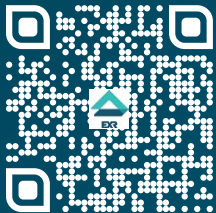




THE RETAIL AT  
**72-03 FOREST  
AVENUE**

Ridgewood, Queens



VIEW ACTIVE LISTING

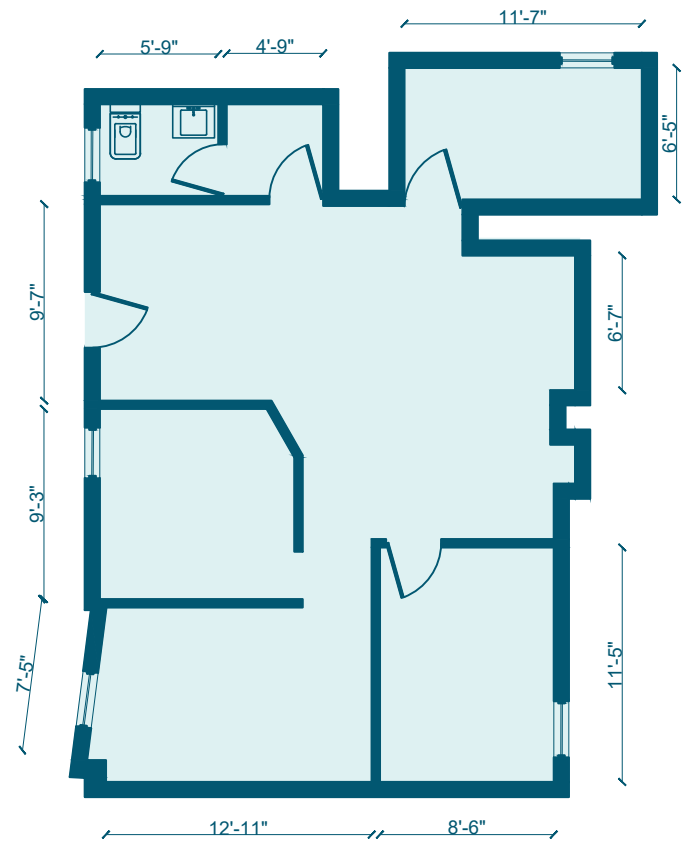
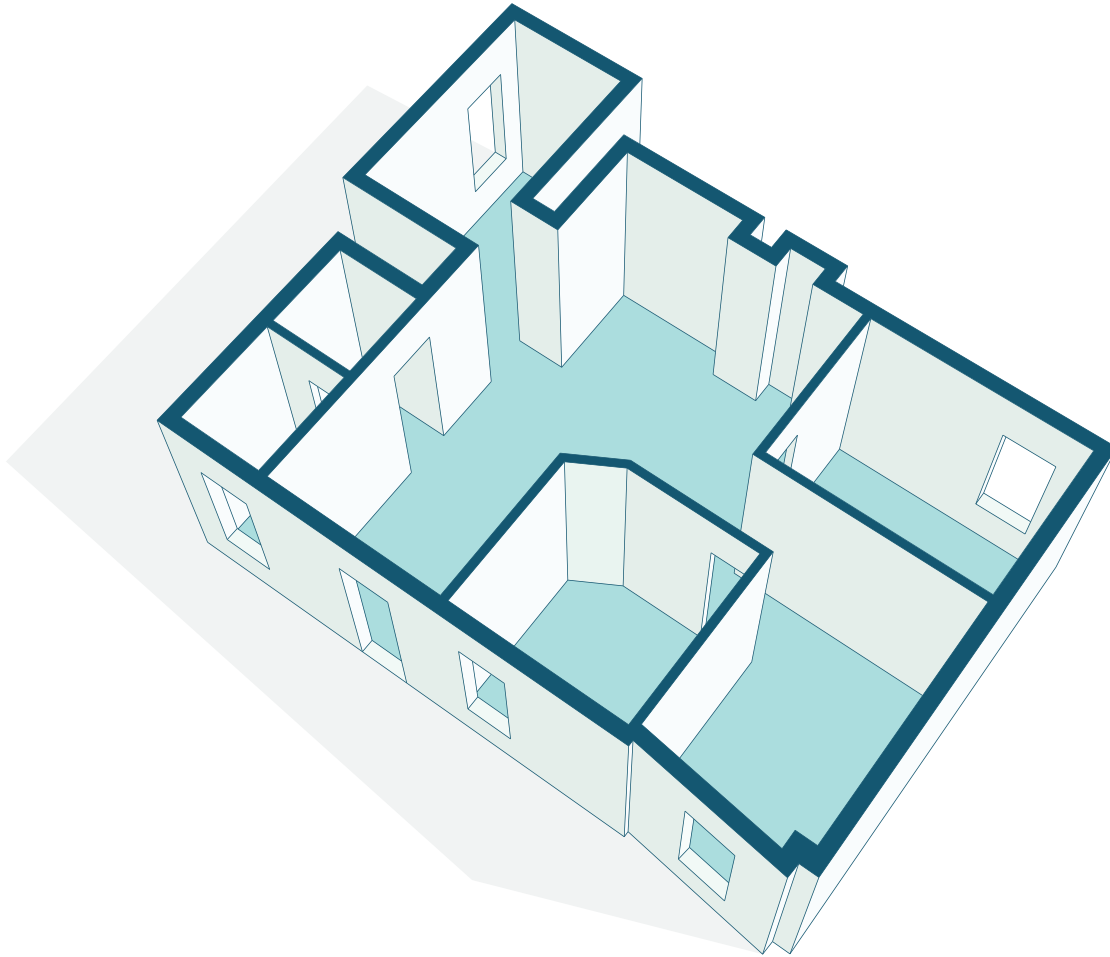
**SPACE HIGHLIGHTS**

<b>SPACE</b>		<b>GROUND LEVEL</b>
<b>AVAILABLE SPACE</b>	849 SF	<p><b>DESCRIPTION</b></p> <p>Medical office practice for lease in prime Ridgewood retail space - 20 feet of frontage on busy Forest Avenue just off Myrtle Avenue - Opportunity for expansive signage and excellent exposure - 900 SF retail space fully built out as medical office with some equipment - Spacious reception / waiting room - Two large, private exam rooms with ample storage space - Private office with space for desk, storage, etc. - Private restroom - Separate break room - Windows in all areas of space (exam rooms, office, break room, restroom)</p>
<b>LOCATION</b>	Forest Ave & Stephen St	
<b>CEILING HEIGHT</b>	9.7 FT	
<b>FRONTAGE</b>	32 FT	
<b>ZONING</b>	R6B	
<b>DIMENSIONS</b>	22.8' x 28.2'	
<b>OCCUPANCY</b>	Immediate	<p><b>HIGHLIGHTS</b></p> <ul style="list-style-type: none"> <li>• High ceilings</li> <li>• Located in well-maintained brick building</li> <li>• A short walk to the M train at Forest Ave and L train at Halsey St</li> <li>• Water included in the rent</li> </ul>
<b>ASKING PRICE</b>	<b>\$55 PSF</b>	

# RIDGEWOOD QUEENS

# 72-03 FOREST AVENUE

## FLOORPLANS & DETAILS



# RIDGEWOOD QUEENS

# 72-03 FOREST AVENUE

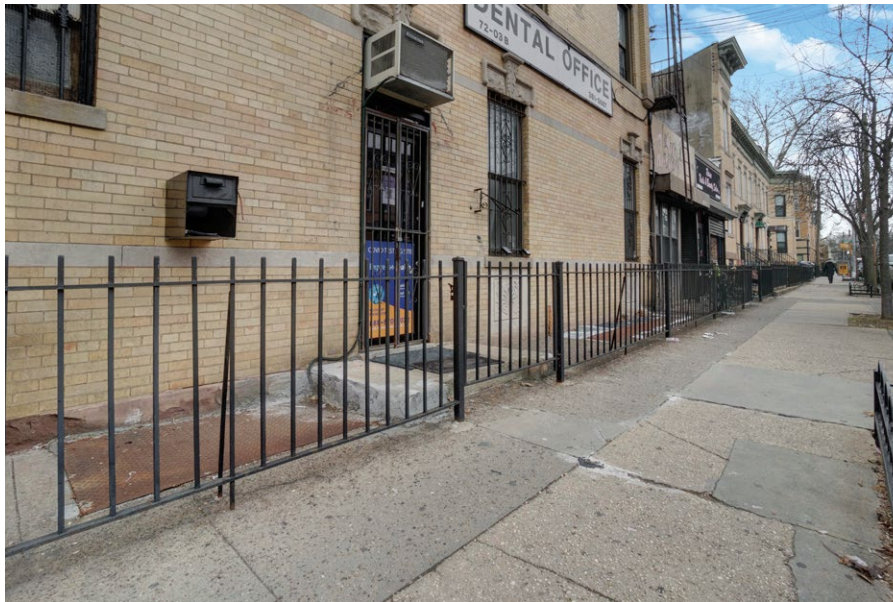
## GALLERY



# RIDGEWOOD QUEENS

# 72-03 FOREST AVENUE

## GALLERY



# RIDGEWOOD QUEENS

# 72-03 FOREST AVENUE

## NEIGHBORHOOD DEMOGRAPHICS



**110,226**

POPULATION  
WITHIN 1-MILE  
RADIUS

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**37.40 Yrs**

AVERAGE  
POPULATION  
AGE

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**1.1%**

POPULATION  
GROWTH  
SINCE 2010

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**\$90,017**

AVERAGE HHI  
WITHIN 12-MILE  
RADIUS

---



**4,228**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

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**\$1.2 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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# RIDGEWOOD QUEENS

# 72-03 FOREST AVENUE

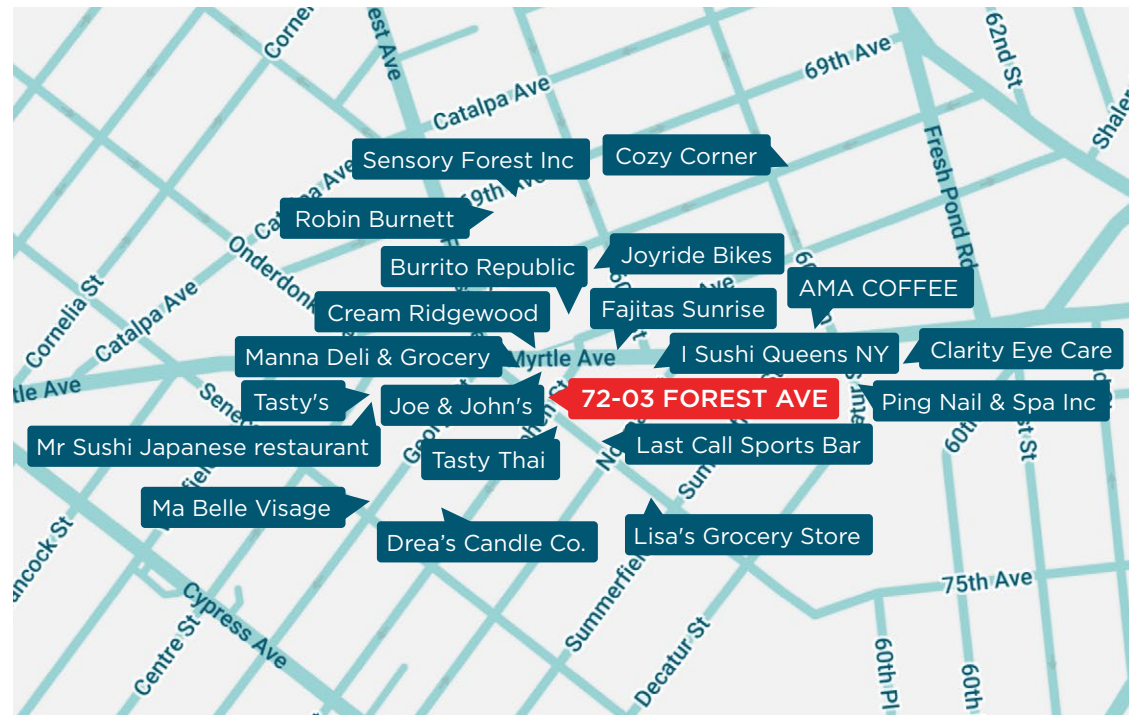
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Burrito Republic
- Manna Deli & Grocery
- Joe & John's
- Fajitas Sunrise
- I Sushi Queens NY
- Cream Ridgewood
- Tasty Thai
- Last Call Sports Bar
- Mr Sushi Japanese restaurant
- AMA COFFEE
- Ping Nail & Spa Inc
- Tasty's
- Drea's Candle Co.
- Lisa's Grocery Store
- Cozy Corner
- Joyride Bikes
- Sensory Forest Inc
- Robin Burnett
- The Greater Ridgewood Youth Council, Inc.
- Ma Belle Visage
- Clarity Eye Care

### TRANSPORTATION

- 8 Min Walk at Forest Avenue (0.4 mi)
- 8 Min Walk at Halsey Street (0.4 mi)
- 11 Min Walk at Seneca Avenue (0.5 mi)
- 13 Min Walk at Fresh Pond Road (0.7 mi)
- 14 Min Walk at Myrtle-Wyckoff Avenues (0.7 mi)



RIDGEWOOD QUEENS

72-03 FOREST AVENUE

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