



11-12

11-12 44TH DRIVE
LONG ISLAND CITY

•
Brand New
Luxury Development
QNS44

FOR MORE INFORMATION,
PLEASE CONTACT:

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Demographics:



TOTAL
POPULATION
57,779



TOTAL
HOUSEHOLDS
20,948

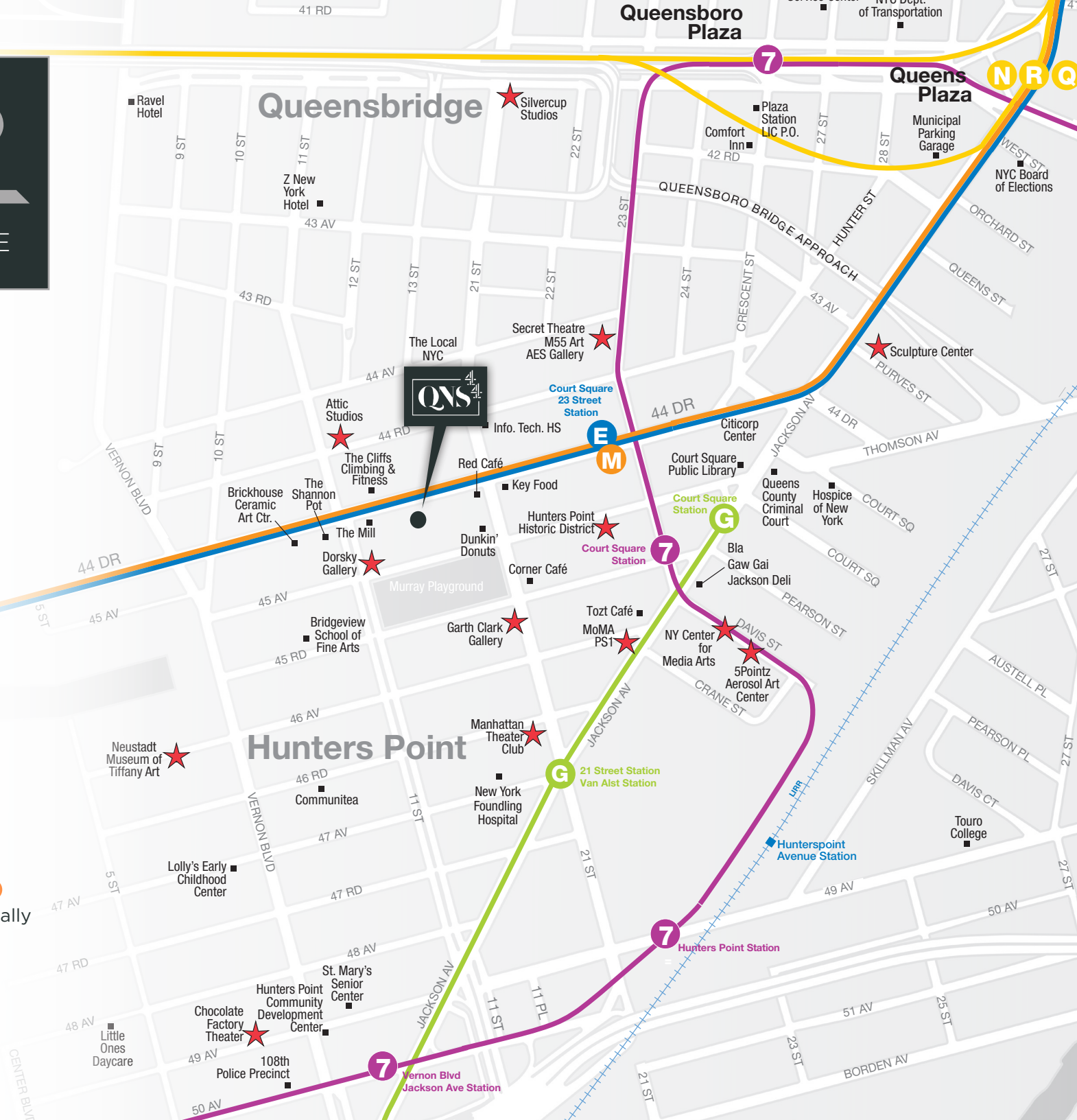


MEDIAN
HOUSEHOLDS
INCOME
\$70,989

- High concentration of museums and art galleries ★
- Over 22,000 residential units are currently under construction
- Close proximity to the 7 E G M trains with **6,730,837** riders annually



PS 78 ■





SPACE

Ground Floor A:

1,989 SF (plus parking)

Ground Floor B:

2,172 SF (plus parking)

CEILING HEIGHT: **11.4 FT**

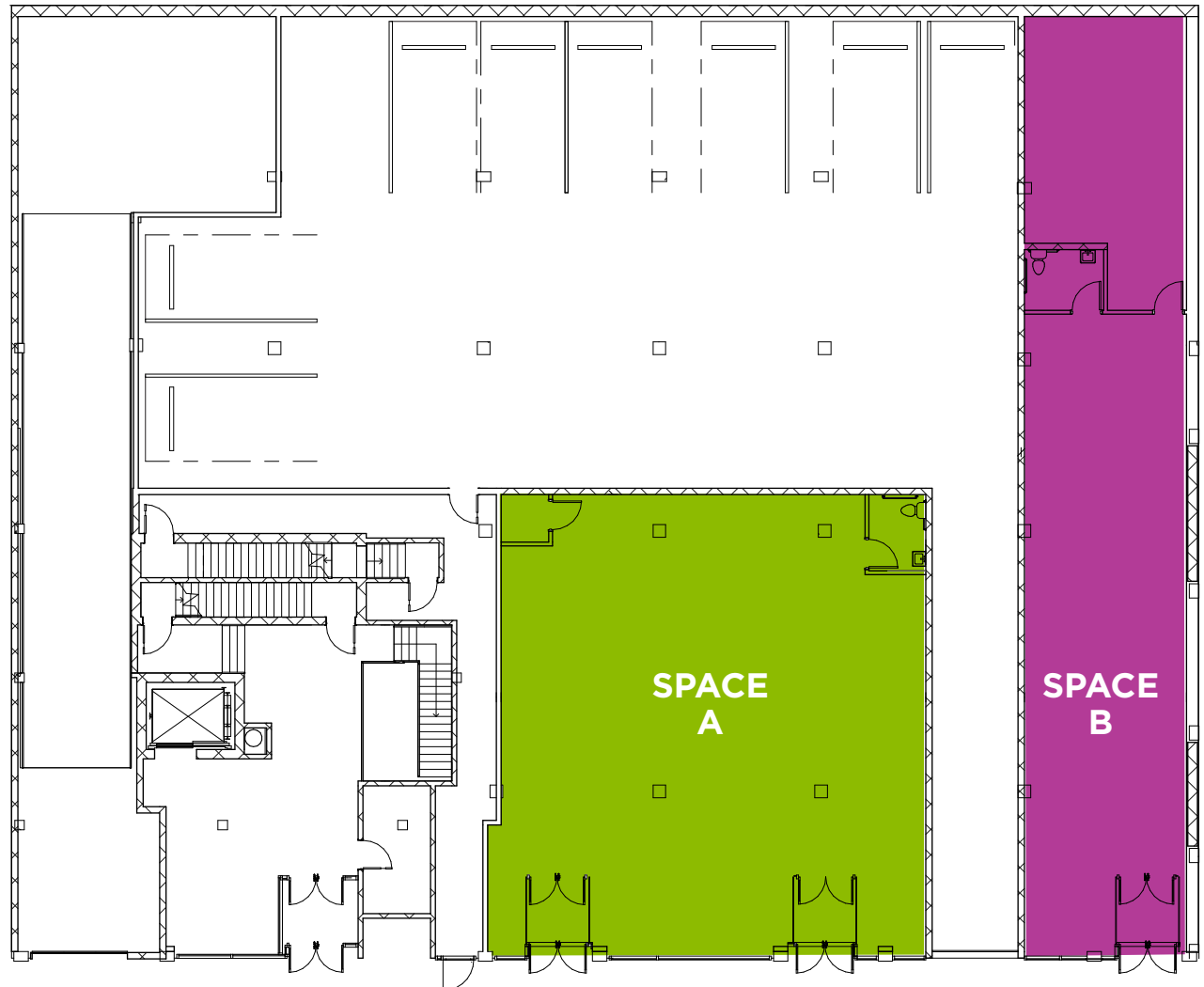
FRONTAGE

Ground A: 45 FT

Ground B: 19 FT

Possession: **Immediate**

- Gas available
- 200 amps 3 Phase Power in each
- Hood ready to roof
- All uses considered, delivered in "White Box" condition
- Indoor parking adjacent to retail available



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