FOR LEASE
RETAIL STOREFRONT

STONEFIELD
REAL ESTATE



179-24 UNION TURNPIKE
FRESH MEADOWS, NY 11366

» CORNER POSITION » UNION TURNPIKE FRONTAGE » MULTIPLE ENTRANCES » CUSTOMER PARKING

2,074
RSF

OPPORTUNITY HIGHLIGHTS

MODERN UNION TURNPIKE RETAIL OPPORTUNITY

A 2,074 RSF ground-floor storefront within a newly constructed retail strip, offering dedicated customer parking, immediate possession, vanilla box delivery, and newly installed high-capacity mechanical systems. The space also benefits from active fitness-oriented co-tenancy with Club Pilates and YE Trainings.



1 NEW CONSTRUCTION RETAIL STRIP

Completed in 2024 with modern construction, newly installed building systems, and a contemporary storefront presentation.

2 DEDICATED CUSTOMER PARKING

An 11-space customer-only parking lot currently serves the retail strip.

3 NEW HIGH-CAPACITY MECHANICALS

Newly installed systems include two 200-amp electrical panels and multiple HVAC split units, complemented by three private restrooms.

4 ACTIVE FITNESS-ORIENTED CO-TENANCY

Club Pilates and YE Trainings generate consistent customer traffic, repeat visitation, and regular activity throughout the retail strip.

5 LONG-TERM ICAP TAX ABATEMENT

A 15-year ICAP abatement commencing in 2026/2027 is projected to result in real estate taxes of approximately $2.77 per RSF.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	DELIVERY	POSSESSION
Storefront	2,074	Upon Request	Triple Net	Vanilla Box*	Immediate

*Vanilla Box delivery is subject to Landlord's specifications.

ADDITIONAL RENT	TRIPLE NET
Real Estate Taxes	$4.86 / RSF
Building Operating Expenses	$1.96 / RSF
Utilities	Separately Metered

PREMISES OVERVIEW

BUILDING
New Construction Retail Strip Completed in 2024

CEILING HEIGHT
Approximately 10 Feet

SPACE TYPE
Ground-Floor Retail Storefront

PARKING
11-Space Customer Parking Lot

FRONTAGE
Direct Union Turnpike Frontage

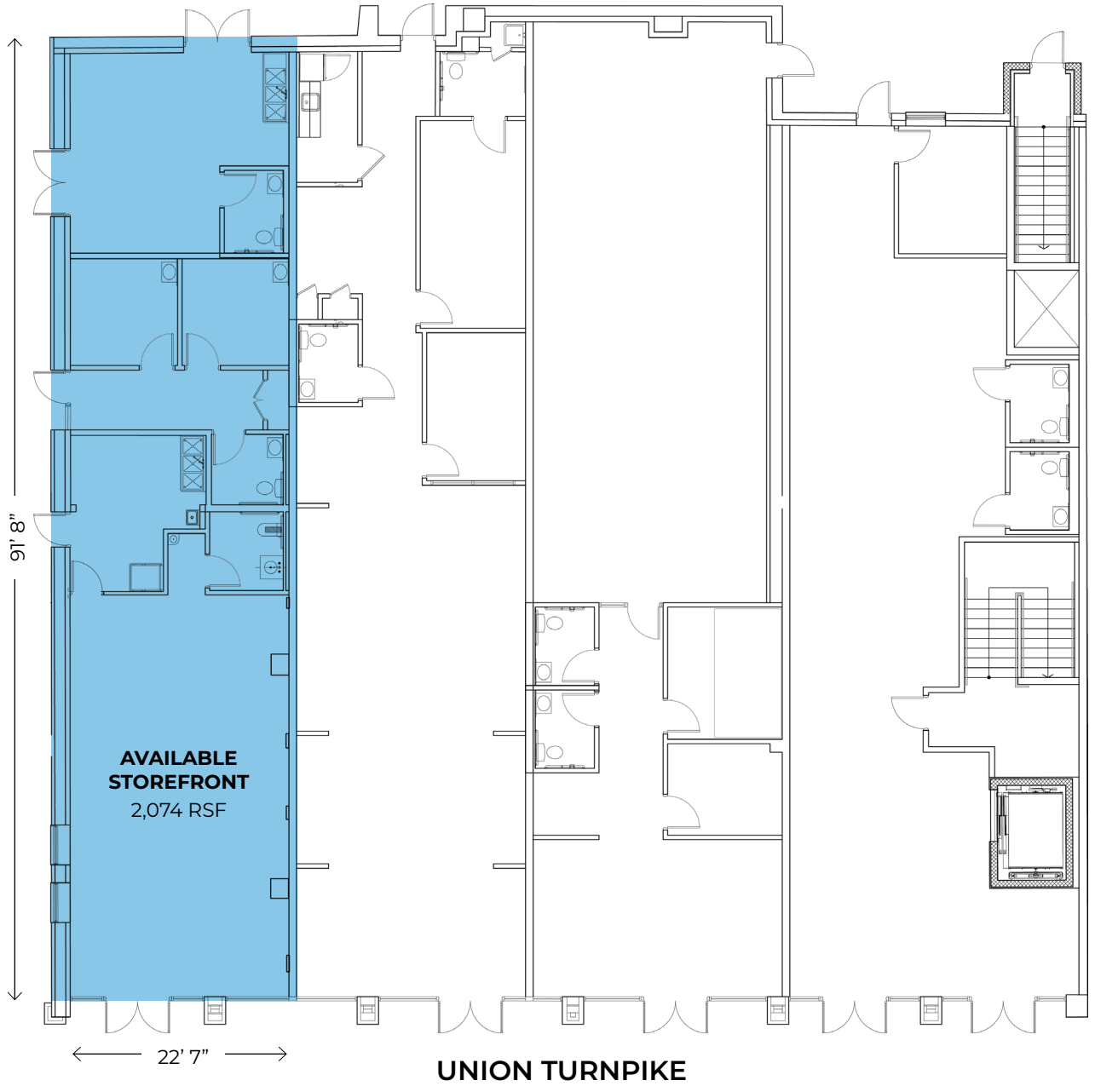
POWER & HVAC
Two New 200-Amp Panels Multiple New HVAC Split Units

ACCESS
Three Separate Entrances

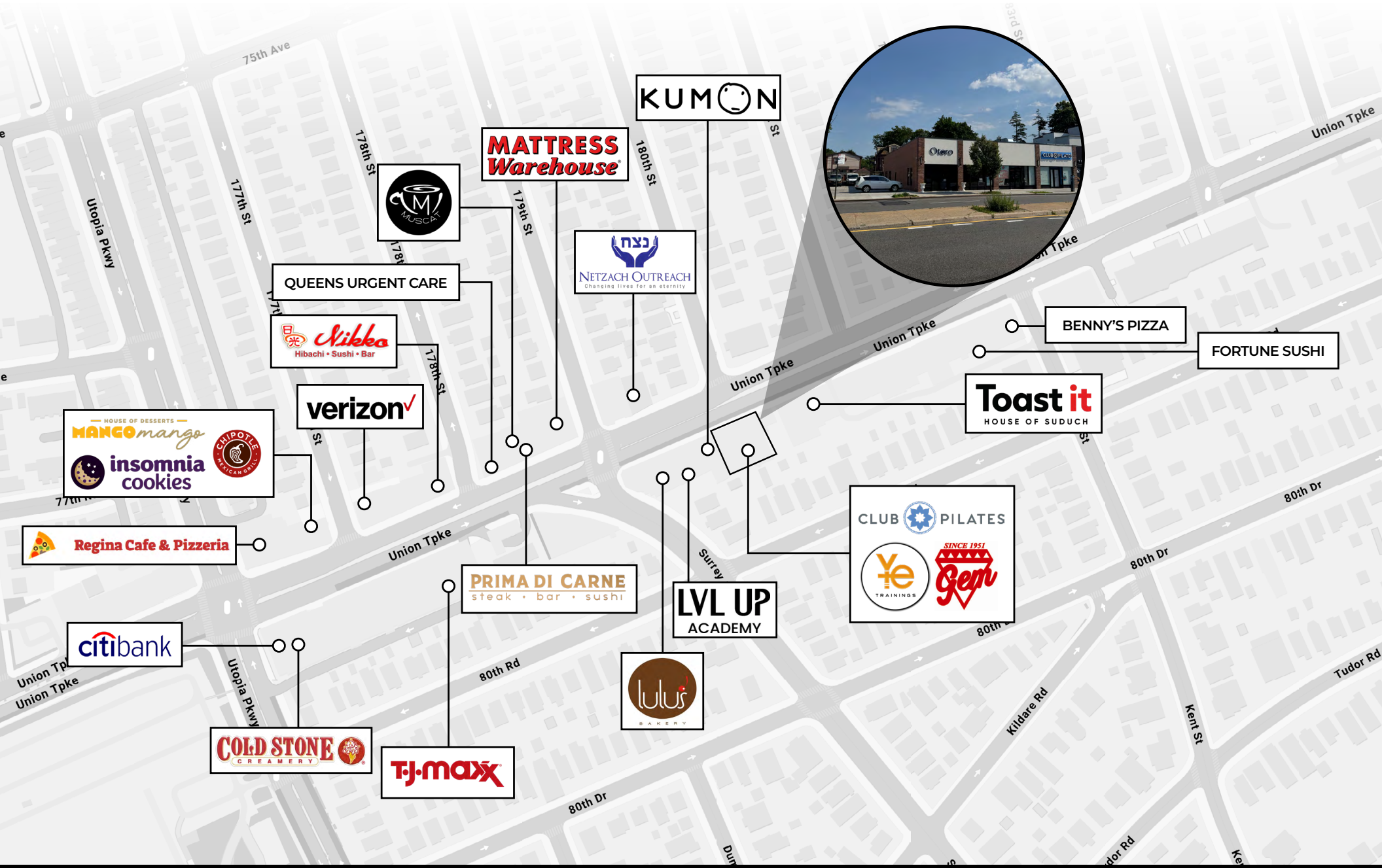
RESTROOMS
Three Private Restrooms New HVAC Split Units

FLOOR PLAN

AVAILABLE STOREFRONT
2,074 RSF



RETAIL MAP


75th Ave
177th St
178th St
179th St
180th St
Utopia Pkwy
Union Tpke
80th Rd
80th Dr
Kildare Rd
Kent St
Tudor Rd
Surrey
MUSCA
MATTRESS Warehouse
KUMON
QUEENS URGENT CARE
Nikka Hibachi • Sushi • Bar
NETZACH OUTREACH
Changing lives for an eternity
verizon
BENNY'S PIZZA
FORTUNE SUSHI
Toast it
HOUSE OF SUDUCH
HOUSE OF DESSERTS
MANGOmango
insomnia cookies
CHIPOTLE MEXICAN GRILL
Regina Cafe & Pizzeria
PRIMA DI CARNE
steak • bar • sushi
LVL UP ACADEMY
CLUB PILATES
SINCE 1951
Gem
TRAININGS
citibank
COLD STONE CREAMERY
T.J.maxx
lulu's BAKERY

DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

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