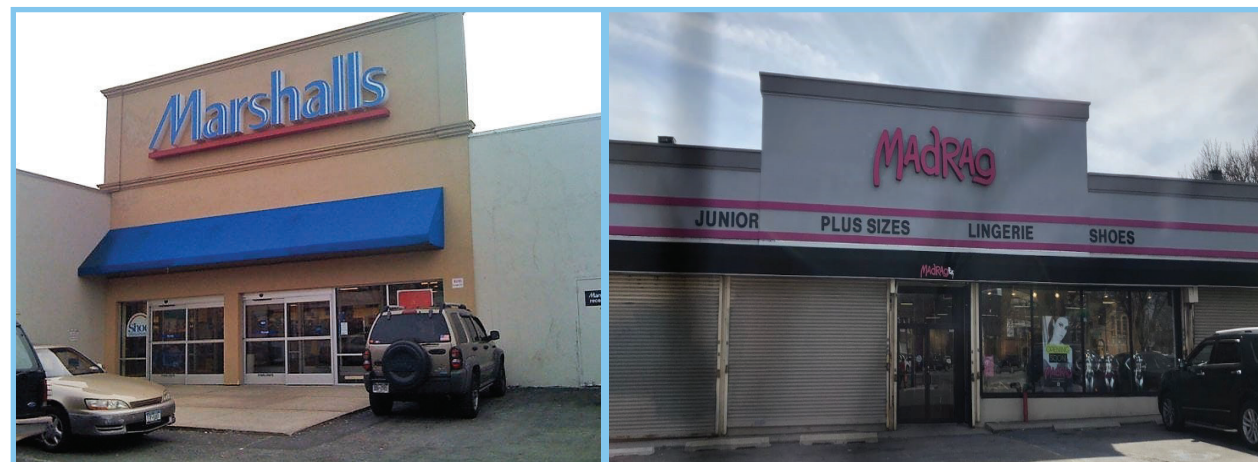


Ozone Park, New York (Queens)
94-11 Rockaway Boulevard



Demographics	1 mile	2 miles	3 miles
Population	94,654	630,052	1.79 M
Households	30,237	220,074	636,865
Average HH Income	\$ 95,916	\$ 90,851	\$ 85,223
Median Age	37.1	37.1	37.1
Rent:	Negotiable		



Neighboring tenants include PC Richard & Son, Marshalls, Dunkin Donuts, Baskin Robbins, Walgreens, Papa John's, CVS, IHOP, Aarons, T Mobile, Blink Fitness, Key Food, TD Bank, MadRag & White Castle.

Ozone Park, NY (Queens)



94-11 Rockaway Boulevard

Prime Corner - Up to 18,000 s.f. Available



Available: Former Modell's Sporting Goods.
Prime corner at a lighted intersection.
Ground floor: 16,000 s.f. / Mezzanine 2,000 s.f. (Total 18,000 s.f.)

There is ample street metered parking. Easy access to public transportation.



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All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.

Ozone Park, New York (Queens)

94-11 Rockaway Boulevard - Prime Corner - Up to 18,000 s.f. Available at a lighted intersection



Space Available:

Former Modell's - 16,000 s.f. ground
 2,000 s.f. mezzanine
Total: 18,000 s.f. AVAILABLE

There is also ample street metered parking. Easy access to public transportation.

