

# 21-46

## MOTT AVENUE FAR ROCKAWAY, QUEENS

Corner of Mott Avenue & Beach Channel Drive

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,000 SF  
Second Floor: 4,000 SF

### ASKING RENT

\$5,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### COMMENTS

- Second floor retail/office space in Far Rockaway
- Ground floor stairs leading to the second floor through a second entrance
- Two means of egress with dedicated entrances
- Great signage opportunity
- Strong co-tenancy to local and national retailers
- Landlord will provide TI and white-box the space depending on economics

### NEIGHBORS

Halal XTreme Grill • Jamaica Breeze Buffet •  
McDonald's • Magic Wok • Ralph's Diner • Taco Bell •  
Dunkin' • Delmont Medical Care • Village Academy

### TRANSPORTATION

A

### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

### DANIEL ZACAIM

Associate  
212.468.5910  
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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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