



3,900 SF
Available for Lease

RESTAURANT/BAR/BEER HALL

26-11 JACKSON AVENUE

Between 44th Drive and 43rd Avenue

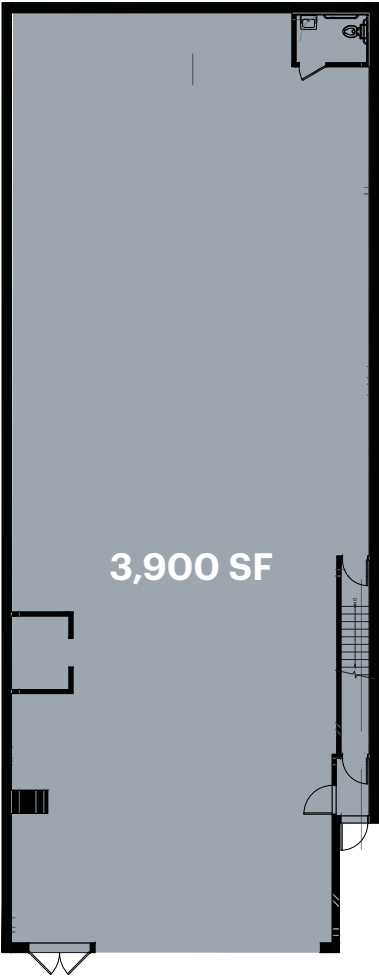
LONG ISLAND CITY
QUEENS | NY

RIPCO
REAL ESTATE

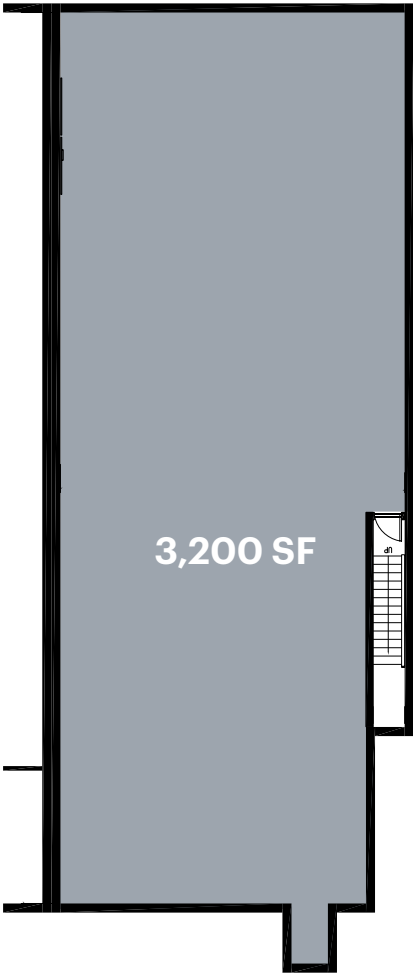
ROCKROSE

SPACE DETAILS

GROUND FLOOR



LOWER LEVEL



LOCATION

North side of Jackson Avenue
between 44th Drive and 43rd
Avenue

SIZE

Ground Floor	3,900 SF
Lower Level	3,200 SF*
Total	7,100 SF

**Possible Selling*

FRONTAGE

Jackson Avenue	40 FT
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CEILING HEIGHTS

Ground Floor	18 FT
Lower Level	8 FT 5 IN

ASKING RENT

Upon Request

CURRENTLY

Vacant

POSSESSION

Immediate

NEIGHBORS

Partners Coffee, Xian Famous
Foods, City Chemist, Book Culture,
Starbucks, Chipotle, Ice & Vice,
JACX, Citigroup

COMMENTS

Situated in the heart of LIC – Close
walking distance to Court Sq.
and Queensbridge Plaza

Ideally located for a successful
concept/brand to expand into
a rapidly growing submarket which
is highly underserved currently

10,000+ new residential units
in immediate area

15,000+ office workers within
a 5 block radius

7-day a week presence for
businesses

TRANSPORTATION

2019 Ridership Report

Queens Plaza	E M R
Annual	4,334,290
Weekday	14,298
Weekend	12,799

Court Square	7 E M G
Annual	7,033,377
Weekday	23,600
Weekend	19,074

AREA DEMOGRAPHICS/RETAIL MAP



LIC DATA	EXISTING	IN CONSTRUCTION/ PROPOSED	TOTAL BY YEAR 2020+
Residential	20,678 Units	25,102 Units	45,780 Units
Hospitality	32 Hotels — 3,398 Rooms	47 Hotels — 6,405 Rooms	80 Hotels — 9,803 Rooms
Commercial	8.5M SF	4.8M SF	13.3M SF
Retail Space	488K USF	466 USF	954K USF

CONTACT EXCLUSIVE AGENT

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.