

# 74-02

101<sup>ST</sup> AVENUE  
OZONE PARK, NEW YORK

Liberty Avenue Plaza

2<sup>ND</sup> FLOOR OFFICE/RETAIL SPACE FOR LEASE

## APPROXIMATE SIZE

2<sup>nd</sup> Floor : 3,780 SF

## ASKING RENT

\$8,500 per Month

## FRONTAGE

152 FT

## COMMENTS

- Newly Renovated
- High Ceilings
- Spacious Layout
- Many Windows and Natural Light
- Separate Bathrooms
- Two Entrances on 101<sup>st</sup> Avenue & Liberty Avenue
- Wrap-around 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



## TERM

Negotiable

## POSSESSION

Immediate



JAMES FAMULARO  
President

JOSEPH E. HARARY  
Associate  
jh@meridiancapital.com  
212.468.5978



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INTERIOR

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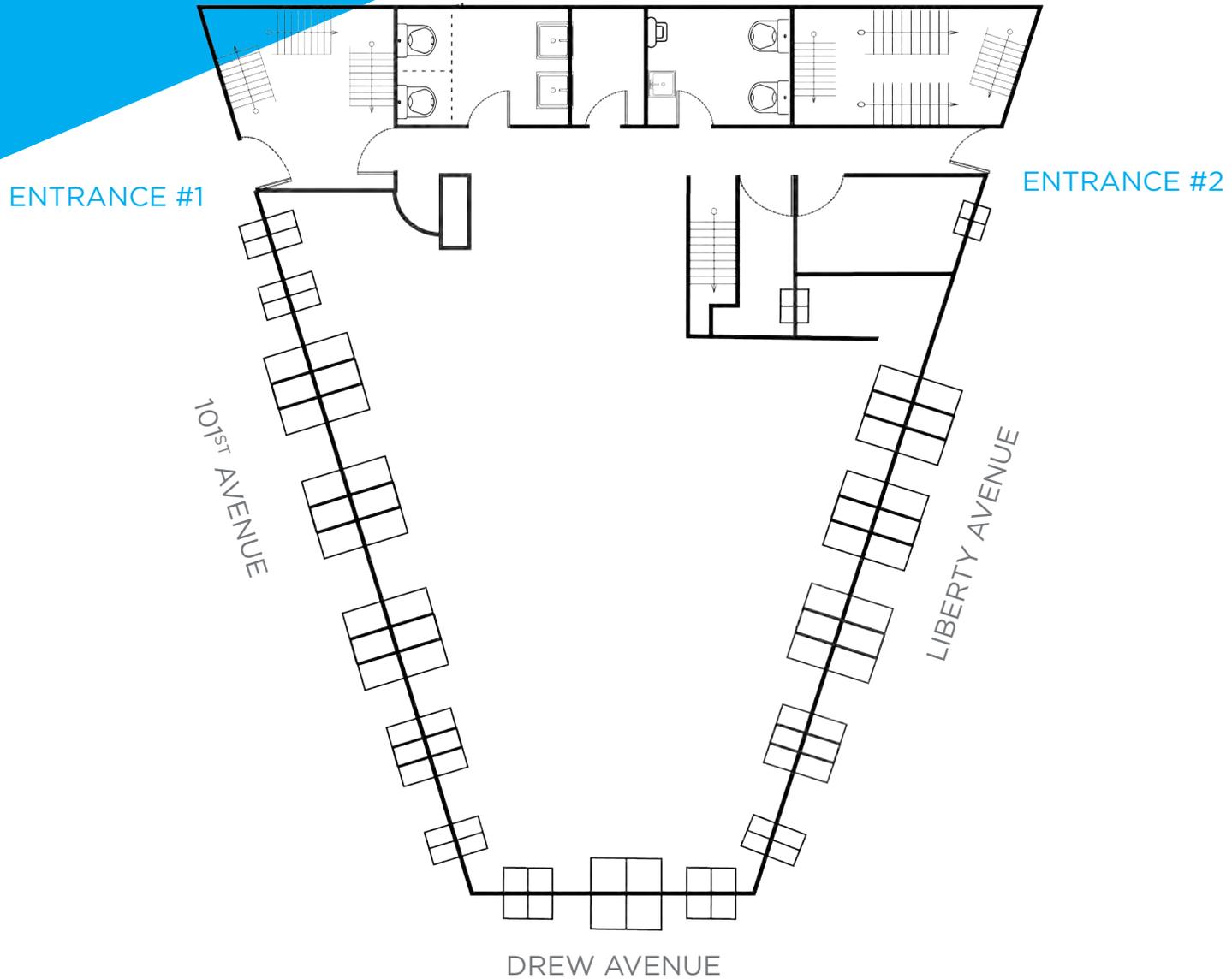


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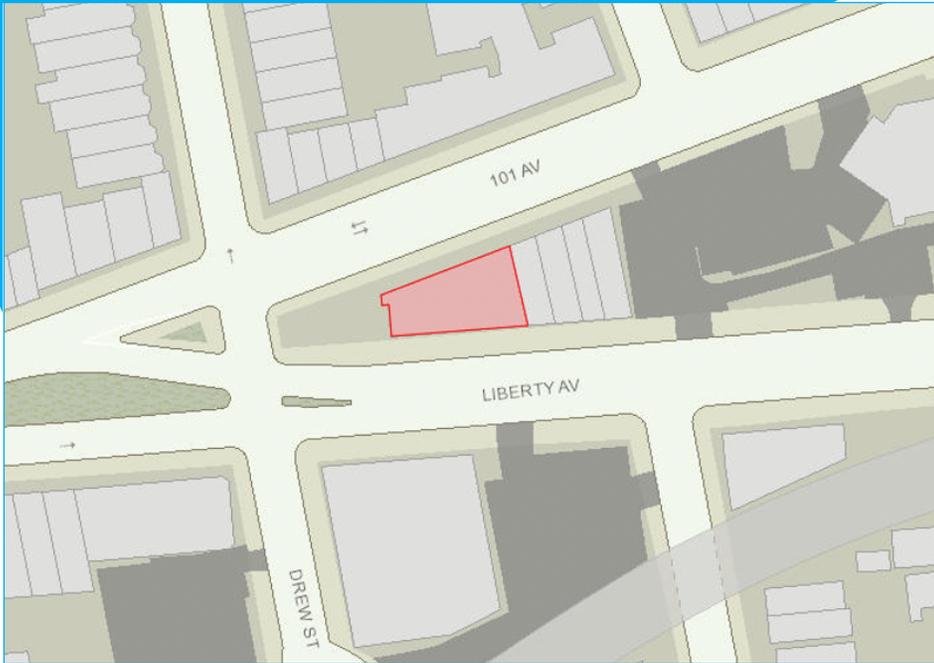
FLOORPLAN

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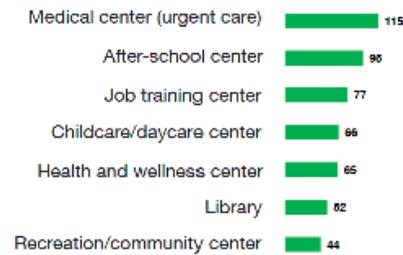
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THE NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT (HPD) 2018 COMMUNITY VISIONING REPORT

270+ Community participants attended    230+ Questionnaires collected

What community facilities are most needed in the neighborhood that you would like to see on the site?



What additional commercial/retail spaces are most needed in the neighborhood that you would like to see on the site?



COMMUNITY VOICES

*"[We] need a youth center."*

*"...educational institutions for future kids."*

*"...[I would] like to see satellite clinic which will help adult, child, and various age folks who has no choice to go to good hospital and better treatment."*

*"A smaller local bank to help people in the neighborhood."*

ESRI - NEIGHBORHOOD ANALYTICS



CYPRESS HILLS

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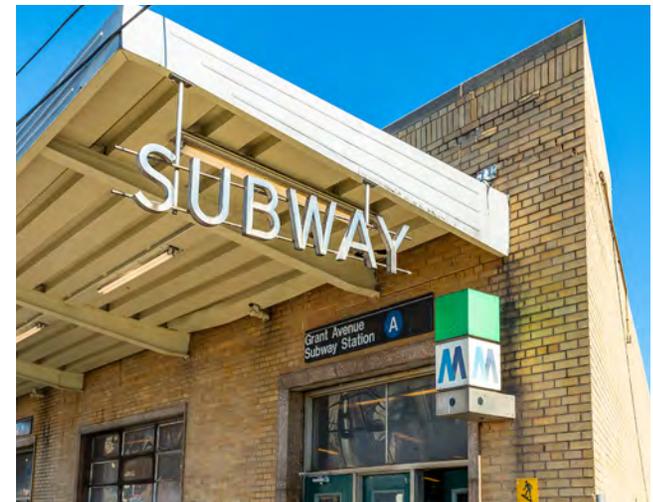
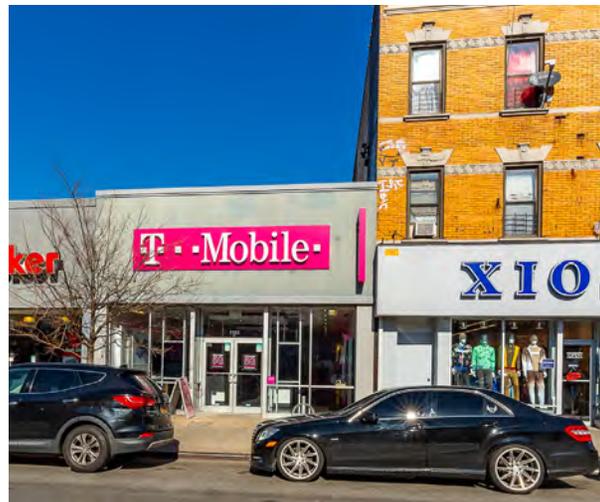
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YOUR NEIGHBORHOOD



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