40-09
21ST STREET
LONG ISLAND CITY - NEW YORK
RETAIL

40-09 21ST STREET

LONG ISLAND CITY

GROUND FLOOR
3,040 SF (DIVISIONS CONSIDERED)

FRONTAGE
50 FT

POSSESSION
IMMEDIATE

NEARBY SUBWAY LINES
F N W 7

HIGHLIGHTS

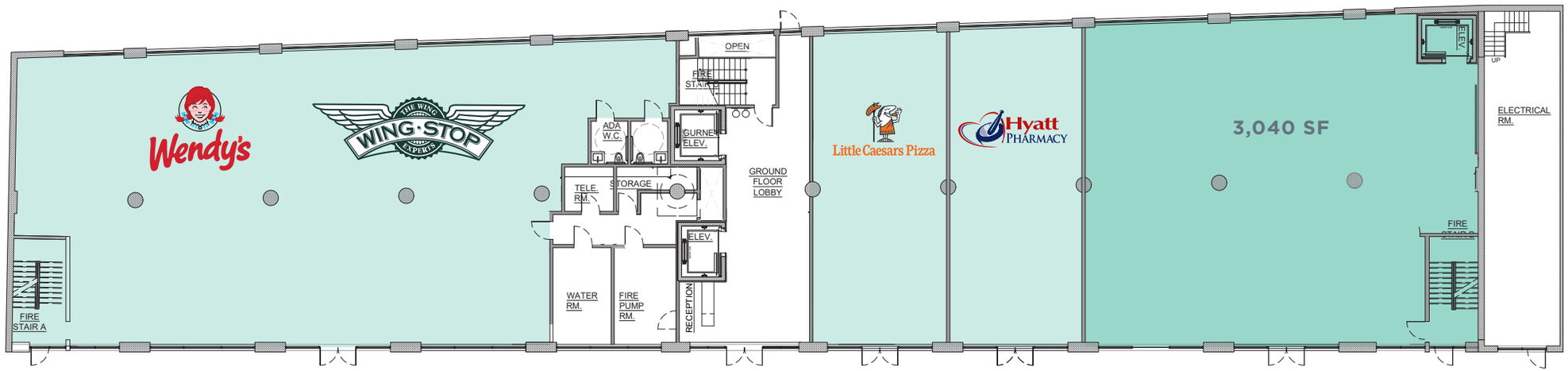
- At the base of a luxury office redevelopment
- Prime location with multiple transportation arteries
- Located just steps from the F Subway train (3,340,366) annual ridership
- Logical divisions considered

NEIGHBORS

- Brooklyn Boulders, Wendy's, Wingstop, Little Caesar's, Hyatt Pharmacy, JetBlue, Metlife, Bright Horizons, LIC Beer Project, NYC Department of Health, NYC Department of Education

LONG ISLAND CITY

GROUND FLOOR



21ST STREET

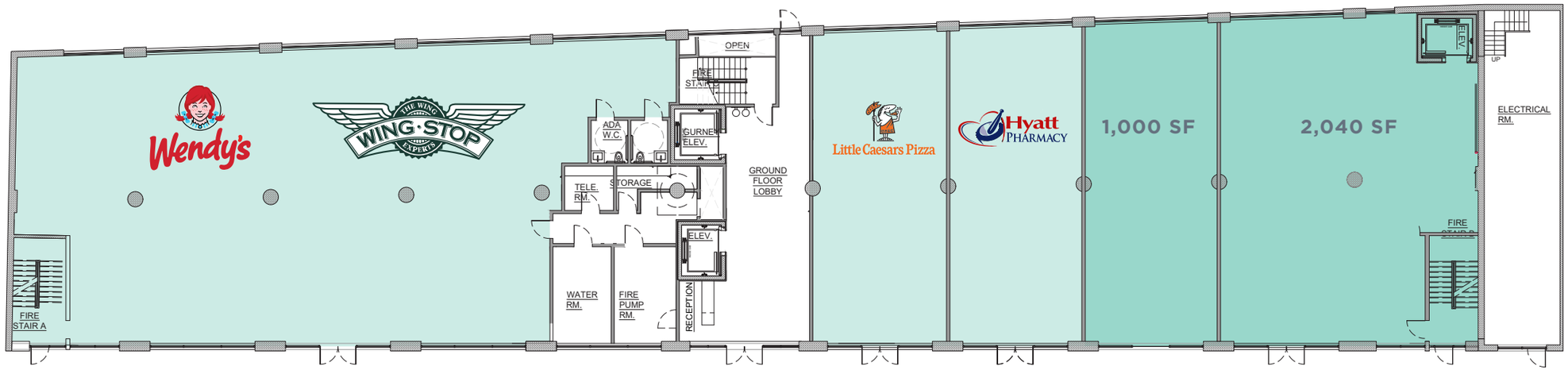
21ST STREET STATION

F

3,340,366 ANNUAL RIDERSHIP

LONG ISLAND CITY

DIVISION FLOORPLAN



21ST STREET

21ST STREET STATION

F

3,340,366 ANNUAL RIDERSHIP

TRANSIT MAP

Unparalleled Connectivity To Manhattan & Brooklyn

E F G M N R W 7

Long Island City Markets - Queens Plaza, Court Square, Hunters Point includes 8 subway lines transporting residents to and from Manhattan, Brooklyn, and Queens along with easy connections to LaGuardia and John F. Kennedy Airports. The area also has 13 bus lines connecting riders to NYC.

Key Destinations

Subway	F R	• 59th & Lexington	5 min.
	E	• 7th Ave. & 53rd St.	8 min.
	F M	• Rockefeller Center	8 min.
	7	• Grand Central Terminal	10 min.
	N R W	• 50th St.	10 min.
	E	• 42nd & 8th Ave.	12 min.
	N R W	• 49th & 7th Ave.	12 min.
	E	• Penn Station	14 min.
	R	• Wall St. & Broadway	25 min.
Railways		• Stamford, CT	55 min.
		• Westchester	30 min.
Driving		• LaGuardia Airport	13 min.
		• JFK Airport	20 min.
		• Wall St. & Broadway	30 min.

MARKET OVERVIEW

	Existing Q1 2023		In Construction / planned		TOTAL BY 2024	
RESIDENTIAL	33,000	UNITS	9,680	UNITS	42,680	UNITS
HOTELS	38	HOTELS	42	HOTELS	80	HOTELS
	4,300+	ROOMS	4,400+	ROOMS	8,700	ROOMS
OFFICE	11M SF	OFFICE SPACE	2.8M SF	OFFICE SPACE	13.8M SF	OFFICE SPACE
RETAIL	1.1M SF	RETAIL SPACE	318K SF	RETAIL SPACE	1.4M SF	RETAIL SPACE

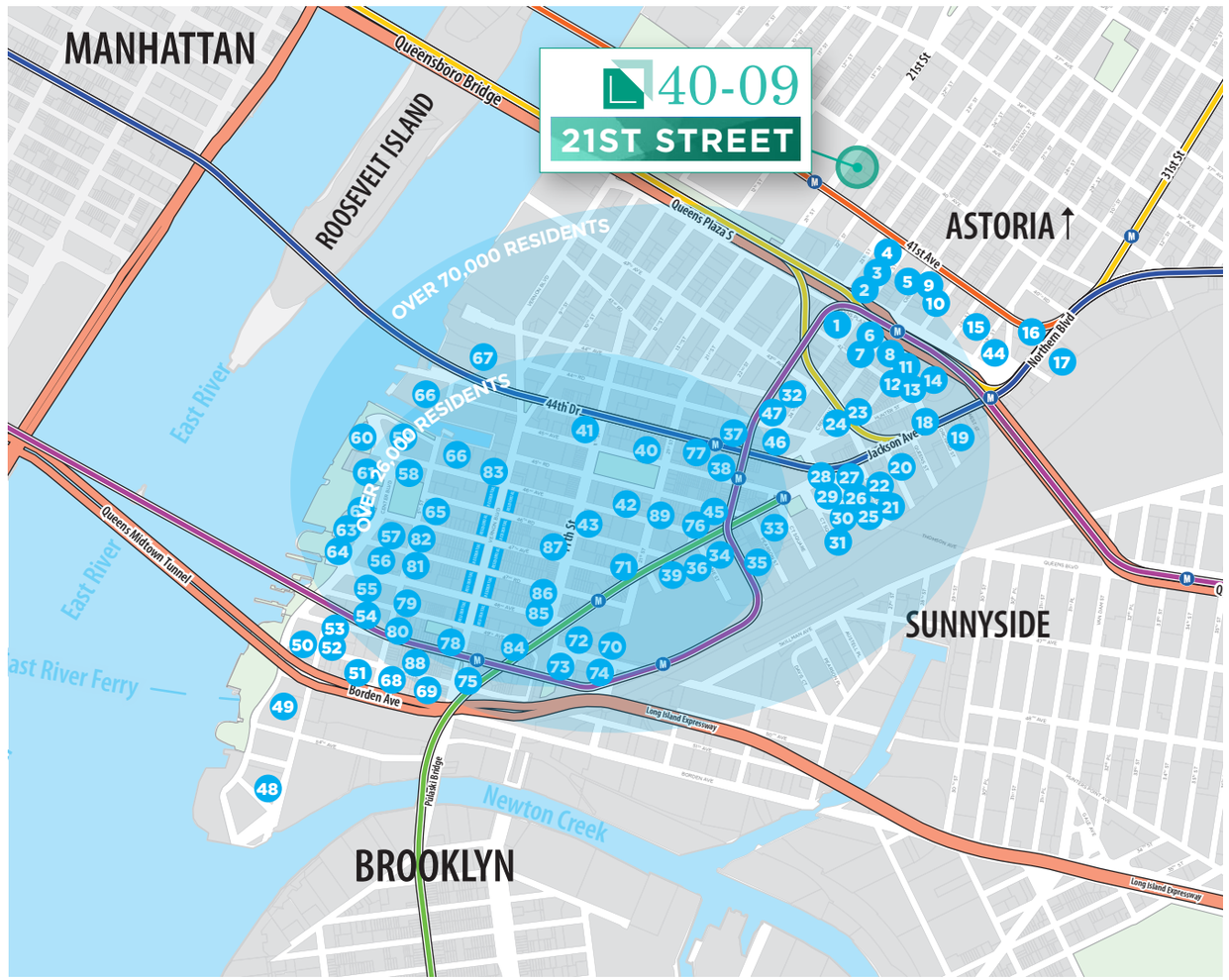
LIC TODAY

7,000+	BUSINESSES	8	SUBWAY LINES
130,000+	EMPLOYEES	15	BUS LINES
50,000+	HIGHER EDUCATION STUDENTS AT CUNY LAW & LAGUARDIA COMMUNITY COLLEGE	74	CITIBIKES
250+	RESTAURANTS, BARS AND CAFÉS	4	BRIDGES TO LIC
40+	ARTS AND CULTURAL INSTITUTIONS AND VENUES		

source: Long Island City Partnership

RESIDENTIAL MAP

1 23-10 QUEENS PLAZA SOUTH ..... 391 UNITS
2 QLIC ..... 421 UNITS
3 41-18 24TH STREET ..... 87 UNITS
4 Q41 ..... 117 UNITS
5 PACKARD SQUARE ..... 227 UNITS
6 24-16 QUEENS PLAZA SOUTH ..... 117 UNITS
7 42-14 CRESCENT STREET ..... 48 UNITS
8 42-15 CRESCENT STREET ..... 124 UNITS
9 41-17 CRESCENT STREET ..... 130 UNITS
10 QUEENS PLAZA CONDOS ..... 66 UNITS
11 ONE QUEENS PLAZA ..... 110 UNITS
12 42-20 27TH STREET ..... 195 UNITS
13 27 ON 27TH ..... 142 UNITS
14 28 ON 28TH ..... 477 UNITS
15 41-21 28TH STREET ..... 166 UNITS
16 LIC CLOCKTOWER ..... 800 UNITS
17 29-26 NORTHERN BLVD ..... 467 UNITS
18 48-02 42ND ROAD ..... 184 UNITS
19 48-02 42ND ROAD ..... 1,789 UNITS
20 ELECTRIC EAGLE TOWER ..... 783 UNITS
21 PURVES STREET CONDOS ..... 57 UNITS
22 44-15 PURVES STREET ..... 48 UNITS
23 DUTCH LIC ..... 86 UNITS
24 LINC LIC ..... 709 UNITS
25 HALO LIC ..... 284 UNITS
26 44-26 PURVES STREET ..... 270 UNITS
27 26-14 JACKSON AVENUE ..... 98 UNITS
28 43-25 HUNTER STREET ..... 974 UNITS
29 WATERMARK COURT SQUARE ..... 168 UNITS
30 27-21 44TH DRIVE ..... 120 UNITS
31 ARRIS LOFTS ..... 237 UNITS
32 43-30 24TH STREET ..... 921 UNITS
33 5 COURT SQUARE ..... 73 UNITS
34 5POINTZ ..... 1,100 UNITS
35 THE PEARSON COURT SQUARE ..... 197 UNITS
36 22-22 JACKSON AVENUE ..... 175 UNITS
37 21-45 44TH DRIVE ..... 76 UNITS
39 22-18 JACKSON AVE CONDOS ..... 182 UNITS
40 ONE MURRAY PARK ..... 45 UNITS
41 10-44 44TH DRIVE ..... 100 UNITS
42 44-35 11TH STREET ..... 24 UNITS
43 46-09 11TH STREET ..... 59 UNITS
44 AURORA ..... 132 UNITS
45 22-43 JACKSON AVENUE ..... 70 UNITS
46 COURT SQUARE CITY VIEW ..... 1,000 UNITS
47 STAWSKI ..... 921 UNITS
48 HUNTER'S POINT SOUTH DEV .. 3,000 UNITS
49 HUNTER'S POINT SOUTH DEV ... 1,200 UNITS
50 HUNTER'S POINT SOUTH DEV ..... 925 UNITS
51 THE FOUNDRY ..... 57 UNITS
52 POWERHOUSE CONDOS ..... 177 UNITS
53 GANTRY PARK LANDING ..... 199 UNITS
54 AVALON RIVERVIEW ..... 372 UNITS
55 CITY LIGHTS BUILDING ..... 572 UNITS
56 AVALON RIVERVIEW NORTH ..... 602 UNITS
57 4705 CENTER BLVD ..... 395 UNITS
58 4615 CENTER BLVD ..... 367 UNITS
59 4545 CENTER BLVD ..... 820 UNITS
60 4540 CENTER BLVD ..... 345 UNITS
61 4610 CENTER BLVD ..... 584 UNITS
62 THE VIEW ..... 184 UNITS
63 4720 CENTER BLVD ..... 498 UNITS
64 HUNTER'S POINT LIBRARY
65 THE MAXIMILIAN ..... 188 UNITS
66 PLAXALL ..... 5,000 UNITS
67 TF CORNERSTONE ..... 1,000 UNITS
68 MURANO ..... 76 UNITS
69 1 HUNTER POINT ..... 150 UNITS
70 11-55 49TH AVENUE ..... 194 UNITS
71 11-51 47TH AVENUE ..... 53 UNITS



72 48-15 11TH STREET ..... 73 UNITS
73 11-62 49TH AVE ..... 123 UNITS
74 4902 21ST STREET ..... 30 UNITS
75 10-17 JACKSON AVENUE ..... 33 UNITS
76 22-43 JACKSON AVENUE ..... 71 UNITS
77 21-30 44TH DRIVE ..... 85 UNITS
78 4918 VERNON BLVD ..... 15 UNITS
79 5-15 49TH AVENUE ..... 47 UNITS
80 5-03 50TH AVENUE ..... 12 UNITS
81 47-33 5TH STREET ..... 14 UNITS
82 47-09 5TH STREET ..... 15 UNITS
83 PARAGON PAINT FACTORY ..... 344 UNITS
84 10-63 JACKSON AVENUE ..... 41 UNITS
85 47-28 11TH STREET ..... 20 UNITS
86 47-34 11TH STREET ..... 20 UNITS
87 10-55 47TH AVENUE ..... 44 UNITS
88 5-21 51ST AVENUE ..... 27 UNITS
89 21-01 48TH AVENUE ..... 8 UNITS

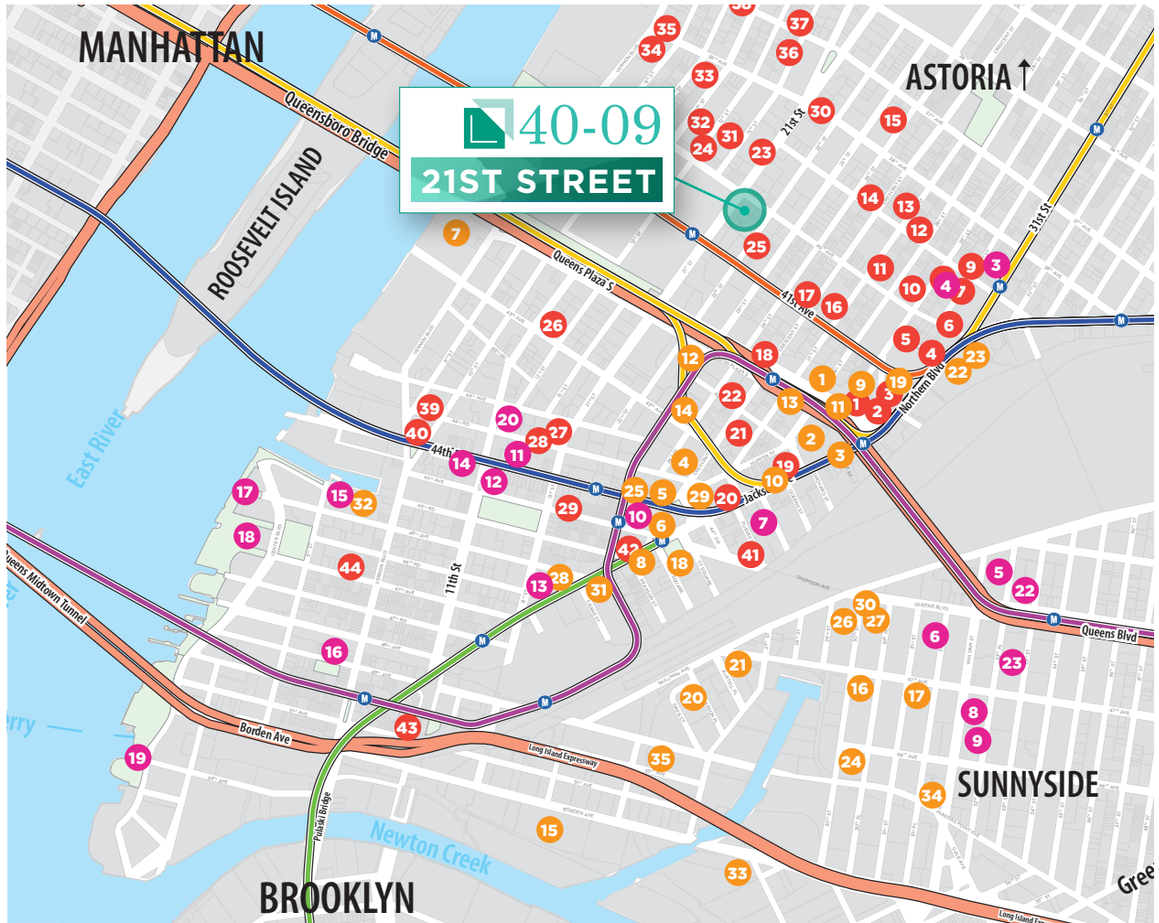
HOTEL | OFFICE | ATTRACTIONS MAP

HOTEL

1. Q4 HOTEL ..... 120 KEYS
2. COURTYARD MARRIOTT HOTEL .. 160 KEYS
3. HILTON GARDEN INN ..... 183 KEYS
4. FAIRFIELD INN BY MARRIOTT .... 152 KEYS
5. 29-12 40TH AVENUE ..... 76 KEYS
6. QUALITY INN ..... 48 KEYS
7. HOME 2 SUITES BY HILTON ..... 115 KEYS
8. HOLIDAY INN ..... 136 KEYS
9. HOTEL VETIVER ..... 63 KEYS
10. NESVA HOTEL ..... 32 KEYS
11. HOTEL VETIVER ..... 79 KEYS
12. FOUR POINTS BY SHERATIN ..... 88 KEYS
13. THE BORO HOTEL ..... 116 KEYS
14. RAMADA INN ..... 80 KEYS
16. 40-40 27TH STREET ..... 70 KEYS
17. COUNTRY INN & SUITES ..... 133 KEYS
18. 41-08 CRESCENT STREET ..... 243 KEYS
19. A LOFT HOTEL ..... 176 KEYS
20. HYATT PLACE HOTEL ..... 108 KEYS
21. CROWNE PLAZA ..... 224 KEYS
22. COMFORT INN ..... 80 KEYS
24. HOWARD JOHNSON INN ..... 100 KEYS
25. 40-47 22ND STREET ..... 74 KEYS
26. Z HOTEL ..... 100 KEYS
27. 44-04 21ST STREET ..... 89 KEYS
28. THE LOCAL ..... 37 KEYS
29. 21-12 44TH DRIVE ..... 70 KEYS
39. DREAM HOTEL ..... 199 KEYS
40. WYNDHAM GARDEN ..... 128 KEYS
41. 28-27 THOMPSON AVENUE ..... 87 KEYS
42. TOKYO INN ..... 1,260 KEYS
43. 38-42 11TH STREET ..... 133 KEYS
44. 5-35 47TH AVENUE ..... 28 KEYS

OFFICE

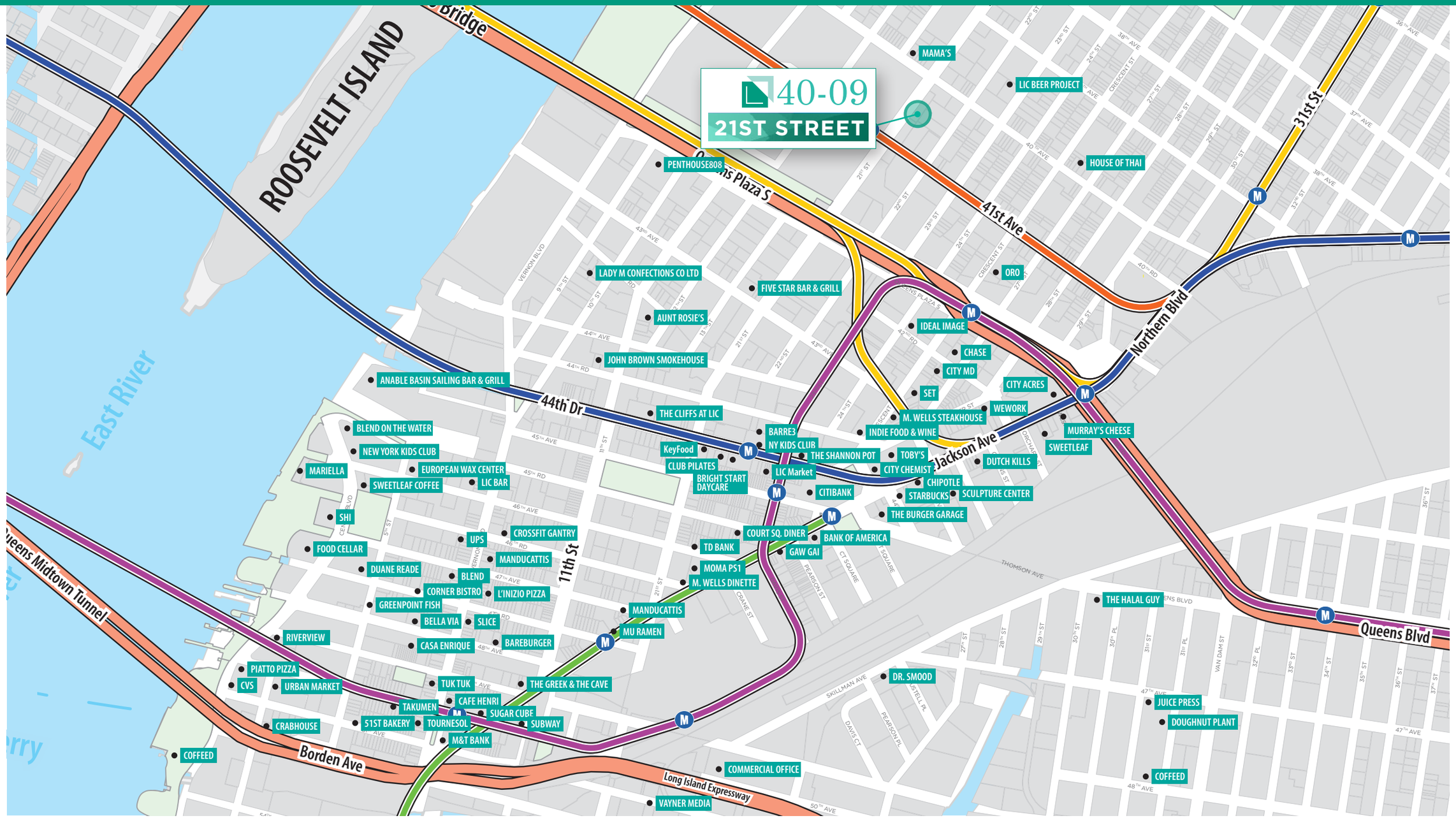
1. 1 METLIFE PLAZA ..... 700,000 SF
2. TWO GOTHAM CENTER ..... 662,000 SF
3. 1 & 3 GOTHAM CENTER ..... 1,100,000 SF
4. UN FEDERAL CREDIT UNION ..... 275,000 SF
5. TWO COURT SQUARE ..... 441,000 SF
6. CITI 1 ..... 1,500,000 SF
7. SILVERCUP WEST ..... 1,000,000 SF
8. 23-20 JACKSON AVENUE ..... 80,000 SF
9. DEPARTMENT OF EDUCATION .... 200,000 SF
10. 27-35 JACKSON AVENUE ..... 50,000 SF
11. 27-14 QUEENS PLAZA SOUTH ..... 30,000 SF
12. SILVERCUP ..... 3,000 daily visitors
13. PUBLICIS ..... 100,000 SF
14. 22-15 43RD AVENUE
15. FRESH DIRECT SITE ..... 276,000 SF
16. FACTORY BUILDING ..... 1,000,000 SF
17. FALCHI BUILDING ..... 658,029 SF
18. QUEENS SUPREME COURT .... 85,000 visitors
19. LIC CLOCK TOWER ..... 51,870 SF
20. ZIPPER BUILDING ..... 60,670 SF
21. 47-37 AUSTELL PLACE ..... 120,000 SF
22. 30-20 NORTHERN BLVD ..... 315,621 SF
23. APPLE BUILDING ..... 430,000 SF
24. THE BINDERY ..... 150,000 SF
25. COURT SQUARE CITY VIEW ..... 100,000 SF
26. LGA COMMUNITY COLLEGE
27. MAYO STUDIOS
28. PS1 ..... 150,000 annual visitors
29. CUNY SCHOOL OF LAW ..... 500 students
30. NY DESIGNS
31. CRANE STREET STUDIOS
32. GREENPOINT MANUFACTURIG DESIGN CENTER
33. ROXY STUDIO
34. TESLA MOTORS QUEENS SERVICE
35. 23-02 49TH AVENUE ..... 656,000 SF



ATTRACTIONS

1. THALIA SPANISH THEATRE
2. MUSEUM OF THE MOVING IMAGES
3. FLUX FACTORY
4. FISHER LANDAU CENTER FOR ART
5. CITYVIEW RACQUET CLUB
6. LGA PERFORMING ARTS CENTER
7. SCULPTURE CENTER
8. INDOOR EXTREME SPORTS LIC
9. CITY OF ICE PAVILION
10. QUEENS BOROUGH PUBLIC LIBRARY
11. THE CLIFFS AT LIC
12. DORSKY GALLERY
13. MOMA PS1
14. BRICKHOUSE CERAMIC ART CENTER
15. LIC FLEA & FOOD
16. THE CHOCOLATE FACTORY
17. PEPSI CO. SIGN
18. GANTRY PLAZA STATE PARK
19. LIC LANDING
20. LOCAL PROJECT
21. MUSEUM FOR AFRICAN ART
22. YMCA
23. MOMA QNS
24. QUEENS COUNCIL ON THE ARTS

RETAILERS MAP



FOR MORE INFORMATION, PLEASE CONTACT OUR EXCLUSIVE AGENTS:

STEVEN E. BAKER
212-792-2636
stevenb@winick.com

THOMAS GALO
212-792-2602
tgalo@winick.com

WRG | WINICK REALTY GROUP

Winick Realty Group LLC, Licensed Real Estate Brokers
655 Third Avenue, 24th Floor | New York, NY 10017
T 212-792-2600 | F 212-792-2660 | winick.com

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE