



**DANIEL D. DEPASQUALE**

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RETAIL HIGHLIGHTS

| GROUND                       | LOWER LEVEL | FRONTAGE | POSSESSION |
|------------------------------|-------------|----------|------------|
| 3,500 SF                     | 5,972 SF    | 24'      | Immediate  |
| Can be combined for 9,472 SF |             |          |            |

COMMENTS

Centrally located in Bayside’s Premier retail corridor on Bell Boulevard  
Steps away from Bayside LIRR Station  
Surrounded by strong national, regional and local tenants  
Legal Lower Level with elevator and egress  
New direct lease from the landlord  
All uses considered and divisible

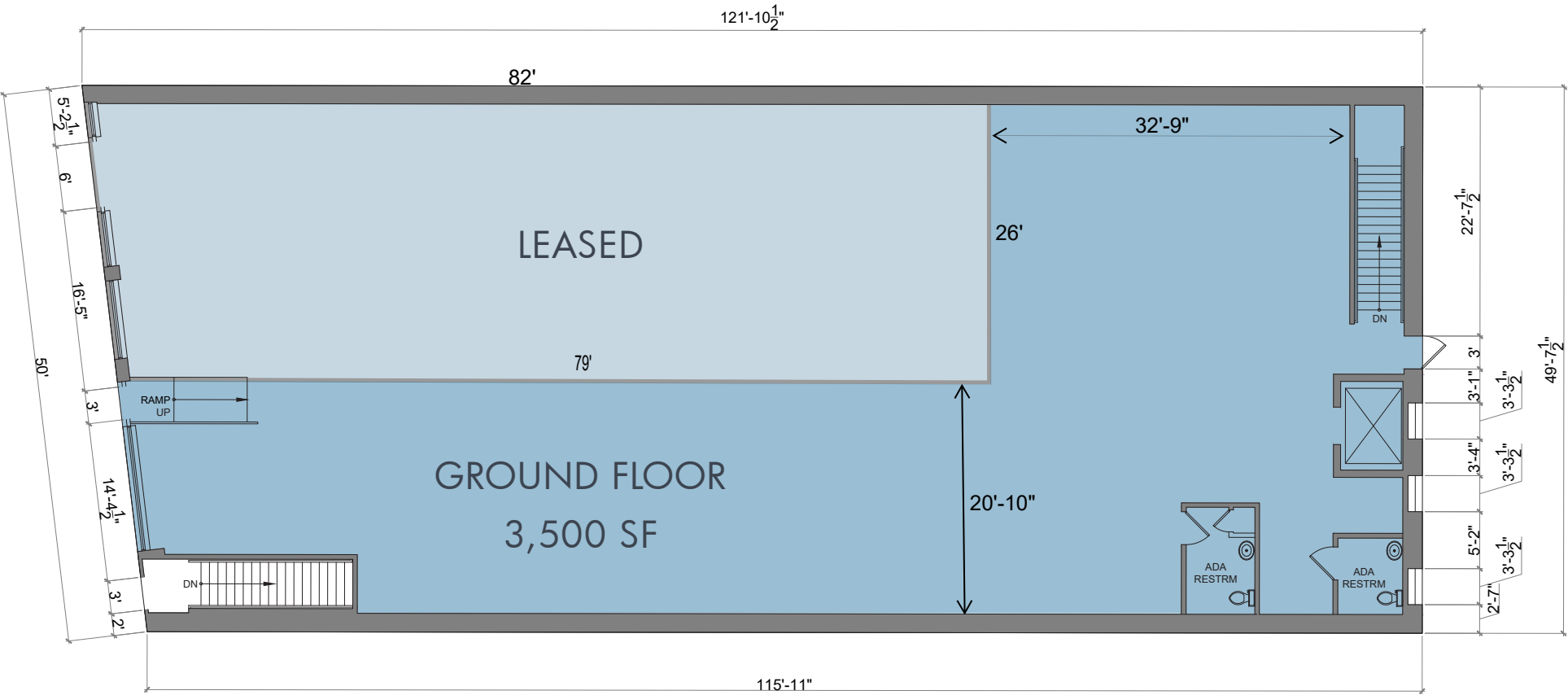
NEIGHBORS

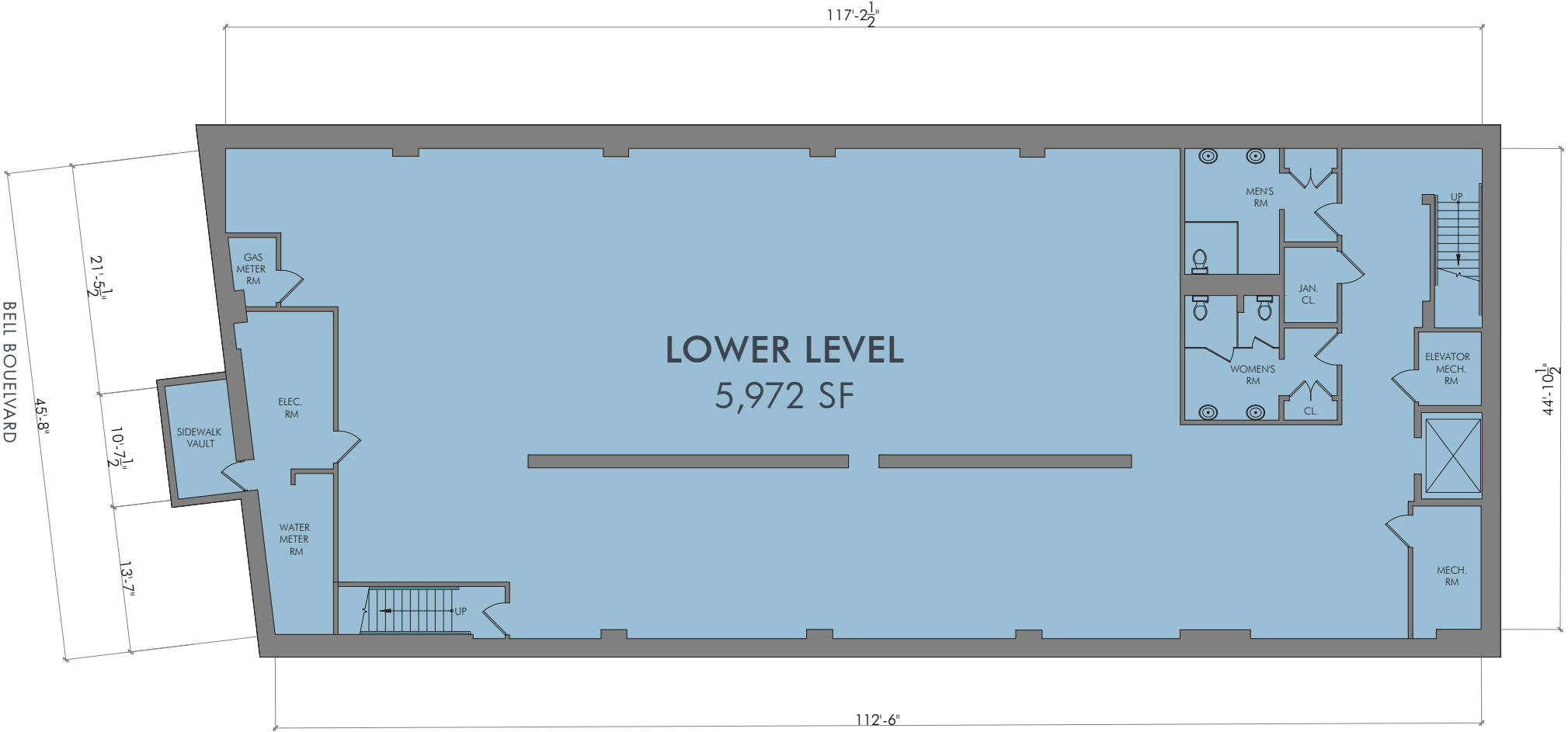
Bank of America, BNB, Chase Bank, Investors Bank, Flushing Bank, Capital One, CityMD, GoHealth, Zwanger Pesiri Radiology, CVS, Walgreens, Bareburger, Taverna Kyclades, KraveIT, Spanglish, Martha’s Country Bakery, Uncle Jack’s, Press 195 and Pelicana Chicken

ONE MILE DEMOGRAPHICS

|                        |                              |                            |                       |
|------------------------|------------------------------|----------------------------|-----------------------|
| 39,792                 | 15,106                       | 12,072                     | \$112,068             |
| Population             | Households                   | Employees                  | Avg HH Income         |
| \$41.55 M              | \$66.52 M                    | \$41.24 M                  | \$169.86 M            |
| Spent Annually Apparel | Spent Annually Entertainment | Spent Annually Furnishings | Spent Annually Dining |

BELL BOULEVARD







AERIAL | NEIGHBORHOOD

42-15 BELL BOULEVARD  
BAYSIDE, NY