

Nº  
8  
COURT  
SQUARE



PRIME RETAIL SPACE IN  
LONG ISLAND CITY



## PROPERTY FEATURES

- Located at the absolute center of Long Island City on Jackson Avenue, the main retail thoroughfare.
- Directly across from the iconic 1 Court Square and the Long Island City Courthouse, both major local landmarks.
- Long Island City is the fastest growing neighborhood in New York City and one of the few live/work/play neighborhoods in the city outside Manhattan.
- The area has recently attracted several well-known national retailers including Target, Trader Joe's, Walgreens, and Sweetgreen in addition to a number of notable boutique stores.
- Over the next three years, the area is expected to see significant increases in residential and worker population. This will be driven by a projected 50% increase in residential units as well as significant office developments especially as LIC emerges as a regional Life Sciences hub.
- Already underserved from a retail standpoint, the increasing residential and office populations will accelerate demand for additional retailers, restaurants, and services.

## HIGHLIGHTS

- At the base of a brand new 157-unit luxury rental building
- Located on the best retail corner in LIC with exceptional visibility on Jackson Ave and 44th Drive
- Prime location with multiple transportation arteries
- Just steps from the  subway lines

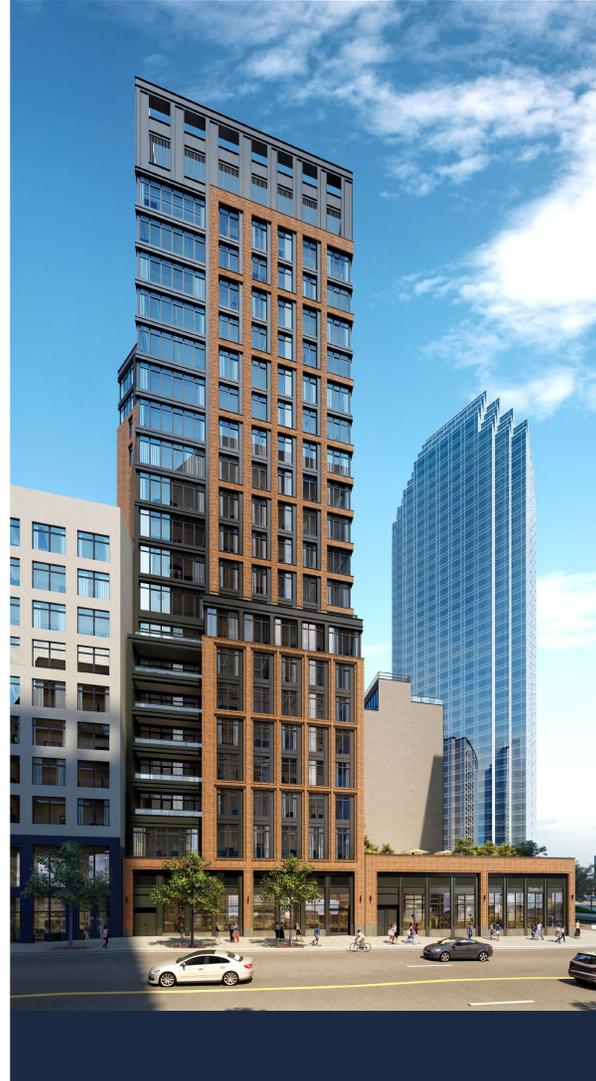


# PROPERTY OVERVIEW

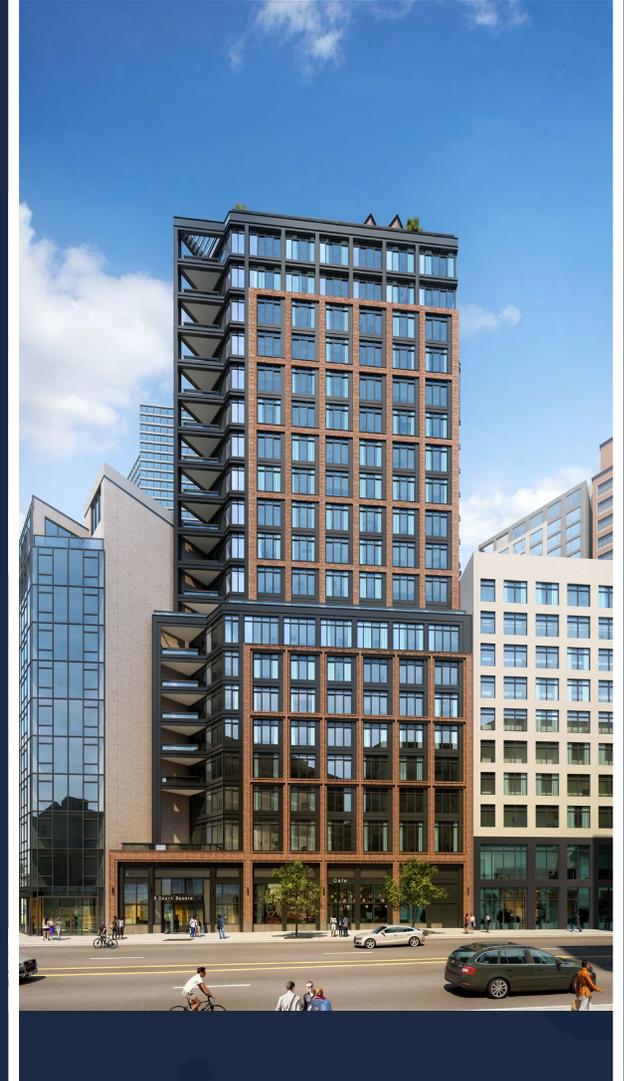
## SPACE A JACKSON AVENUE



## SPACE B 44TH DRIVE



## SPACE C THOMSON AVENUE

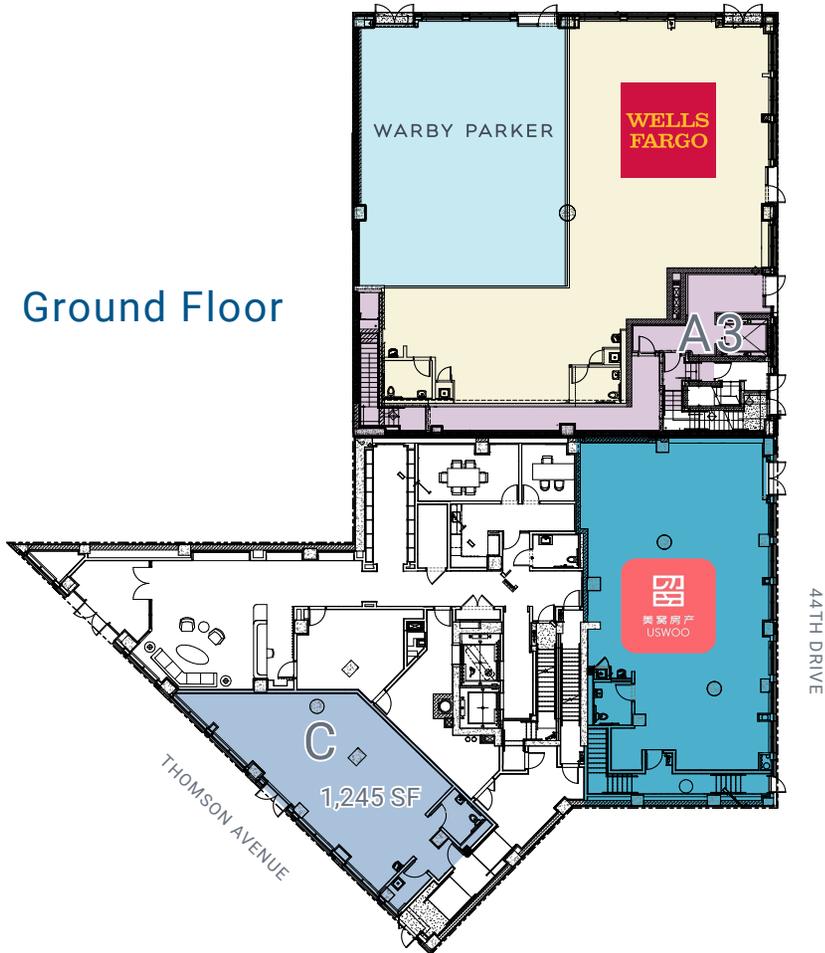


POSSESSION  
SEPT 2023

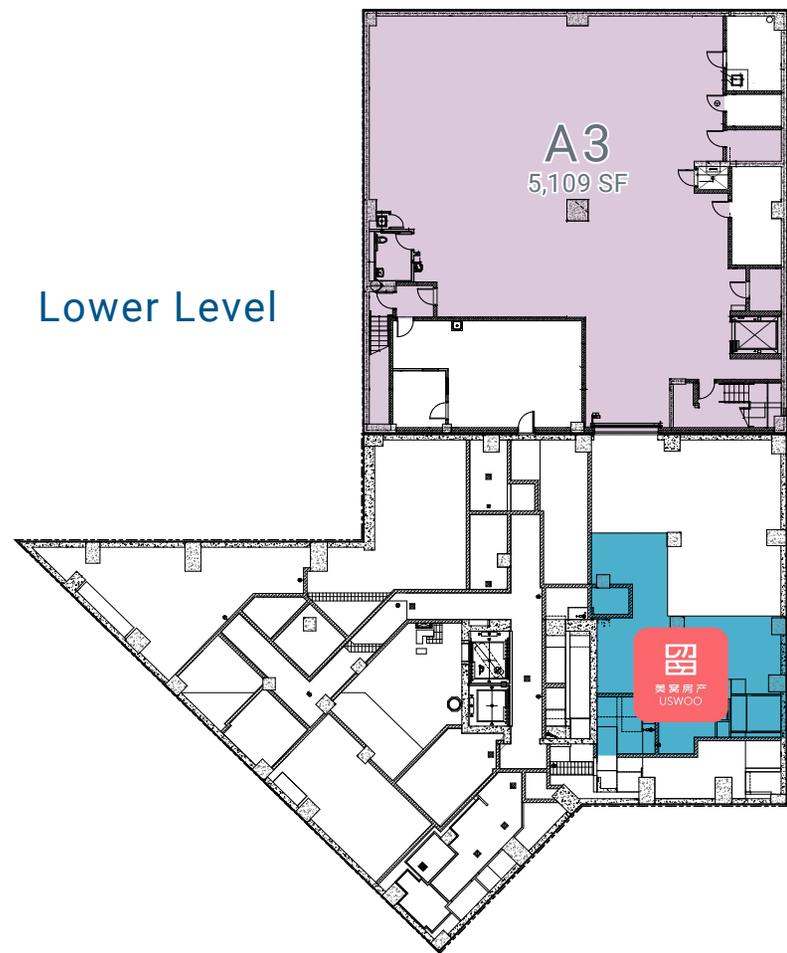
CONDITION  
WHITE BOX

	RETAIL	SQ FT	FRONTAGE	CEILING HT
A1	GROUND FL A1	2,063-SF <b>LEASED</b>	40 FT	~16-20 FT
A2	GROUND FL A2	2,985-SF <b>LEASED</b>	89 FT	~16-20 FT
A3	GROUND FL A3 VESTIBULE	991 SF	15 FT	~16-20 FT
	LOWER LEVEL	5,109 SF		~12 FT
	TOTAL	6,105 SF		
B	GROUND FL	2,527-SF		~16-20 FT
	LOWER LEVEL	1,252-SF		~12 FT
	TOTAL	3,580-SF <b>LEASED</b>	62 FT	
C	GROUND FL	1,245 SF	59 FT	~16-20 FT

Ground Floor

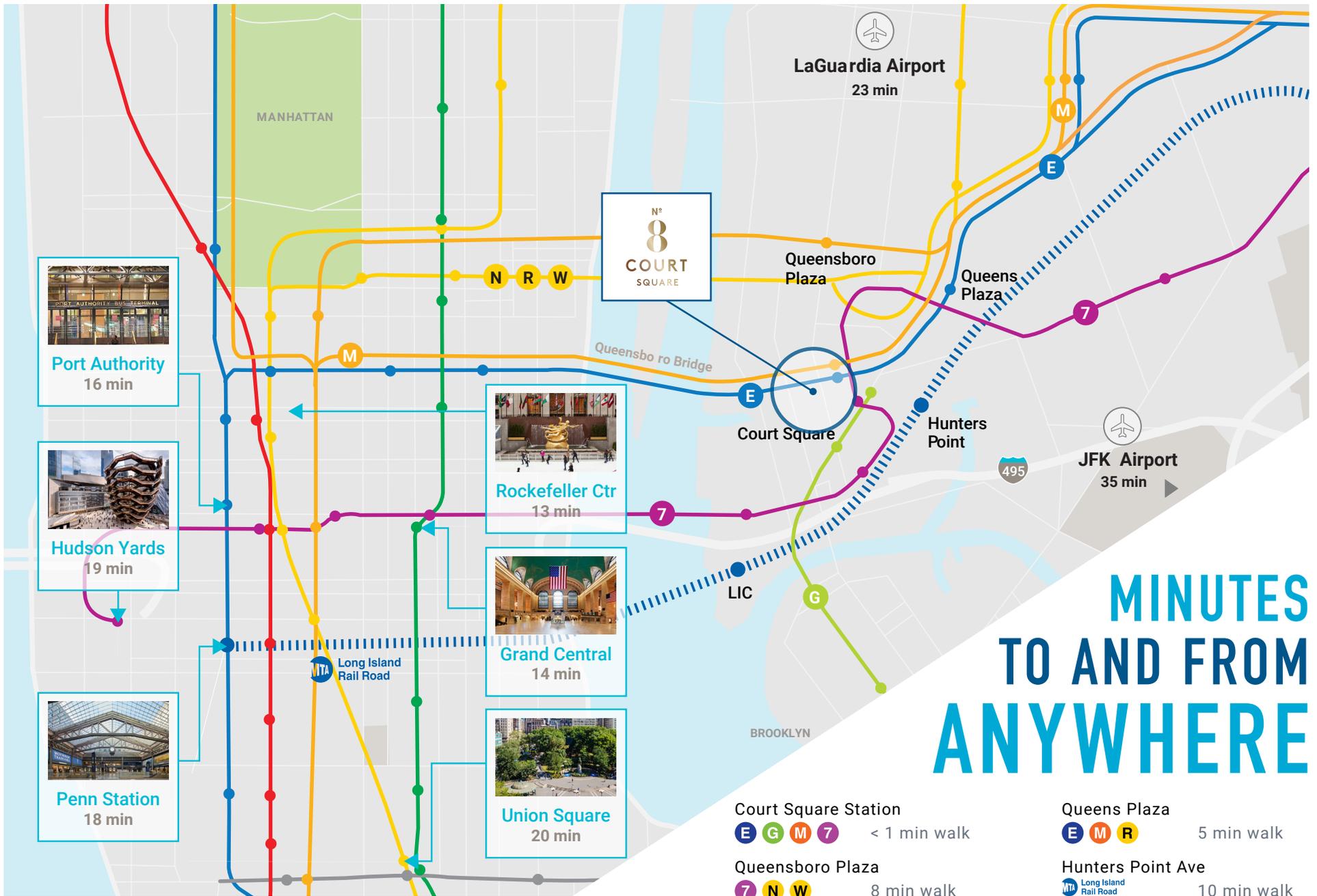


Lower Level





# 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

STEVEN E. BAKER  
212-792-2636  
STEVENB@WINICK.COM

THOMAS GALO  
212-792-2602  
TGALO@WINICK.COM

SPENCER PLANIT  
212-792-2604  
SPLANIT@WINICK.COM



WINICK REALTY GROUP LLC, LICENSED REAL ESTATE BROKERS  
655 THIRD AVENUE, 24TH FLOOR | NEW YORK, NY 10017 | T 212-792-2600 | 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