

# Queens End Cap 150 Seat Restaurant

Over 74,000 Cars per Day at this 250,000 SF Shopping Center

Attractive New Buildout – Over \$1,200,000 Invested – Outdoor Café



Drastic Price Reduction ~~\$895,000~~

# \$595,000

With Terms for Qualified Buyer

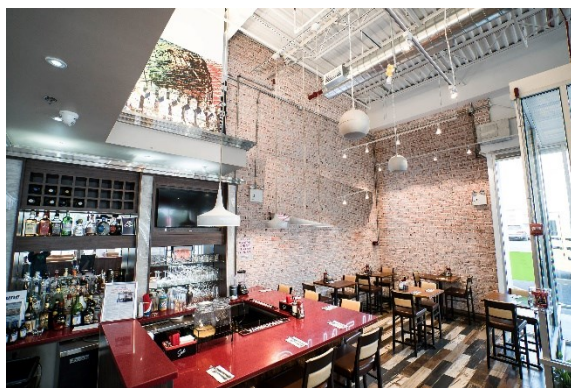
## Large Outdoor Café Seating Area

This is a very attractive new buildout.

1,500 SF Mezzanine – Office & Storage

**30' Well Equipped Kitchen Line**

Ownership has other businesses.



**Please Be Discreet  
Do Not Speak to Anyone  
On Premises**

For Private Showing Call:

**Paul G. W. Fetscher CCIM CRX CLS**

**Great American Brokerage**

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All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice



# *The Best Visibility in this 250,000 SF Center*



This one year old shopping center boasts high traffic generators such as:

- LA Fitness
- Auto Zone
- Kids Town
- Feel Beauty
- Fabco Shoes
- ABC Superstore
- Pet Supplies Plus
- General Nutrition
- Dollar Tree
- Danice
- Sprint

Plus New Offices Under Construction





# Located at the Intersection of Linden Blvd and South Conduit Blvd

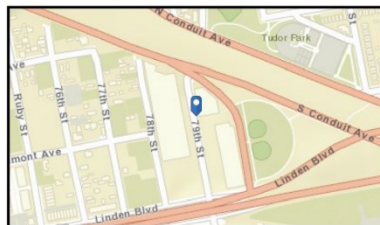
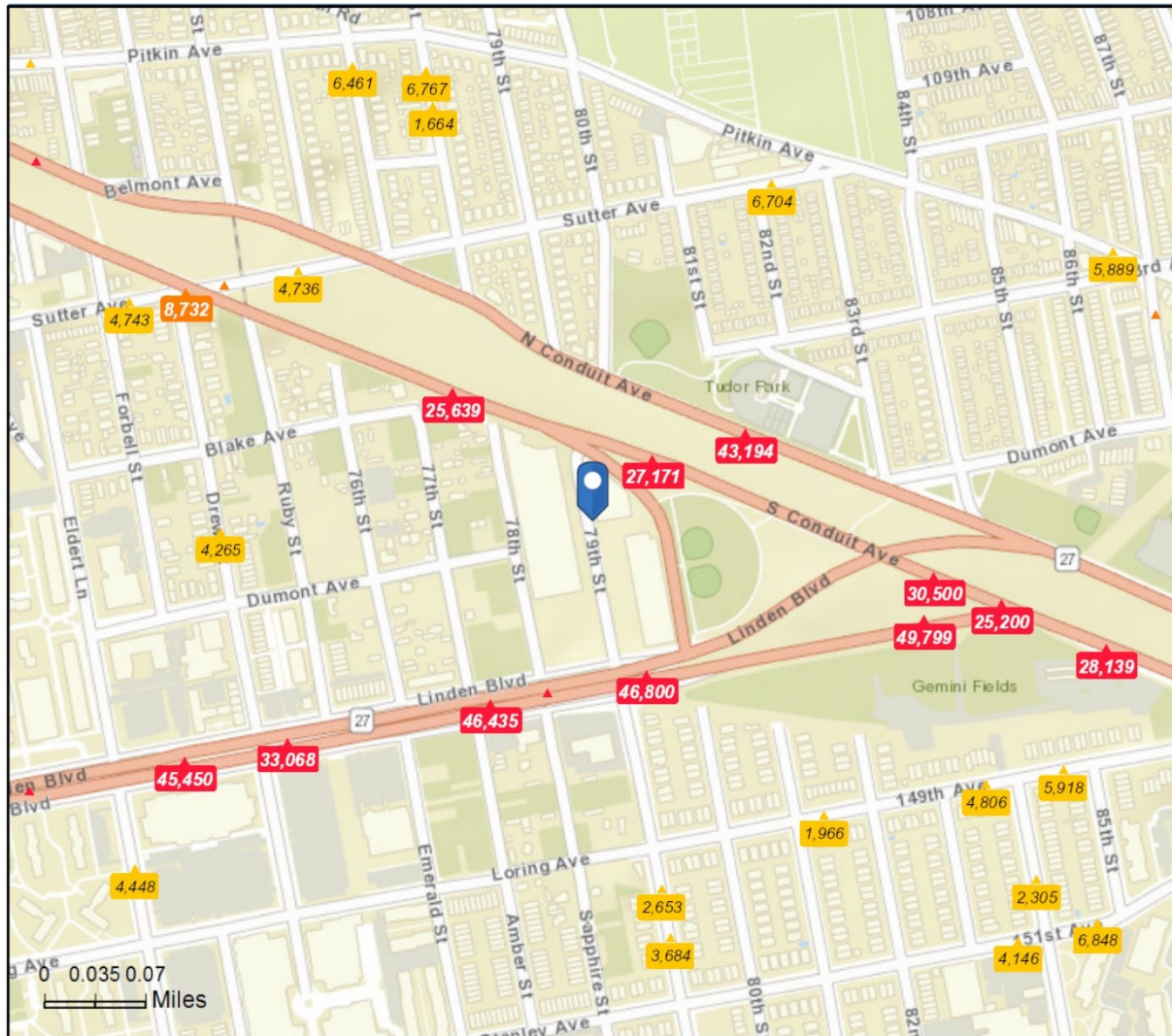
27,171 Cars on South Conduit Blvd; 43,194 on North Conduit Blvd  
 46,800 on Linden Blvd. for a Total of **Over 171,000 Cars per Day**



## Traffic Count Map - Close Up

133-35 79th St, Howard Beach, New York, 11414  
 Rings: 1, 2, 3 mile radii

Prepared by Esri  
 Latitude: 40.67196  
 Longitude: -73.85664



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

July 23, 2019