

Nº
8
COURT
SQUARE




**PRIME CAFÉ LOCATION IN THE HEART OF
LONG ISLAND CITY**



PROPERTY FEATURES

- 8 Court Square sits directly across from the iconic Court Square Park and Long Island City Courthouse yet is just steps away from the main retail thoroughfare of Jackson Avenue and the Court Square Subway. This property offers a uniquely elegant and calm location befitting a café with tremendous access to the significant local residential and office populations.
- The area has recently attracted several well-known national retailers, including Target, Trader Joe's and Sweetgreen, yet remains very underserved by retail and especially food and beverage locations of distinction
- More than 35,000 residential units have been recently delivered or are currently under construction in Long Island City which, in addition to the 10 million square feet of office space in the neighborhood, provides a significant installed base of customers
- Proximity to significant residential and office populations, as well as student populations at LaGuardia Community College and cultural venues such as PS1, provides unique opportunity for successful breakfast, lunch and dinner services as well as on-going opportunities for both on premise and take-away sales of beverages and food.

HIGHLIGHTS

- At the base of a brand new 157-unit luxury rental building
- Situated adjacent to the building lobby and on a rare residential block
- Prime location with multiple transportation arteries
- Just steps from the  subway lines



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PROPERTY OVERVIEW

RETAIL ADDRESS 27-09 THOMSON AVE

RETAIL	SQ FT
GROUND FLOOR	1,245 SF
FRONTAGE	59 FT
CEILING HEIGHT	22 FT

POSSESSION NOVEMBER 2023

CONDITION WHITE BOX



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SQUARE

FLOOR PLAN

Retail Space

Ground Floor
1,245 SF

Frontage
59 FT

Ground Floor



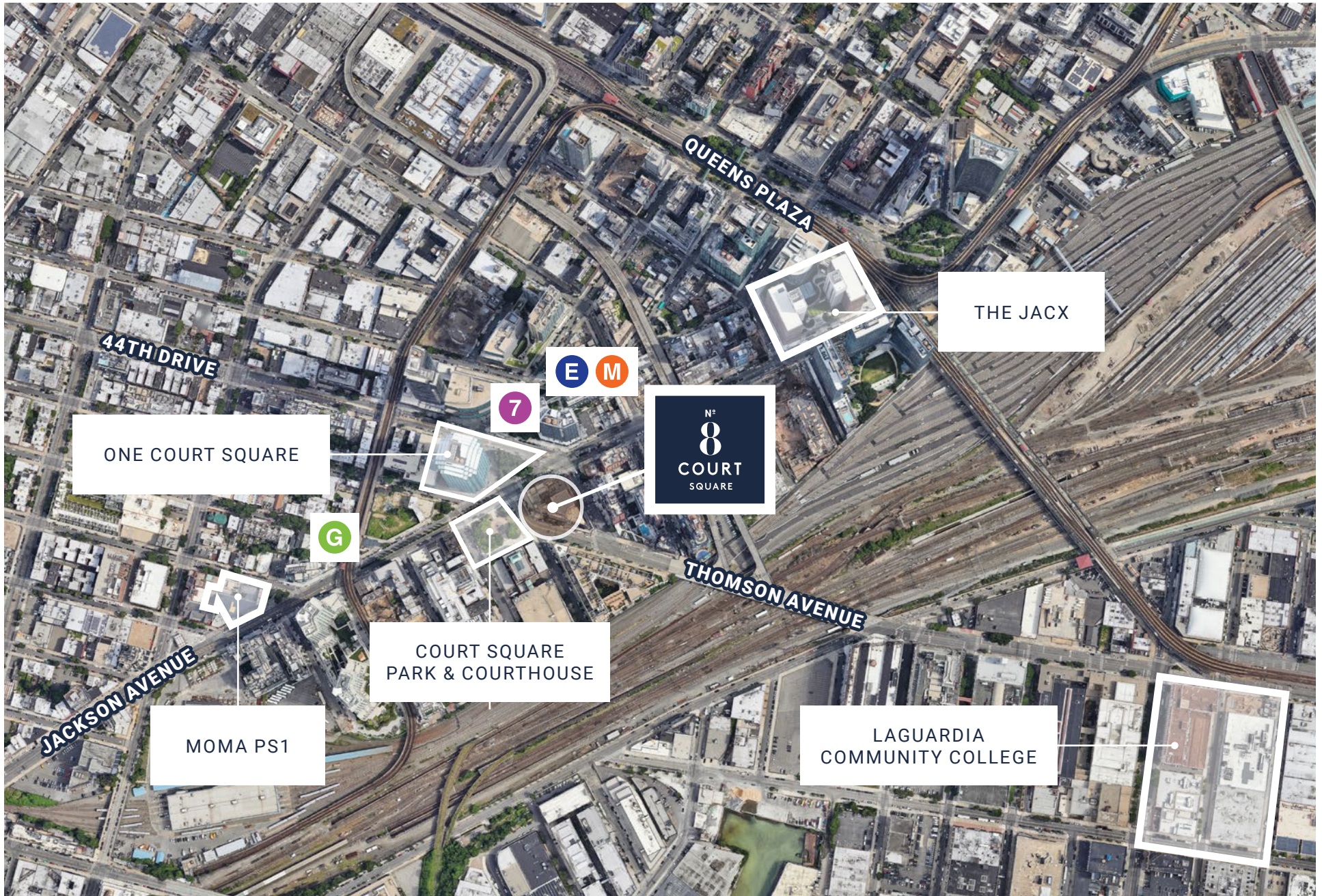
ONE COURT SQUARE



OVERLOOKING COURT SQUARE PARK

AND JUST STEPS AWAY FROM ONE COURT SQUARE
(FORMER CITICORP BUILDING)

COURT SQUARE, LONG ISLAND CITY AERIAL MAP



JACKSON AVENUE RETAILER MAP

WELCOME
TO LONG ISLAND CITY,
A VIBRANT CITY WITHIN
A CITY WHERE
RETAIL THRIVES.



TRANSPORTATION MAP



HOTEL

EXISTING 2022

42
Hotels

EXISTING 2022

4,300+
Rooms

UNDER CONSTRUCTION

39
Hotels

UNDER CONSTRUCTION

5,700+
Rooms

RESIDENTIAL

EXISTING 2022

24,300+
Units

UNDER CONSTRUCTION

11,800+
Units

OFFICE

EXISTING 2022

10M SF+
Office Space

UNDER CONSTRUCTION

5.6M SF+
of which Life Sciences comprise
1M SF+

RETAIL

EXISTING 2022

815K SF+

UNDER CONSTRUCTION

400K SF+



7,000+
Businesses



130K+
Employees



250
Restaurants/Bars/Cafes



50K+
College Students



120K SF+
Arts & Culture



8
Subway Lines



15
Bus Lines



74
Citibike Docks



4
Bridges

Nº
8
COURT
SQUARE

LONG ISLAND CITY
NEW YORK

FOR MORE INFORMATION, PLEASE CONTACT OUR EXCLUSIVE AGENTS

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