

91-19 63rd Drive
REGO PARK, NY

RETAIL FOR LEASE

SECOND GENERATION RESTAURANT POTENTIAL

EXISTING 10'-0" HOOD | ANSUL FIRE SUPPRESSION SYSTEM IN PLACE

Leasing Overview

SPACE	SIZE (RSF)	RENT	LEASE TYPE
Ground Floor	±3,500 SF	Upon Request	Modified Gross

Opportunity Highlights

1. **SECOND GENERATION RESTAURANT POTENTIAL**
   Previously built-out for food use, featuring a 10-foot hood and an Ansul® fire suppression system in place.
2. **FLEXIBLE USES**
   Ideal for retail, food & beverage, service, showroom, medical, wellness, fitness, and more.
3. **EXPANSIVE BASEMENT**
   ±2,500 SF basement (front portion only) for storage, prep, or back-of-house use.
4. **HIGH CEILINGS**
   16' ceiling height, with potential to increase to ±18', allowing for a variety of interior layouts.
5. **DIVISIBLE SPACE**
   Approximately 3,500 SF that can be leased as a single unit or subdivided to accommodate multiple tenants.

EXCELLENT TRANSIT ACCESS
Near E/F/M/R Subway at 63rd Drive – Rego Park

FOOT TRAFFIC
Along a busy retail corridor

STRONG AREA DEMOGRAPHICS
Dense residential and commercial trade area

PRIME LOCATION
In the heart of Rego Park with a solid neighborhood demand

Conceptual rendering illustrates sterefront image and is for illustrative purposes only and does not represent the property's existing condition or guaranteed improvements. Actual conditions may vary. All dimensions, features, proposed uses, and requirements are subject to verification, landlord approval, and applicable governmental approvals.

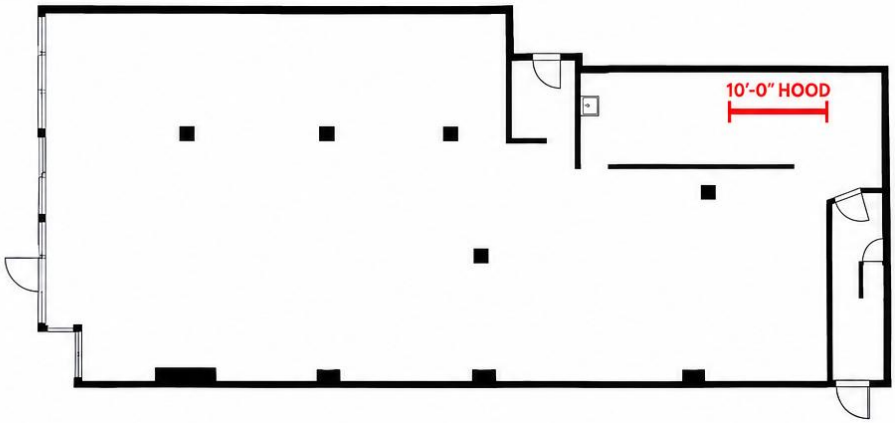
Helmsley Spear
OF LONG ISLAND

Michael Azizi
Licensed Real Estate Salesperson
516-945-9895
mazizi@HelmsleySpear.com

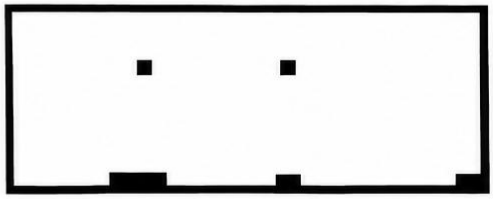
91-19 63RD DRIVE
REGO PARK, NY

RETAIL FOR LEASE

GROUND FLOOR



BASEMENT (FRONT PORTION ONLY)



2ND GENERATION RESTAURANT POTENTIAL

- **ANSEL FIRE SUPPRESSION SYSTEM IN PLACE**
- **10'-0" HOOD INSTALLED**
- **APPROX. 3,500 SF GROUND FLOOR**
- **APPROX. 2,500 SF BASEMENT** (FRONT PORTION ONLY)
- **16' CEILINGS** (POTENTIAL TO 18')
- **FLEXIBLE SUBDIVISION POTENTIAL**

FLOOR PLAN

Helmsley Spear
OF LONG ISLAND

Michael Azizi
Licensed Real Estate Salesperson
516-945-9895
mazizi@HelmsleySpear.com