

# 39-02 UNION STREET



# SPACE DETAILS

### LOCATION

Southwest corner of 39th Avenue

### LOT SIZE

4,900 SF

### BUILDING SIZE

Ground Floor 3,487 SF\*

\*Plus Basement

### LOT FRONTAGE

51 FT on Union Street

75 FT on 39th Avenue

### POSSESSION

Arranged

### SITE STATUS

Currently Tous Les Jours

### AERIAL



### REAL ESTATE TAXES

\$178,334 per annum

### BLOCK / LOT

4980 / 41

### FAR

3.4

### BUILDABLE

16,660 SF

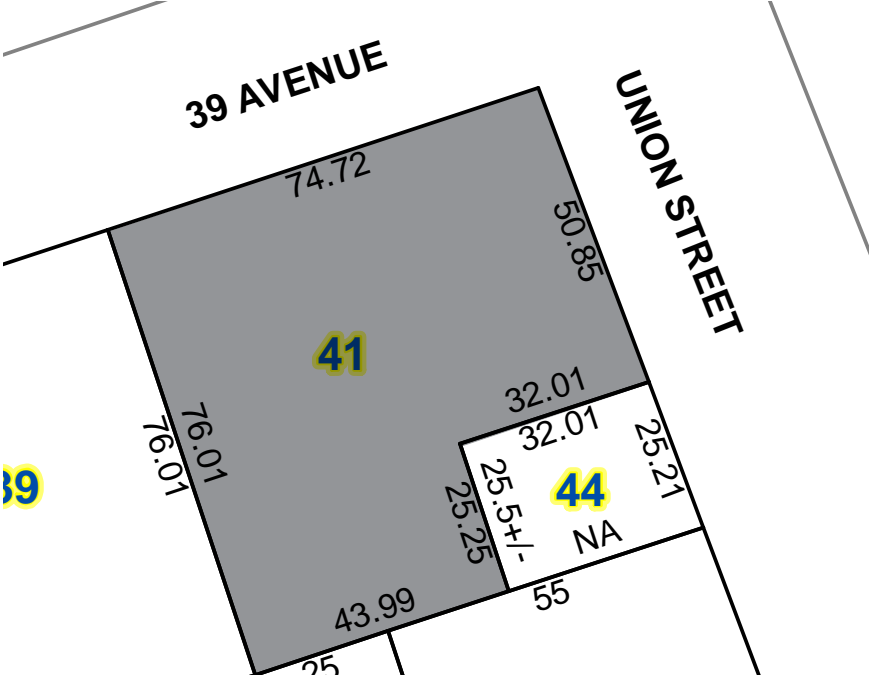
### NEIGHBORS

Target, BJ's Wholesale Club, Chase, Citibank, Capital One, TD Bank, HSBC Bank, Bank of America, Macy's, Paris Baguette, Starbucks, and Regal Cinema (coming soon)

### COMMENTS

Site can be delivered as is with four (4) parking spaces or available for a long term ground lease

### TAX MAP

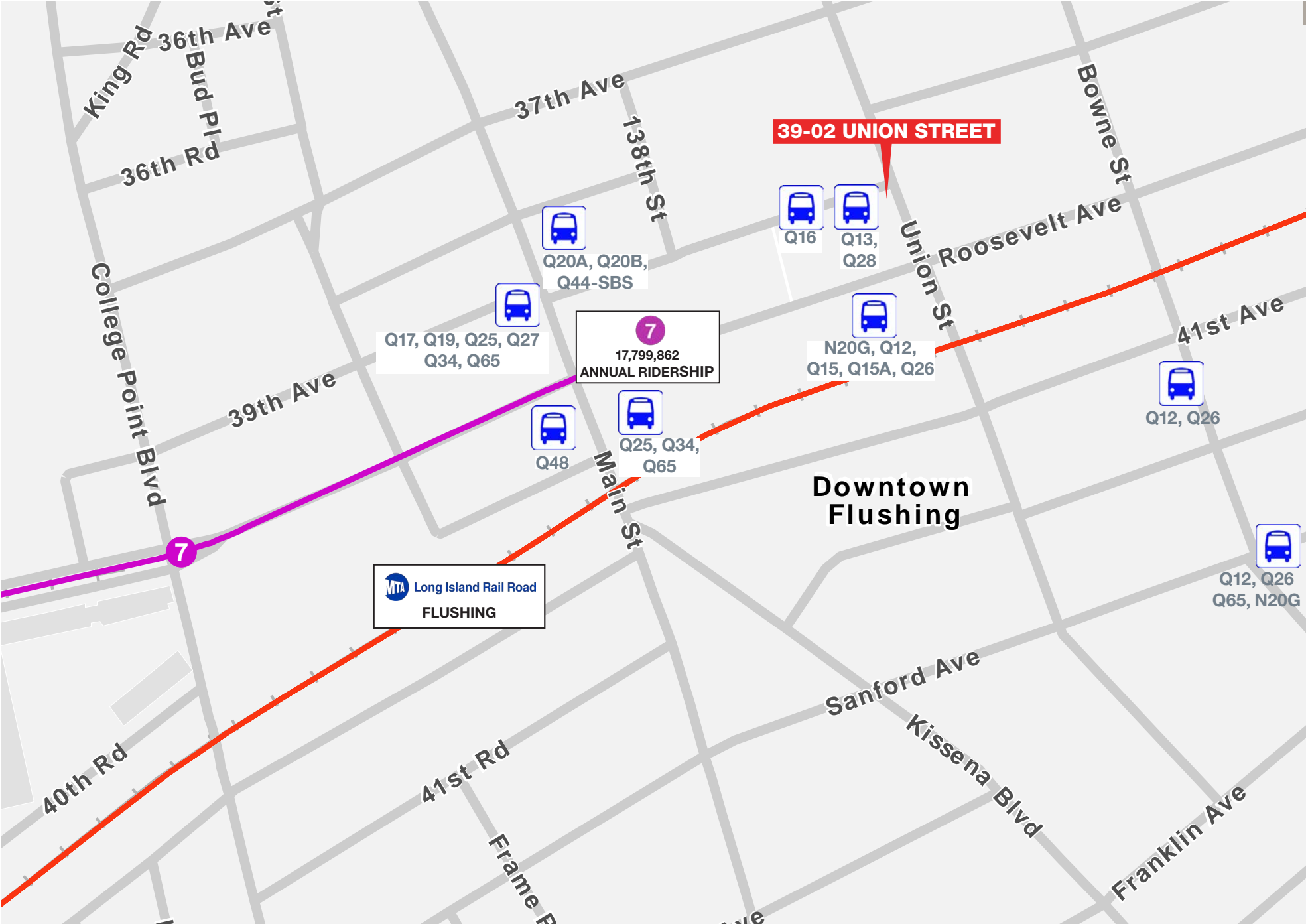




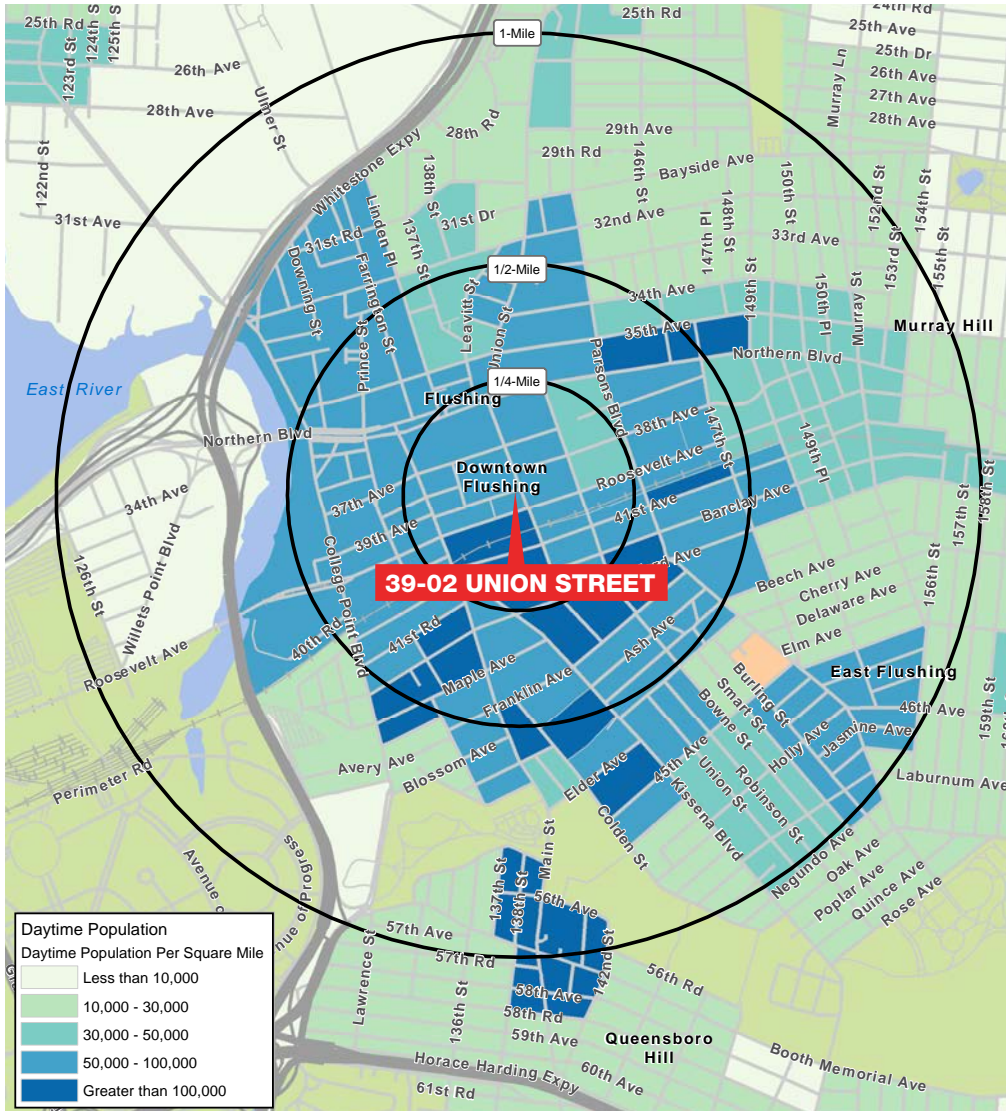
# AREA ATTRACTIONS



# AREA TRANSPORTATION



# AREA DEMOGRAPHICS



## ESTIMATED DAYTIME POPULATION

1/4 mile	19,621
1/2 mile	60,020
1 mile	127,645

## AVERAGE HOUSEHOLD INCOME

1/4 mile	\$66,041
1/2 mile	\$59,858
1 mile	\$64,988

## TOTAL HOUSEHOLDS

1/4 mile	5,330
1/2 mile	22,042
1 mile	44,199

## AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$6,713
1/2 mile	\$6,058
1 mile	\$6,551

2019 numbers

# CONTACT EXCLUSIVE AGENTS

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