

74-02

101ST AVENUE
OZONE PARK, QUEENS

Located in the Liberty Avenue Plaza

2ND FLOOR OFFICE/RETAIL SPACE FOR LEASE

APPROXIMATE SIZE

2nd Floor: 3,780 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

152 FT


COMMENTS

- Newly renovated
- High ceilings
- Spacious layout
- Many windows providing natural light
- On top of an elevator building
- Two entrances on 101st Avenue and Liberty Avenue
- Wraparound signage opportunity
- Strong retail corridor
- Dense residential population
- 200+ parking spots at the Grant Avenue Municipal Parking Lot

NEIGHBORS

C-Town Supermarkets • Foot Locker • Modern MD Urgent Care • Game Stop • Kenny's Dept. Store • ABC Bargain Stores • XIOS • Sprint • T Mobile • AT&T • Boost Mobile • LYCA Mobile • Fabco • S&D Kids • PayoMatic • Western Union • Checkers • Subway • Panda House • Popeyes

TRANSPORTATION

A **S**  **Q7 Line**  **Q8 Line**

JAMES FAMULARO
President

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 **MERIDIAN**
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR

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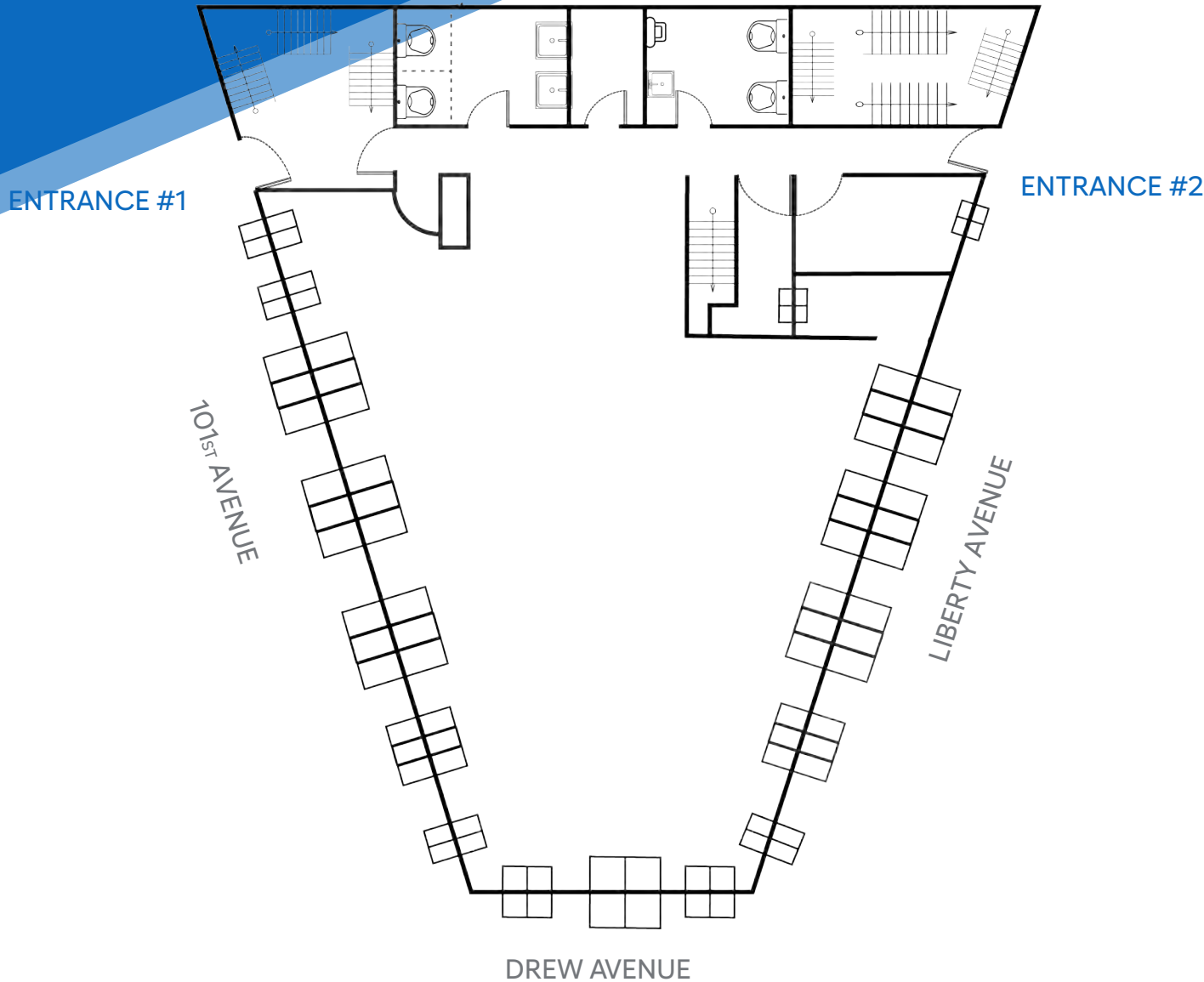
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FLOOR PLAN



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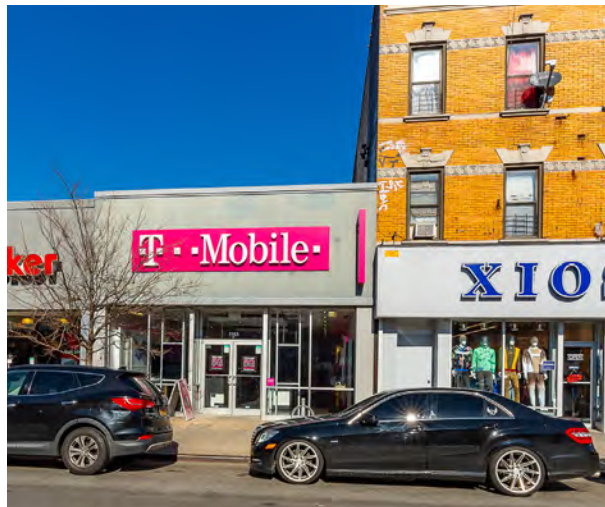
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