

45-40 CENTER BOULEVARD

Long Island City, NY 11101



As exclusive agents, we are pleased to offer the following retail opportunity:

- SIZE:** Ground Floor - 4,284 SF
- POSSESSION:** Arranged
- ASKING RENT:** Upon Request
- COMMENTS:**
- The 22 acre parcel on the Long Island City waterfront will house over 6,000 residents in 7 buildings
 - An estimated 16,500 residents live within a ¼ mile radius
 - Located at the base of a luxury rental tower with high ceilings and frontage on Center Blvd.
 - Space has gorgeous park, river and Manhattan skyline views
- NEIGHBORS:** Food Cellar Market, Duane Reade, Emily Spa, Shi Asian Restaurant, Crank Spin Studio, Blue Streak Wines, Pooches Sport & Spa, Dry Cleaner

FOR FURTHER INFORMATION PLEASE CONTACT:

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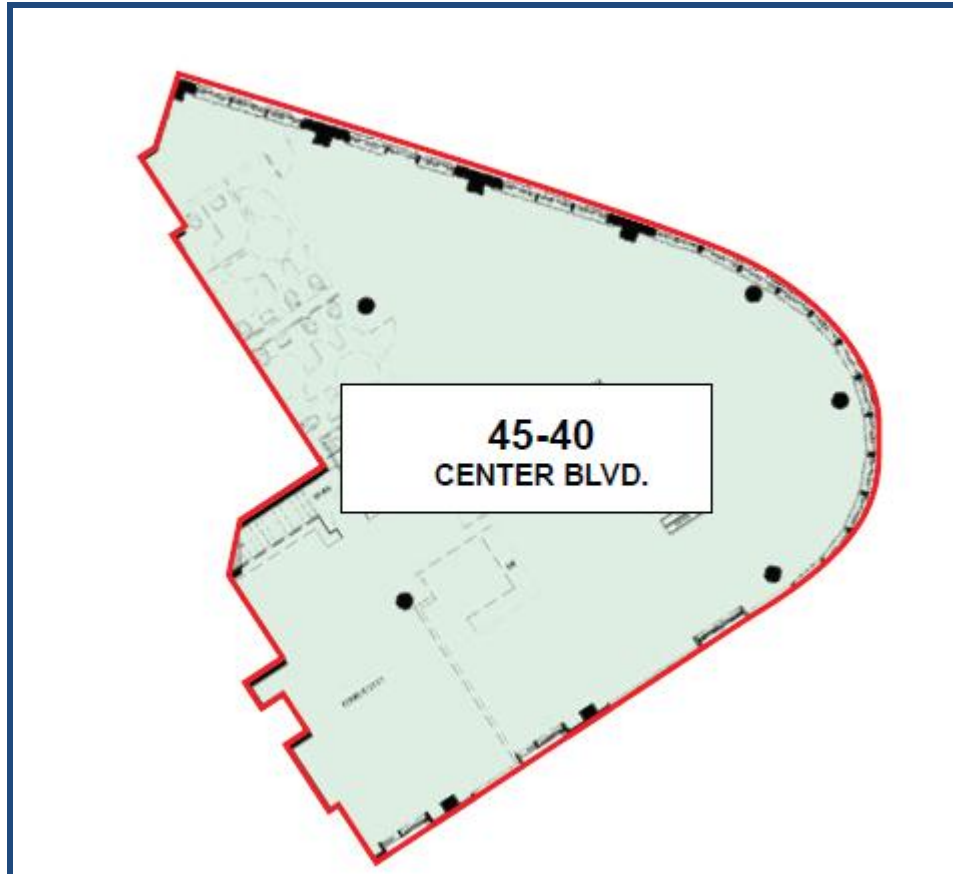
RETAIL

Winick Realty Group LLC – Licensed Real Estate Brokers

655 Third Avenue, 8th Floor, New York, NY 10017 T: 212-792-2600 F: 212-792-2660 www.winick.com

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LONG ISLAND CITY NEIGHBORHOOD AMENITIES & RETAIL

KEY

- ★ Available Sites
- Community Facilities & Schools
- Parks, Playgrounds & Plazas
- Restaurants, Bars & Lounges
- Convenience Retail
- Arts & Culture

TRAINS / SUBWAYS

- 7
- E
- G
- F



- ★ **AVAILABLE SITES**
 - A (EC1) 45-40 Center Blvd. - Ground Floor: 4,284 SF
 - B (EC4) 46-15 Center Blvd. - Ground Floor: 1,557 SF
- **COMMUNITY FACILITIES & SCHOOLS**
 - 1 Long Island City Kids Enrichment Center, 5-02 50th Ave.
 - 2 Public School 78, K-3
 - 3 Site of future public K-8 school
 - 4 Site of future public library
- **PARKS, PLAYGROUNDS & PLAZAS**
 - 5 Andrews Playground
 - 6 Gantry State Park & children's playground
 - 7 Hunter's Point Community Park
 - 8 Public plaza
 - 9 Water Taxi Beach
- **RESTAURANTS, BARS & LOUNGES**
 - 10 Bella Via Restaurant, 4746 Vernon Blvd.
 - 11 Cafe Henri, 1010 50th Ave.
 - 12 Communita, 4702 Vernon Blvd.
 - 13 Dominie's Hoek Restaurant & Bar, 4817 Vernon Blvd.
 - 14 Brasil Coffeehouse, 4819 Vernon Blvd.
 - 15 Dorian Cafe, 1001 Vernon Blvd.
 - 16 El Ay Si Restaurant, 4738 Vernon Blvd.
 - 17 Junior's Cafe, 4618 Vernon Blvd.
 - 18 LIC Bar, 45-58 Vernon Blvd.
 - 19 Lounge 47, 4710 Vernon Blvd.
 - 20 Manducatus Rustica Restaurant, 4635 Vernon Blvd.
 - 21 Riverview Restaurant & Lounge, 201 50th Ave.
 - 22 Shi Restaurant, 4720 Center Blvd.
 - 23 Skinny's Cantina Mexican Restaurant, 4705 Center Blvd.
 - 24 Sweetleaf Coffee & Tea, 10-93 Jackson Ave.
 - 25 Testaccio Ristorante, 4730 Vernon Blvd.
 - 26 Tournesol French Restaurant, 5012 Vernon Blvd.
 - 27 Tuk Tuk NY Thai Restaurant, 4906 Vernon Blvd.
 - 28 Waterfront Crab House, 2-03 Borden Ave.
- **CONVENIENCE RETAIL**
 - 29 Best Care Dry Cleaning & Laundry, 548 46th Road
 - 30 Blue Streak Wines & Spirits, 4720 Center Blvd.
 - 31 Dog Island City Pet Daycare, 5-29 50th Ave.
 - 32 Duane Reade, 4702 5th Street
 - 33 Emily's Spa, 4705 Center Blvd.
 - 34 Food Cellar Gourmet Grocery, 4-85 47th Road
 - 35 Hunters Point Wines & Spirits, 4707 Vernon Blvd.
 - 36 Spin City indoor cycling studio (coming soon)
 - 37 Spokesman Cycles Bike Shop, 4904 Vernon Blvd.
 - 38 The Yoga Room, 10-14 47 Road
 - 39 Vine Wine, 1209 Jackson Ave.
 - 40 City View Cleaners, 474 48th Ave.
 - 41 Little Ones Daycare, 474 48th Ave.
 - 42 Chase Bank, 1051 Jackson Ave.
 - 43 Pooches Sport & Spa, 4731 Center Blvd.
- **ARTS & CULTURE**
 - 44 Chocolate Factory Theater performing arts space, 5-49 49th Ave.
 - 45 Dorsky Gallery, 1103 45th Ave.
 - 46 Eugene Binder Gallery, 5-31 50th Ave.
 - 47 Garth Clark Gallery, 4546 21st Street
 - 48 MoMA PS1, 22-25 Jackson Ave.