

RETAIL OPPORTUNITY



47-25 THIRTY-FOURTH STREET

LONG ISLAND CITY

HUB
• L I C •

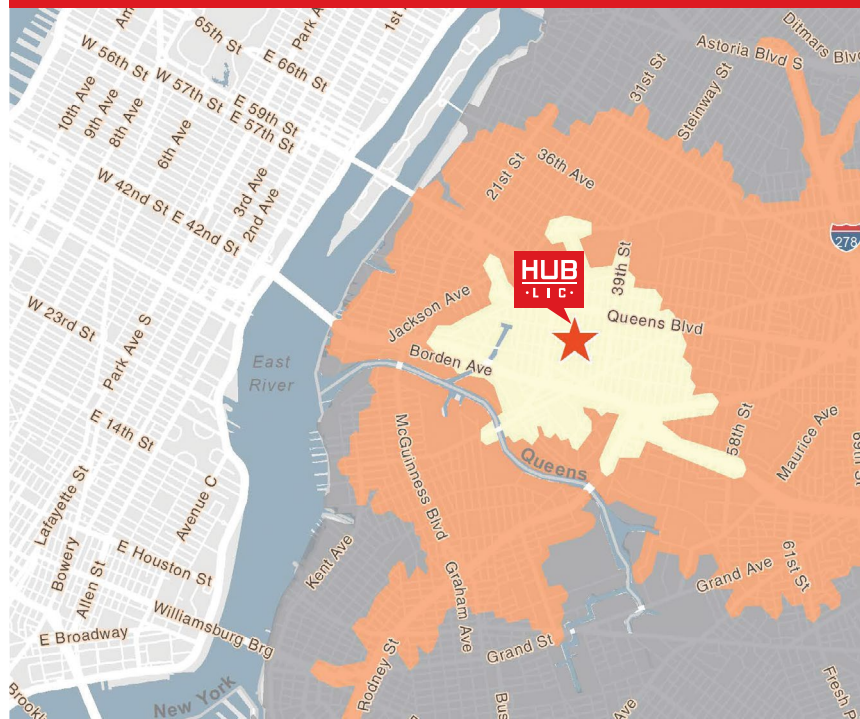
47-25 THIRTY-FOURTH STREET | LONG ISLAND CITY



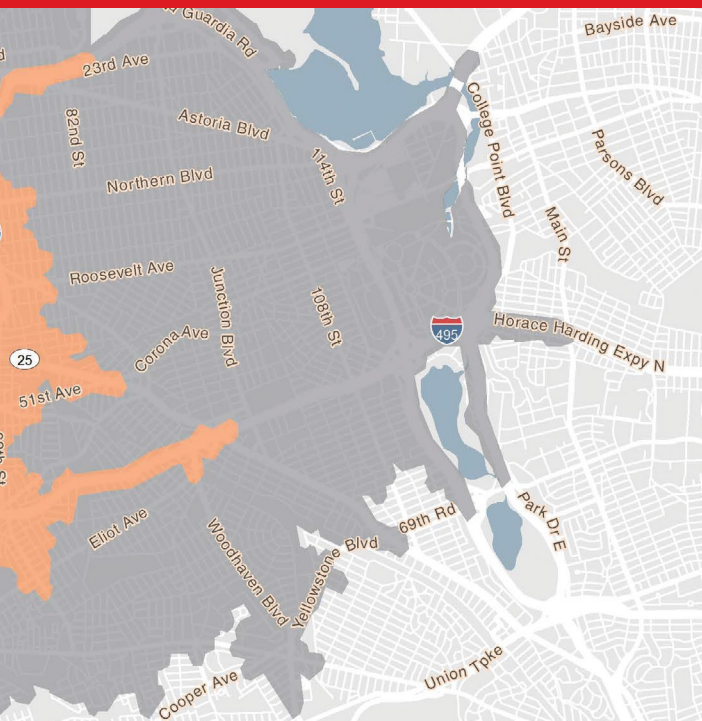
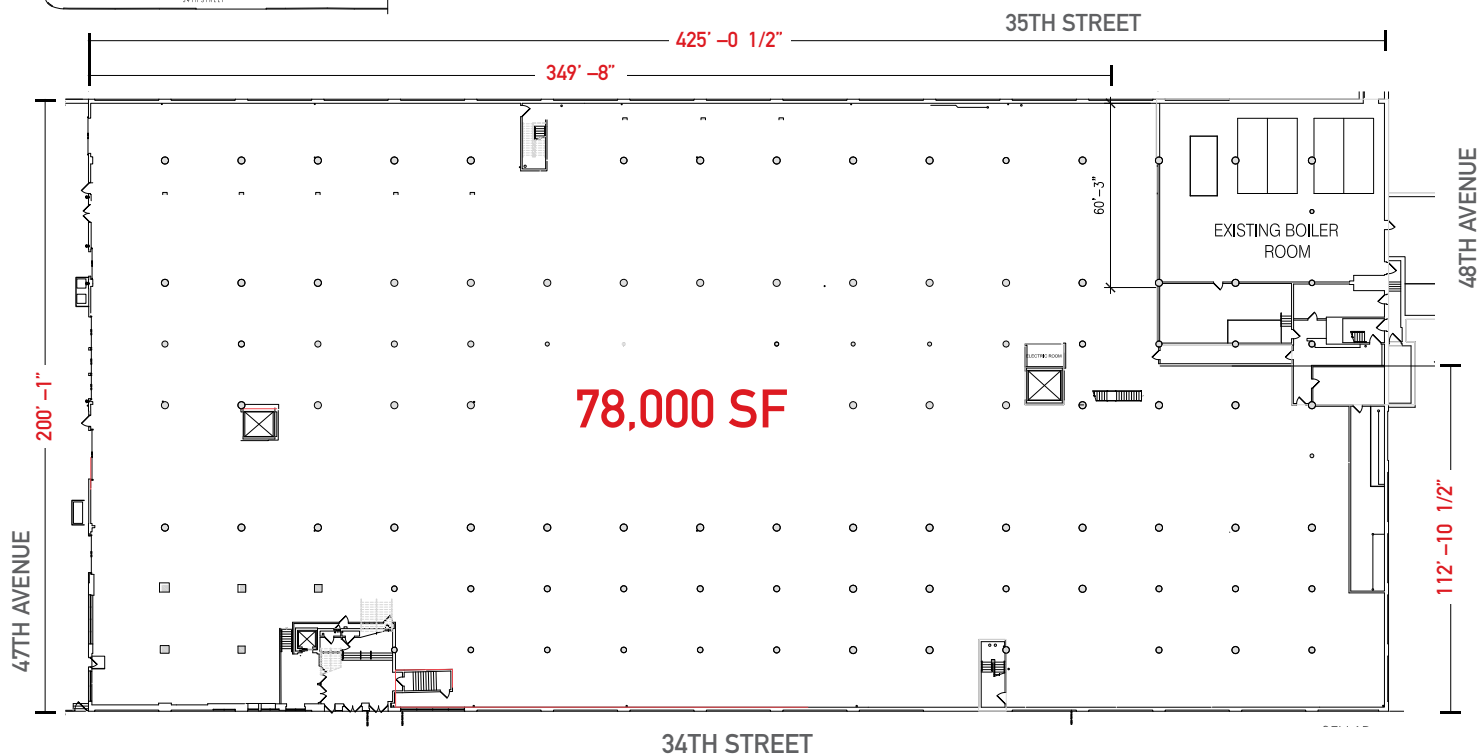
FEATURES

- Largest retail opportunity in Long Island City
- On-site parking available
- “As of right” for most retail
- 16' clear ceilings and generous column spacing
- One block from the 7 train on Queens Blvd
- Adjacent emerging Sunnyside residential neighborhood
- Next to LaGuardia College
- 15 minute walk to Court Square

10 MINUTE DRIVE TIME DEMOGRAPHICS



GROUND FLOOR PLAN



288,010 | TOTAL BUSINESSES
TOTAL POPULATION | 13,000

AVERAGE
HOUSEHOLD
INCOME | \$77,858

40.5% | \$30,854
BACHELOR'S DEGREE OR BETTER | PER CAPITA INCOME

TOTAL
EMPLOYEES | 143,562

47-25 THIRTY-FOURTH STREET

LONG ISLAND CITY



Nick Berger
Managing Director
212.372.2411
nberger@ngkf.com

Ryan Gessin
Associate Director
646.441.3725
rgessin@ngkf.com

Alyssa Zahler
Associate Director
212.372.2341
azahler@ngkf.com



TH Real Estate

HUB
• L I C •

www.hub-lic.com