

133 Beach 116th Street, Rockaway Park, NY 11694



Property Facts

Location:	Beach 116th Street & Rockaway Beach Blvd.
Ground Floor SF:	2,400 - 7,000 SF
Frontage:	24' - 62'
Utilities:	Submetered
RE Taxes (20/21):	Pro Rata

RETAIL 3:	2,406 SF
RETAIL 4:	2,408 SF
RETAIL 5:	2,095 SF
RETAIL 6:	2,492 SF

Executive Summary

Bridge Property Advisors has been exclusively retained to arrange for the lease of 9,400 SF of retail space, located within a newly constructed condominium building in the heart of the Rockaways and steps from the beach. The four available spaces can be leased separately or spaces 4-6 can be combined to create a 7,000 SF unit.

Property Highlights

- One block from the A & S trains at Rockaway Park- Beach 116th Street Station
- 15' Ceiling Height
- All logical divisions considered
- Orange Theory and Baya Bar have signed leases
- 7 million annual visitors
- \$101K Average household income within a 1-mile radius
- Two blocks from NYC Ferry shuttle

Neighboring Tenants



Asking Rent: \$45 PSF

For more information, please contact:

Brian T. Leary
 Senior Managing Director
 718.906.6660
 bleary@bridgepany.com

James O'Neill
 Director
 718.906.6661
 joneill@bridgepany.com

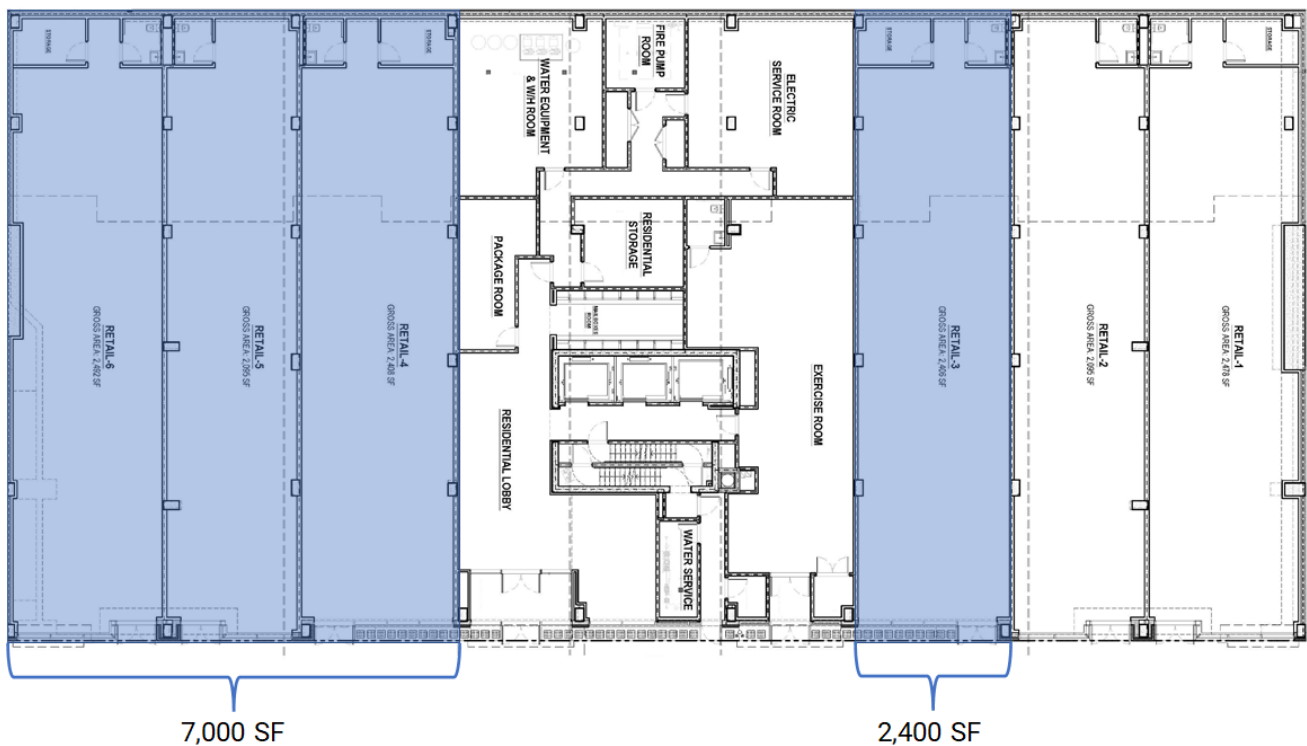
Jidan Kim
 Director
 718.906.6662
 jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | bridgepropertyadvisors.com

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Floor Plan



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