

# Supermarket 20,000 SF Queens



**COLDWELL  
BANKER  
COMMERCIAL**



## Astoria / Long Island City Border

### FOR LEASE – Supermarket with Full Equipment

38-50 21st Street  
Long Island City, NY 11105

PREPARED BY:

**Coldwell Banker  
Commercial NRT**



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**CBCWORLDWIDE.COM**

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NRT

## EXECUTIVE SUMMARY

Property Type: Supermarket or Retail  
Free Standing: With Parking Lot  
Building Size: 20,156 SF  
Land: Approximately 78,000 SF  
Number of Stories: 1  
Year Built/Renovated: Approximately 2005



## NEW LONG TERM LEASE

**Lease Price**

**\$50.00/SF**

## MARKET HIGHLIGHTS

On the Border of Astoria and Long Island City.

On 21st St. Major North-South Route

Private Parking Lot

## THE PROPERTY

38-50 21st Street  
Long Island City, NY 11105

## PROPERTY SPECIFICATIONS

- Fully equipped Supermarket  
100 Parking spaces
- Fully sprinklered
- New HVAC units
- All New Mechanicals
- Refrigeration and Freezers
- 277/480 volt, 600 amp electric service
- Fiber optics available at building
- Three Hotels within 1,000'

## LOCATION HIGHLIGHTS

- Easy Access Northern Blvd
- Dense Close-in Population
- Nearby Hotels
- Numerous Apartments Nearby

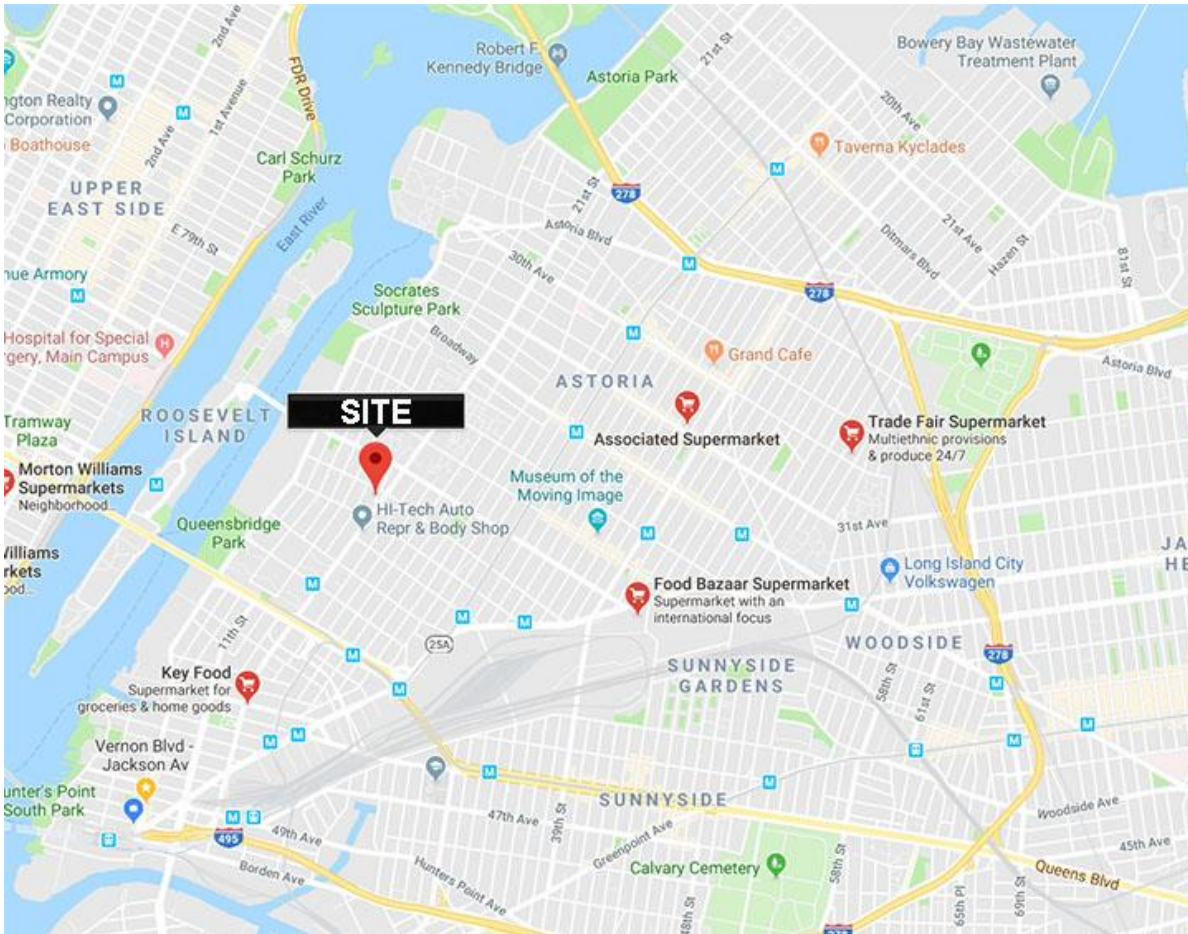


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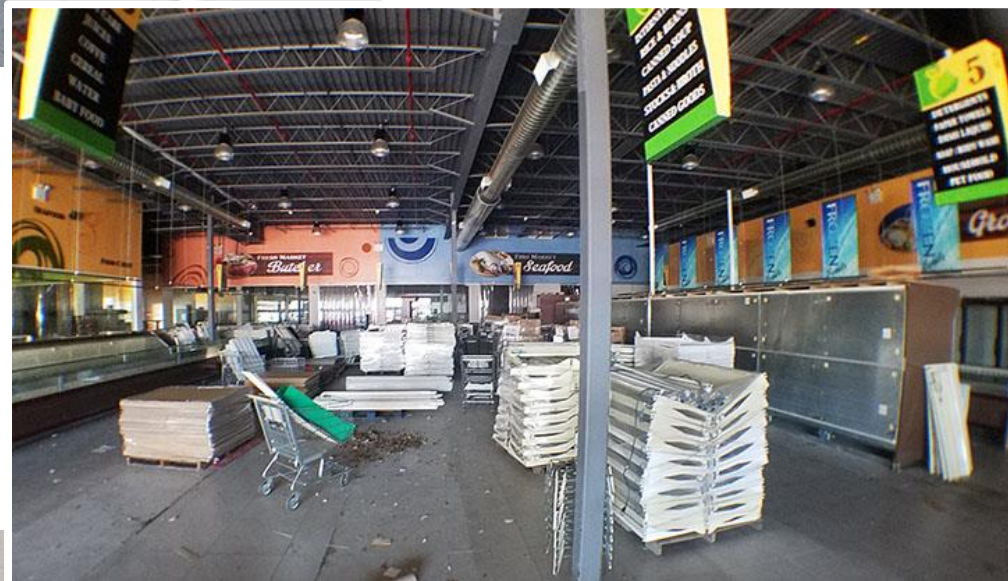
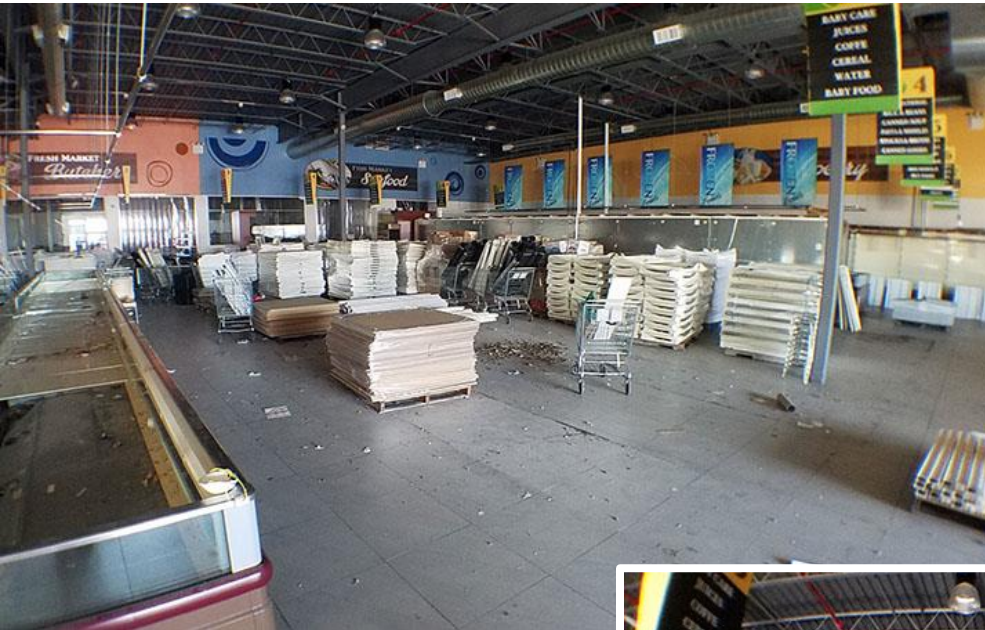
## PROPERTY OVERVIEW

### PROPERTY PHOTOS



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PROPERTY PHOTOS



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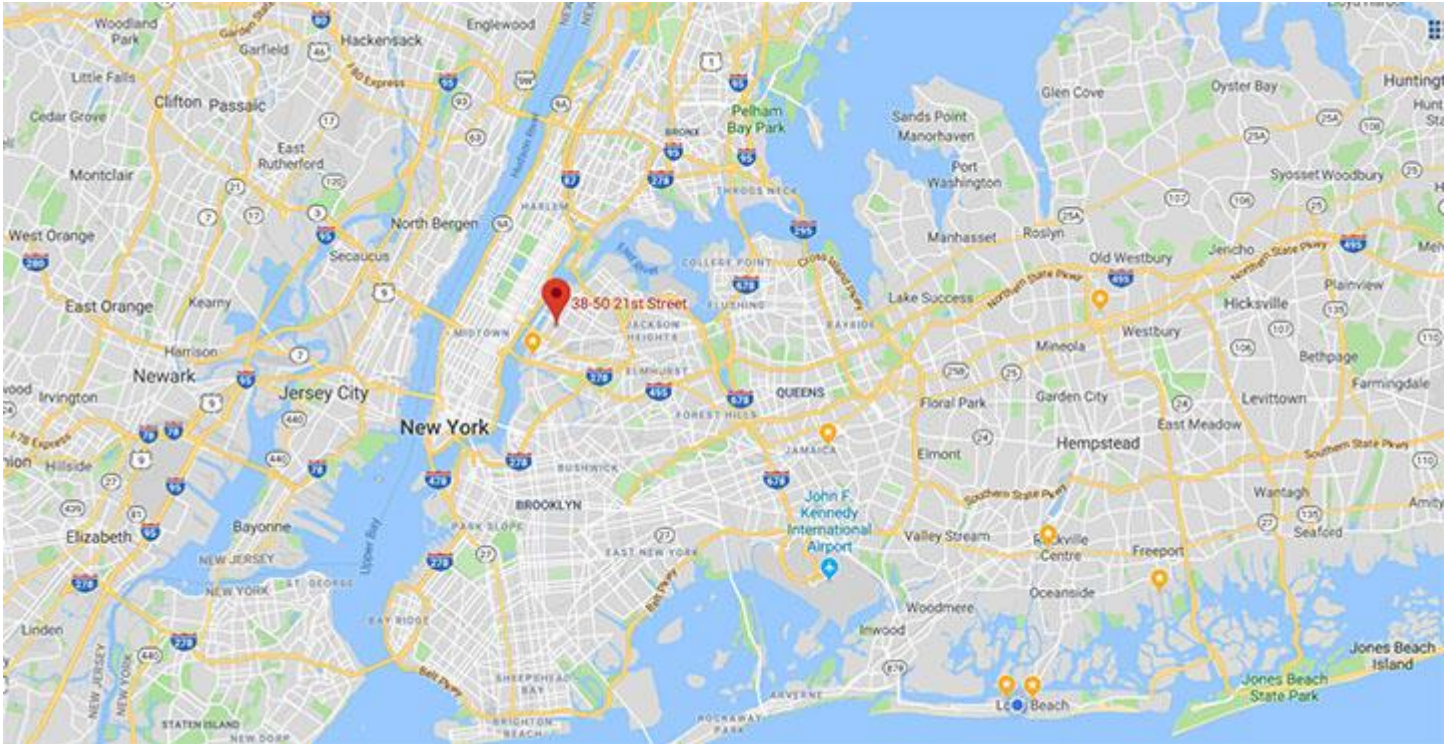
## PROPERTY PHOTOS – With Previous Inventory

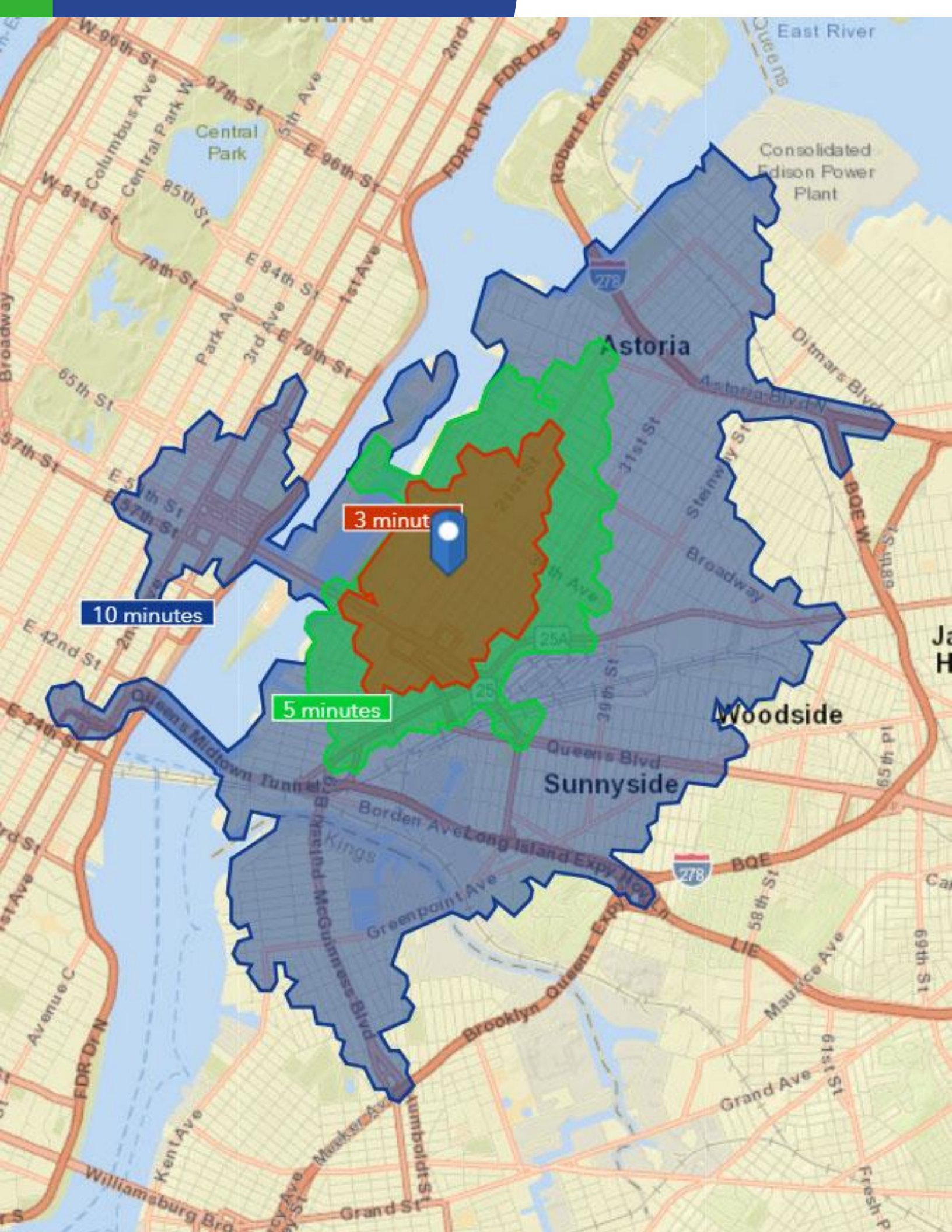


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## MAPS







## MARKET OVERVIEW – 3 Minute – 5 Minute – 10 Minute Drive Times

38-50 21st St, Long Island City  
New York, 11101



### Business Summary

Data for all businesses in area	3 minutes	5 minutes	10 minutes
<b>Total Businesses:</b>	<b>1,545</b>	<b>3,127</b>	<b>15,210</b>
<b>Total Employees:</b>	<b>16,936</b>	<b>34,368</b>	<b>211,718</b>
<b>Total Residential Population:</b>	<b>26,423</b>	<b>59,526</b>	<b>306,111</b>
<b>Employee/Residential Population Ratio (per 100 Residents)</b>	<b>64</b>	<b>58</b>	<b>69</b>

### Demographic and Income Profile

<b>Population</b>	<b>26,423</b>	<b>59,526</b>	<b>306,111</b>
<b>Average Household Income</b>	<b>\$58,745</b>	<b>\$74,295</b>	<b>\$109,613</b>
<b>White Alone</b>	<b>34.1%</b>	<b>43.3%</b>	<b>59.8%</b>
<b>Black Alone</b>	<b>\$28</b>	<b>\$15</b>	<b>\$7</b>
<b>Hispanic Origin (Any Race)</b>	<b>37.9%</b>	<b>34.7%</b>	<b>24.1%</b>

## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential operator in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

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Interested operators should be aware that the Landlord is offering the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to lease, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease to be prepared by the Landlord and executed by both parties; and (iii) approved by Landlord and such other parties who may have an interest in the Property. Neither the prospective Lessee nor Lessor shall be bound until execution of the contract of lease which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective lessees shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

## CONTACT INFORMATION

For more information, please contact:

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