

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



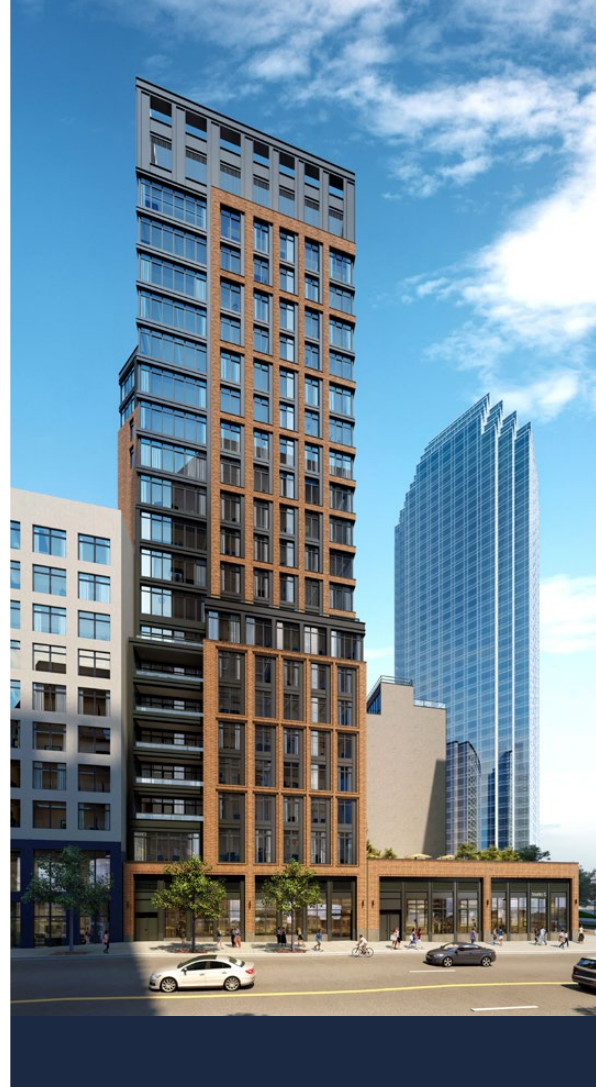


# PROPERTY OVERVIEW

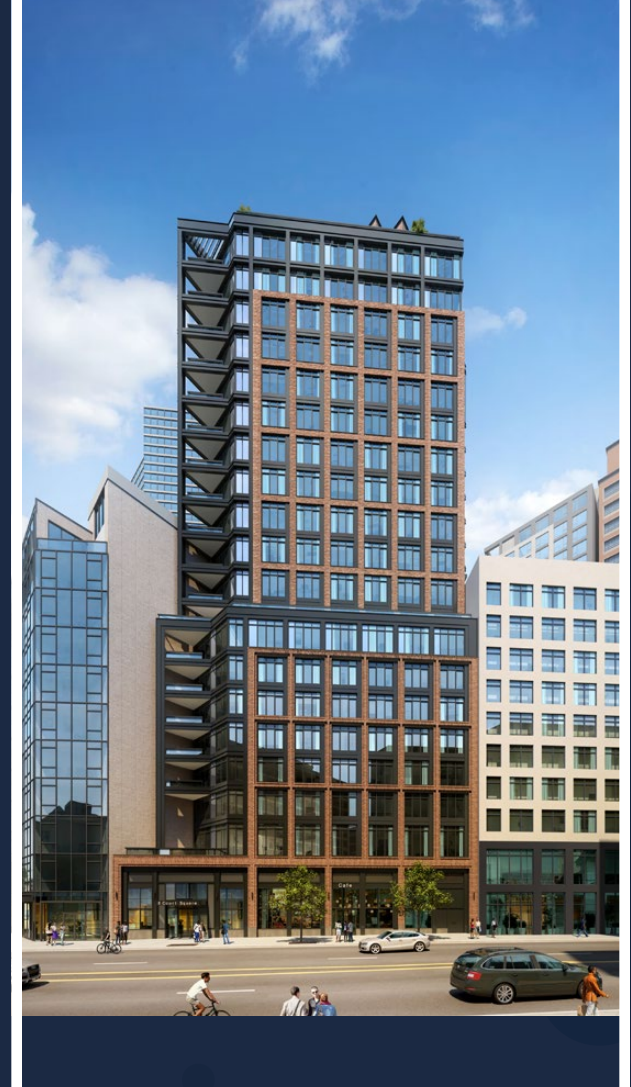
## SPACE A JACKSON AVENUE



## SPACE B 44TH DRIVE



## SPACE C THOMSON AVENUE



POSSESSION  
SEPT 2023

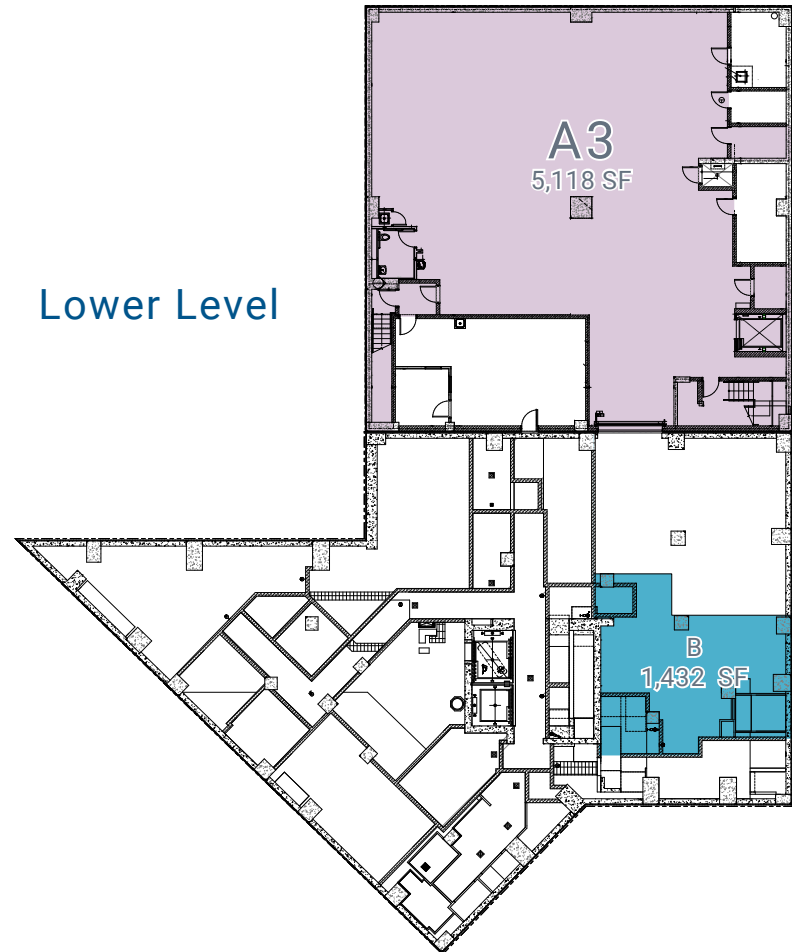
CONDITION  
WHITE BOX

RETAIL	SQ FT	FRONTAGE	CEILING HT
<b>A1</b> GROUND FL A1	2,070-SF	40 FT	~16-20 FT
<b>LEASE OUT</b>			
<b>A2</b> GROUND FL A2	3,001-SF	89 FT	~16-20 FT
<b>LEASE OUT</b>			
<b>A3</b> GROUND FL A3 VESTIBULE	987 SF	15 FT	~16-20 FT
LOWER LEVEL	5,118 SF		~12 FT
TOTAL	6,105 SF		
<b>B</b> GROUND FL	2,506-SF		~16-20 FT
LOWER LEVEL A	1,074-SF		~12 FT
TOTAL	3,580-SF	62 FT	
<b>LEASE OUT</b>			
<b>C</b> GROUND FL	1,241 SF	59 FT	~16-20 FT

Ground Floor

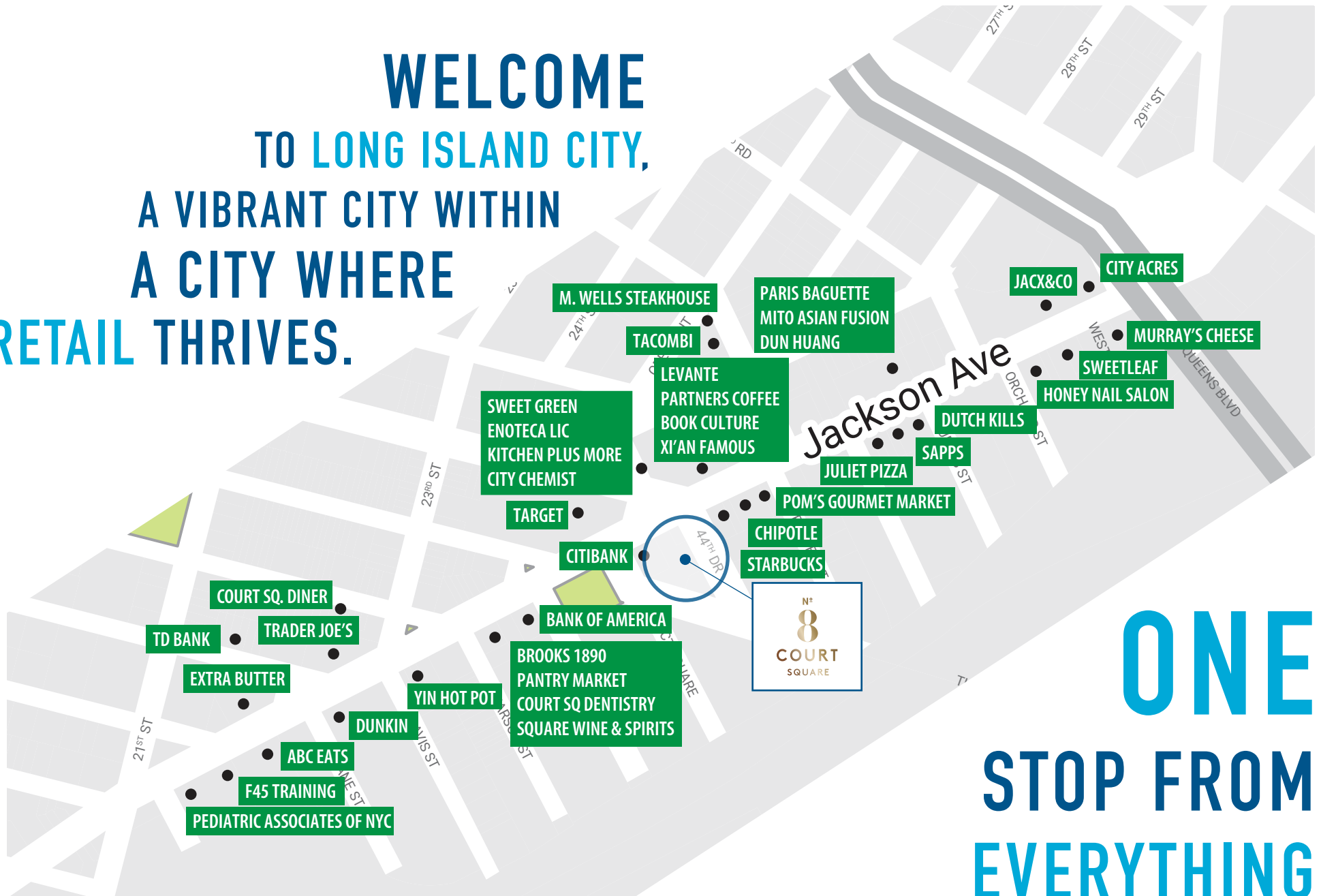


Lower Level



# JACKSON AVENUE RETAILER MAP

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



**ONE**  
**STOP FROM**  
**EVERYTHING**



# 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

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