

FOR LEASE 1,250 SF



**66-76 Fresh Pond Rd corner Putnam Ave
Ridgewood, Queens, NY 11385**

Approximately 1,250 SF (25' x 55') plus Storage Basement
Currently AT&T Authorized Retailer

Please do not disturb the current tenant, their employees or customers.

**Metro Commercial & Business Brokers, Inc.
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Located in densely populated middle income neighborhood. Fresh Pond Road is the main shopping street in the neighborhood featuring banks, supermarkets, post office, numerous restaurants, shops and boutiques. The area is serviced by the Subway (M lines) and numerous bus lines (B13, B20, Q58, QM24, QM25 and QM34). **Please do not disturb the current tenant, their employees or customers.**



PROPERTY INFORMATION

Address: 66-76 Fresh Pond Road
Ridgewood, NY 11385
Queens County

RETAIL AVAILABLE

Approximately 1,250 SF (25' x 55')
plus basement storage.

RENT

TBD depending on Tenant Requirements

RE Tax 22/23: \$31,327.72
Tenant Responsible for 50%

ZONING

C1-4 In R6B

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.

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Located in densely populated middle income neighborhood. Fresh Pond Road is the main shopping street in the neighborhood featuring banks, supermarkets, post office, numerous restaurants, shops and boutiques. The site is located by the Subway, M lines (annual ridership approximately 1,750,000) and numerous bus lines (B13, B20, Q58, QM24, QM25 and QM34).



NEIGHBORING TENANTS

- Maspeth Federal Savings
- Queens County Savings
- T Mobil
- Doc Care Urgent Care
- D II Discount
- US Post Office
- Lot Less
- Chase Bank
- Food Universe
- Dunkin Donuts
- Many Local and Shops and Restaurants

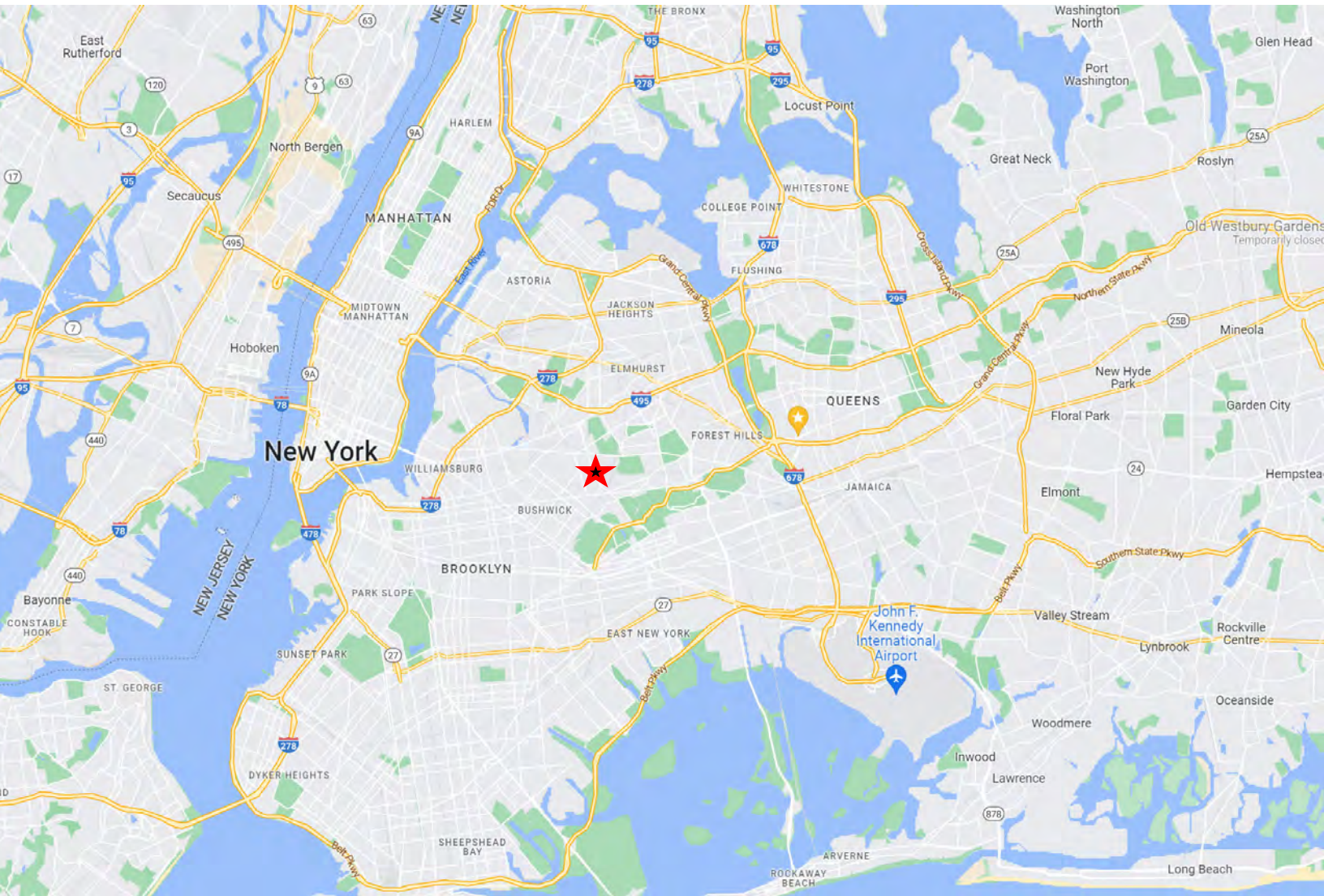


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Ridgewood is a neighborhood in the New York City borough of Queens. It borders the Queens neighborhoods of Maspeth to the north, Middle Village to the east, and Glendale to the southeast, as well as the Brooklyn neighborhoods of Bushwick to the southwest and East Williamsburg to the west



2022	1 Mile	2 Mile	3 Mile
Estimated Population	97,676	318,342	1,036,209
Estimated Median HH Income	\$78,513	\$72,036	\$65,018

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