HARVEST INTERNATIONAL
Commercial Real Estate Services Since 1992

Retail Condos for Lease & Sale in Long Island City

37-24 33rd Street, Long Island City, NY 11101

For further information, kindly contact exclusive agents:

CHARLES CHAN CEO
charlesc@harvestinternational.net
516.326.8223

DAPHNE ZHOU-CHAN President
daphnec@harvestinternational.net
516.326.8200

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PROPERTY INFORMATION:

Property : 37-24 33rd Street, Long Island City, NY 11101

Location: Between 37th Ave and 38th Ave

Block, Lot: 374 / 7502

Zoning: M1-2/R6A

Lot Size: 126.51 FT x 180 FT

Sprinklered: Yes

Retail Possession Immediate

Sale/Lease Price: Upon Request

Highlight:

- Brand-new class-A condominium development in Long Island City. Two commercial spaces available.
- Prime ground-floor Dutch Kills retail spaces fronting West 33rd Street in the heart of LIC.
- Shell condition — ready for tenant build-out.
- Spaces can be combined.
- Around 34 FT street frontage for retail space A.
- Around 19 FT street frontage for retail space B.

Available Ground Floor Retail A Size: 4,000 SF

Available Ground Floor Retail B Size: 3,800 SF

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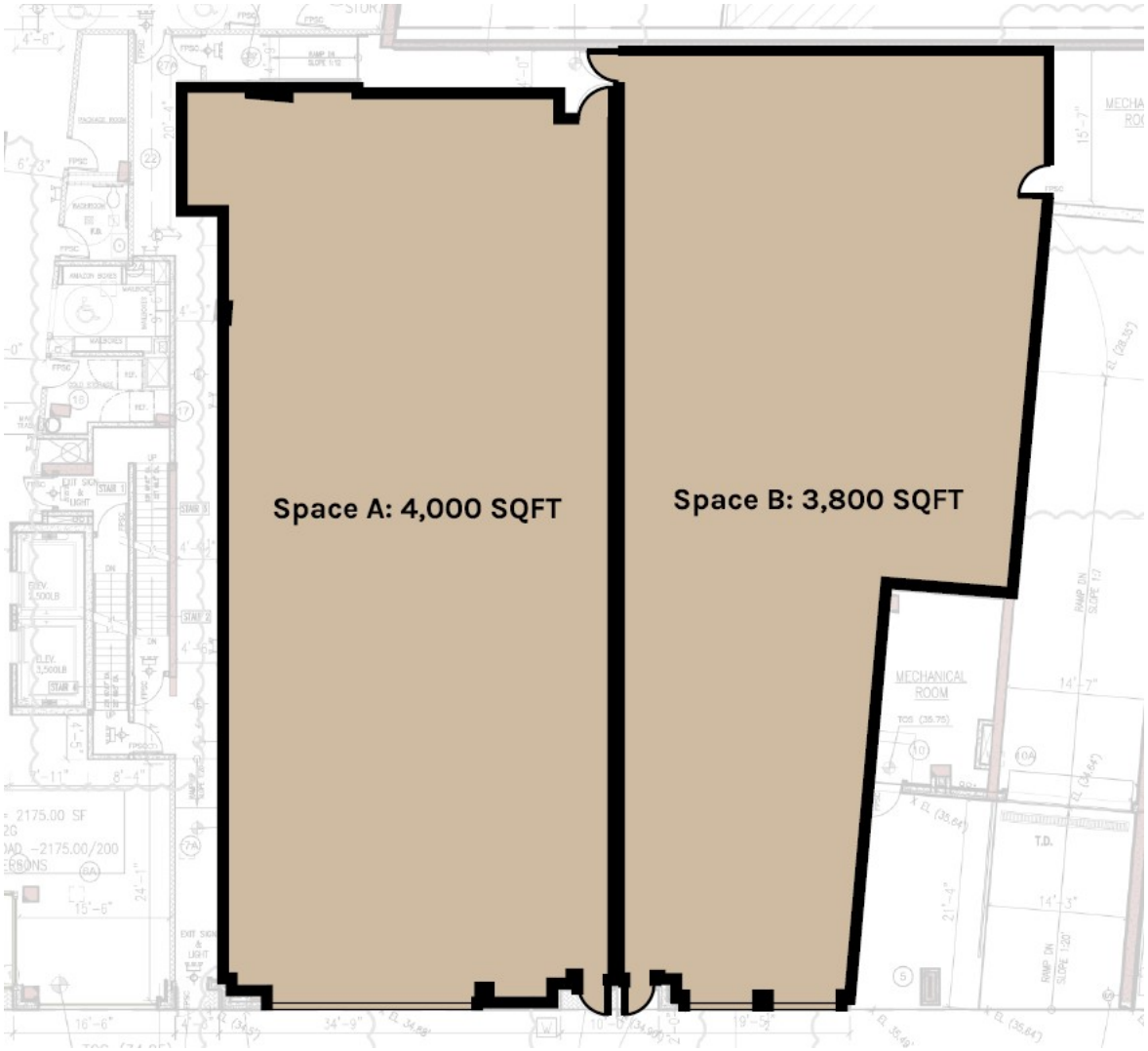
Ground Floor Retail Floor Plan



- Space A Rentable Area (RSF)
  4,000 SF
- Space B Rentable Area (RSF)
  3,800 SF
- Occupancy Group
  B
- Zoning Use Group
  10A
- Electric
  Separate Meter
- Water
  Separate Meter
- Condition
  Shell — Ready for Tenant Build-Out
- Asking Rent/Sale Price
  Upon Request
- Monthly Common Charge
  No charge for rental spaces
- Tax
  Tenant pays RE tax increases over base year
- Ideal Uses: Photographic Store / Studio / Light Industrial Store / Warehouses / Wholesale / Repair Shop / Showrooms / Fitness
- Note: Sponsor will cooperate with prospective tenants seeking CO amendments for permitted uses, subject to applicable law and agency approval

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Location Highlight:

Prime Location

- Situated in Long Island City, one of NYC's fastest-growing neighborhoods, just across the East River from Midtown Manhattan, offering unmatched proximity without Manhattan rents.

Explosive Residential Growth Driving Retail Demand

- LIC has seen significant population expansion (up ~78% over the past decade), with thousands of new luxury residential units delivered and more in pipeline—creating a rapidly growing customer base with strong purchasing power.

Excellent Transportation Connectivity

- 7, E, M, G, N, W, R subway lines nearby
- LIRR + NYC Ferry access
- Direct access to the Queensboro Bridge
- Enabling seamless access to Manhattan, Brooklyn, and the broader Queens workforce.

Thriving Mixed-use, Commercial & Industrial Ecosystem

- LIC blends industrial, commercial, and residential uses, making it ideal for Showrooms / Creative Production / Fitness / Experiential Retail / Last Mile Logistic / Hybrid Retail
- Retail rents and demand have been rising as the neighborhood matures, with increasing interest from both national and local tenants. Early entrants benefit from below-Manhattan pricing with strong long-term upside.

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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Age

33.1

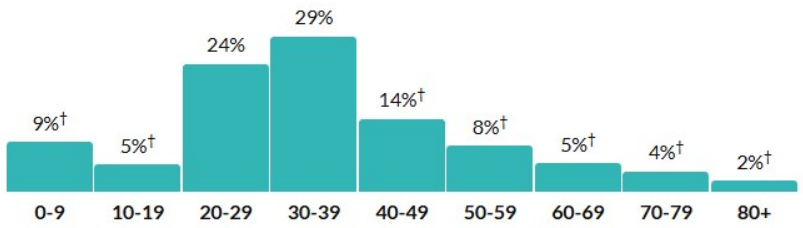
Median age

about 80 percent of the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 39.5

about 80 percent of the figure in New York: 39.8

about 80 percent of the figure in United States: 38.9

Population by age range



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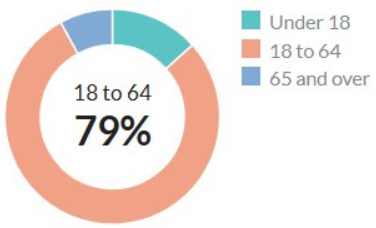
Population by age category



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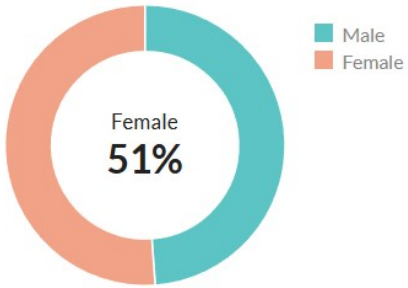
Sex



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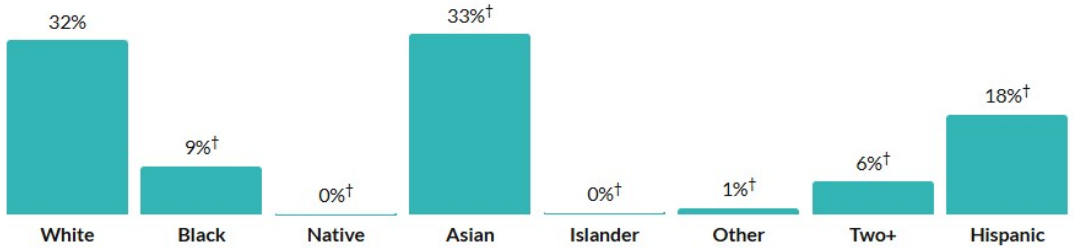
Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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DEMOGRAPHIC (WITHIN A 3-MILE RADIUS):

Income

$84,207
Per capita income

about 1.5 times the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: $55,691

more than 1.5 times the amount in New York: $50,712

nearly double the amount in United States: $44,673

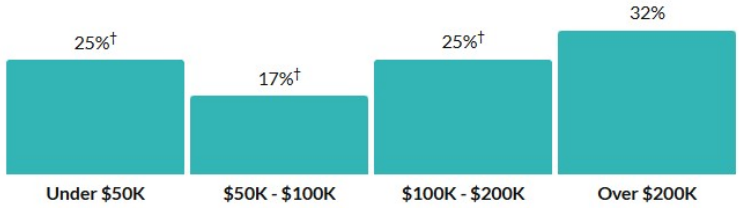
$121,062
Median household income

about 25 percent higher than the amount in the New York-Newark-Jersey City, NY-NJ Metro Area: $99,155

about 1.4 times the amount in New York: $85,974

about 1.5 times the amount in United States: $80,734

Household income



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Transportation to work

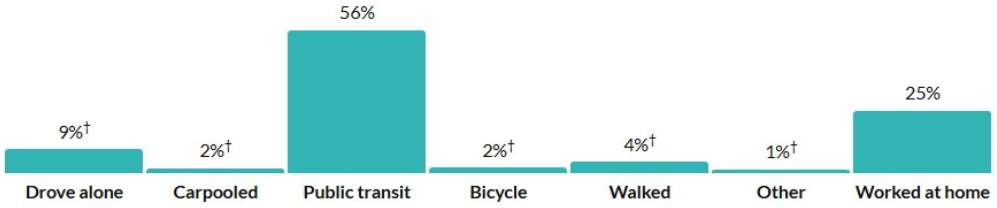
33.5 minutes
Mean travel time to work

a little less than the figure in the New York-Newark-Jersey City, NY-NJ Metro Area: 35.6

a little higher than the figure in New York: 32.6

about 25 percent higher than the figure in United States: 26.4

Means of transportation to work



* Universe: Workers 16 years and over

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AERIAL MAP

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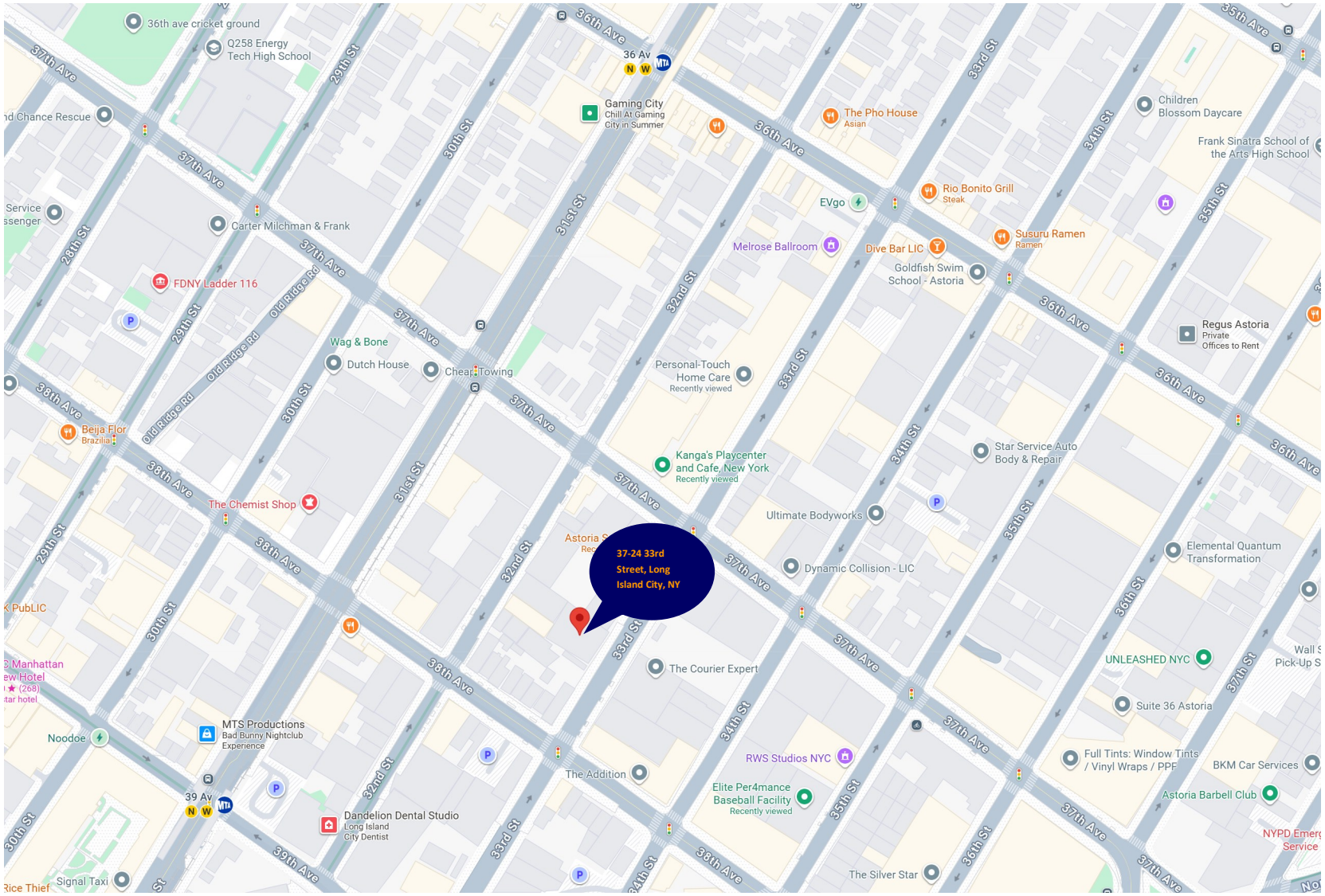

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