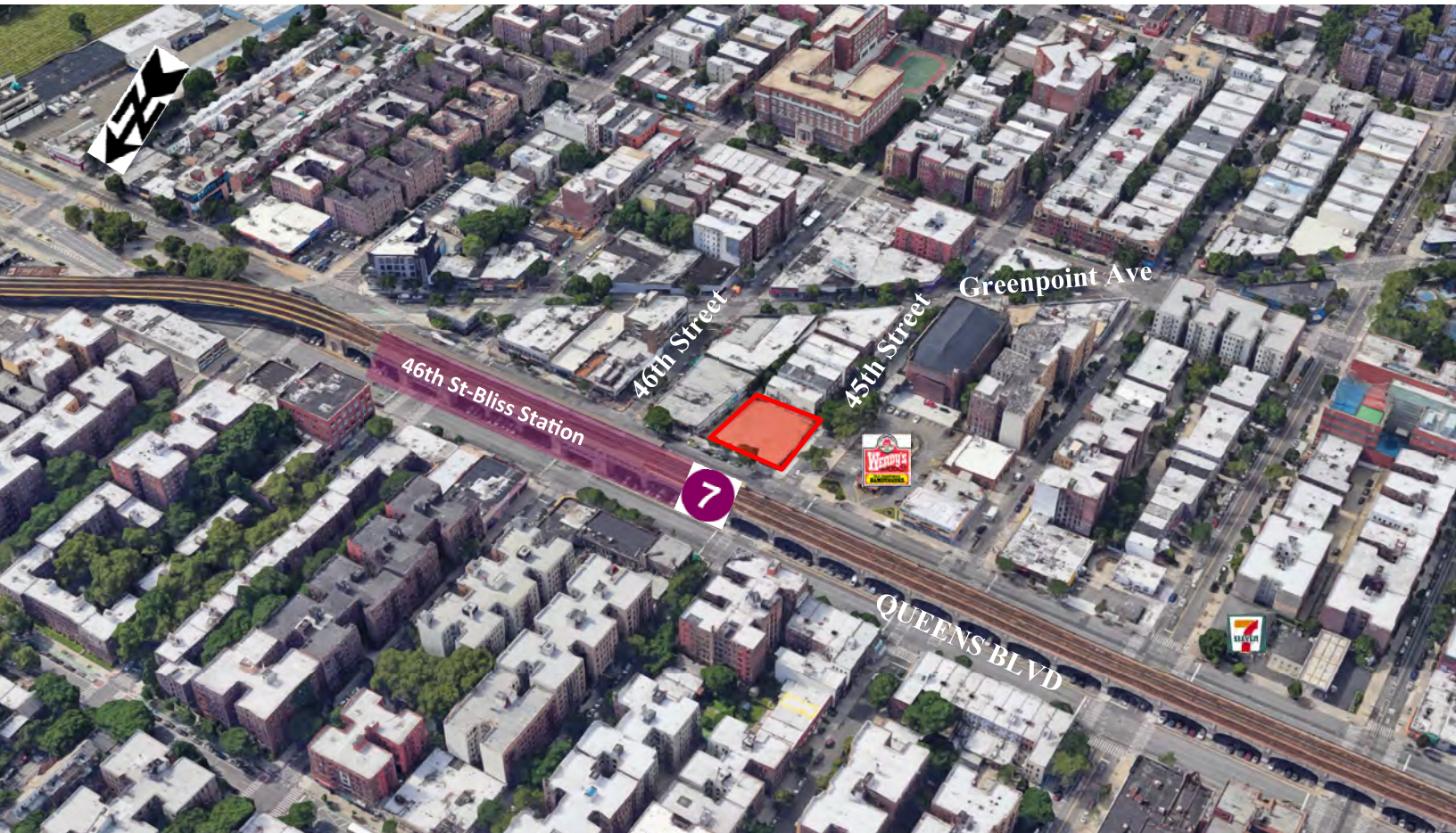
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45-02 Queens Boulevard  
Sunnyside, NY 11104

John Wilmarth 516 640-5440 john@metroccb.com

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

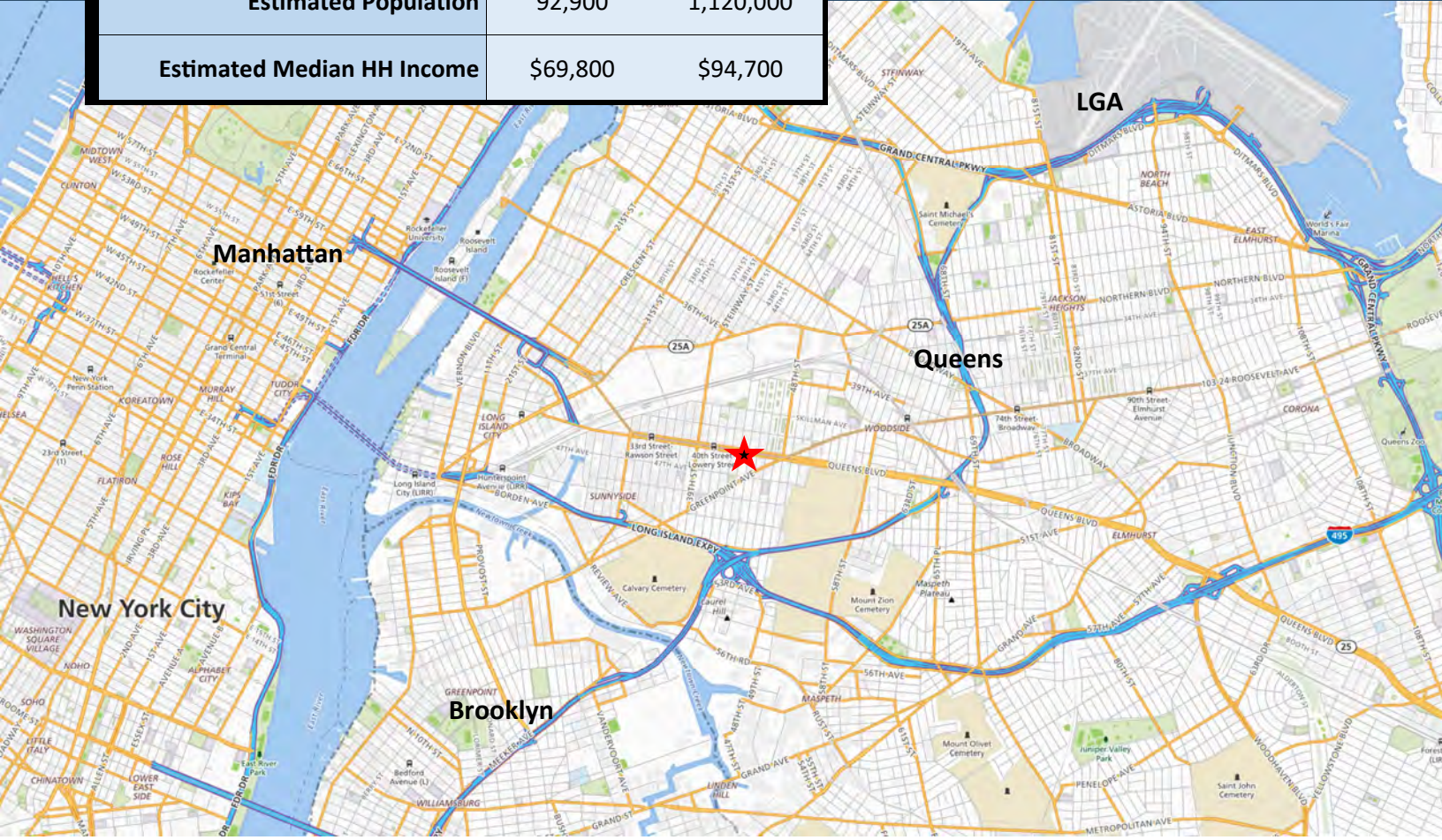
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Sunnyside is the Star of western Queens. A small, middle-class neighborhood, rich with access to transportation and interesting restaurants, Sunnyside has an urban look with many six-story buildings. One section, Sunnyside Gardens, has a more suburban 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



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