



LIRR STATION LEASING

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NEW RETAIL LEASING

5 Stations



RIVERHEAD



DOUGLASTON



KEW GARDENS



LAWRENCE

WOODMERE

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KEW GARDENS — Main Line

SPACE: 600 SF (approx.)

TERM: 10-15 YRS

USES: Various Retail, Café

PROPERTY HIGHLIGHTS:

- Platform extension is planned
- Situated in village setting on the inbound platform
- Retail is located nearby on the lefferts blvd. Overpass to the east
- Public bathroom access
- LIRR owned parking lot (approx. 20 Spaces) parking is free and unrestricted
- HVAC: Cooling - Window Unit(s)
Heating - Gas burner

STATION RIDERSHIP:

Waiting Room Hours:
Mon-Fri: 5AM - 2PM

West Bound

Weekday **897**
Weekend **1,311**
Total: **2,208**

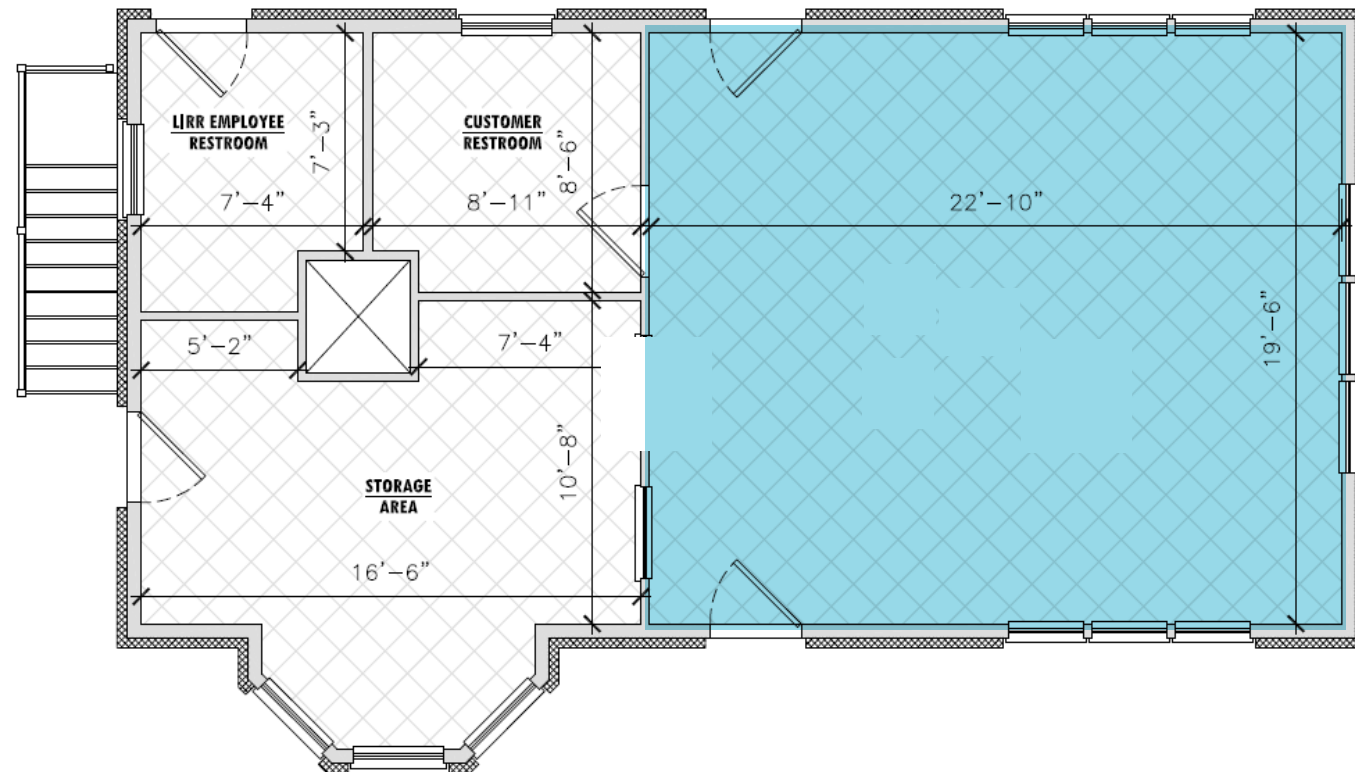
East Bound

Weekday **881**
Weekend **1,157**
Total: **2,032**

MTA KEW GARDENS—Main Line

FLOOR PLANS

■ Available





DOUGLASTON — Port Washington Line

SPACE: 650 SF (approx.)

TERM: 10-15 YRS

USES: Various Retail or Café

PROPERTY HIGHLIGHTS:

- Located in the Douglaston hamlet on inbound platform
- Pedestrian plaza, tables and seating along the driveway maintained by Douglaston Local Development Corporation
- 2018 Planned Improvements:
 1. Roof
 2. Interior wall finishes
 3. Restroom fixtures
 4. Pedestrian subway rehab
- Public Bathroom Access
- Limited Parking Access
- HVAC: Cooling - Window unit
Heating - Electric

STATION RIDERSHIP:

Waiting Room Hours: Mon-Fri: 5AM - 10PM
Sunday: 5AM - 4PM

West Bound

Weekday **1,281**
Weekend **777**
Total: **2,058**

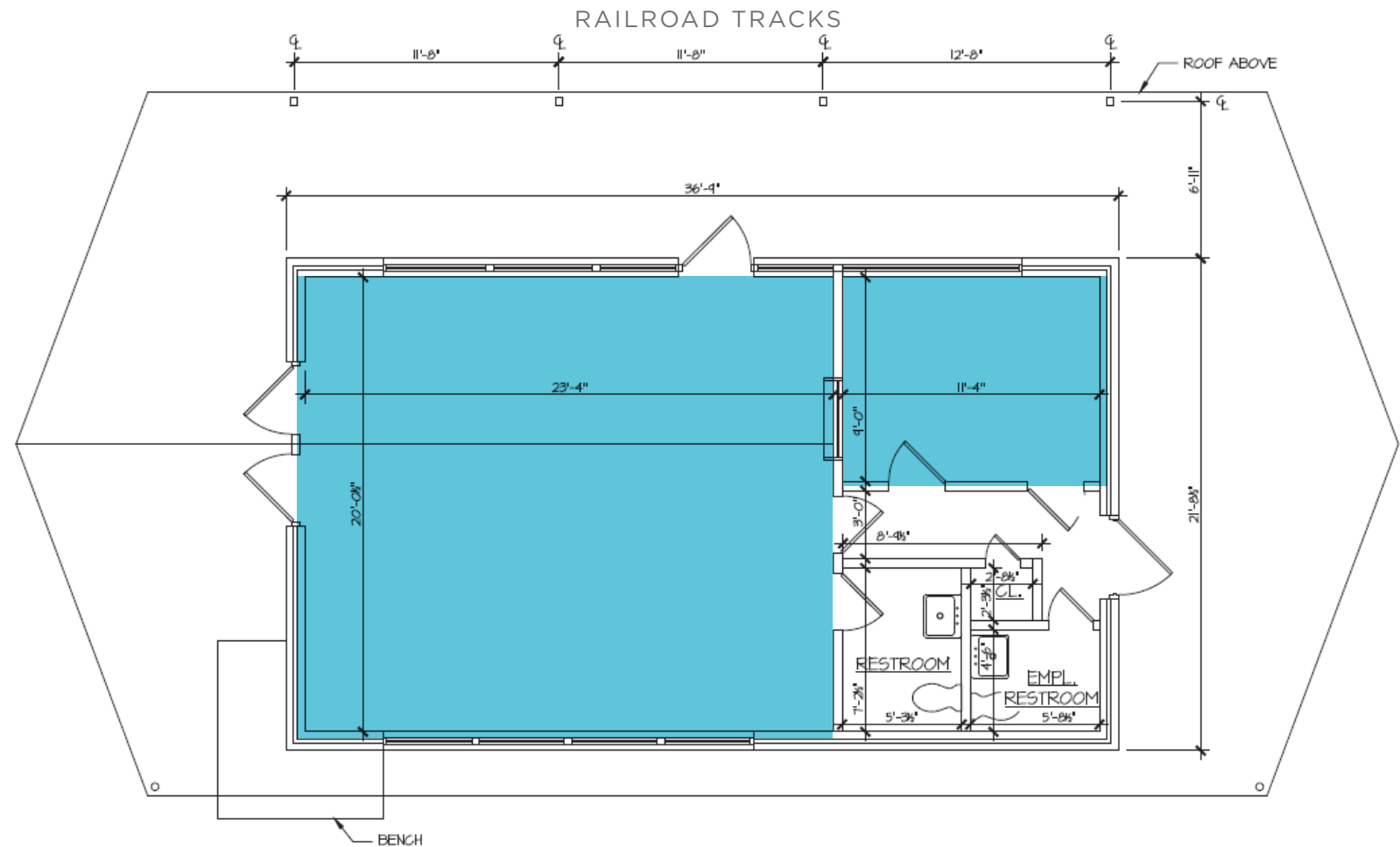
East Bound

Weekday **1,197**
Weekend **725**
Total: **1,922**


DOUGLASTON — Port Washington Line

FLOOR PLANS

 Available





WOODMERE — Far Rockaway Line

SPACE: 1,300 SF (approx.)

TERM: 10-15 YRS

USES: Retail or Local Interest Use

PROPERTY HIGHLIGHTS:

- Located in a Primarily Residential Community
- Outside of Traditional Commercial Area
- Inbound Platform
- Recently Vacated Taxi Office
- Public Bathroom Access
- Approximately 50 onsite /256 commuter parking spaces in the vicinity of the station. Parking is at approx. 90% capacity. There is no dedicated parking spaces, with the exception of one space reserved for tenant use.
- HVAC: Cooling - Partial (ticket office)
Heating - Radiant

STATION RIDERSHIP:

Waiting Room Hours: Mon-Fri: 5:30AM - 2:30PM

West Bound

Weekday **942**
Weekend **548**
Total: **1,490**

East Bound

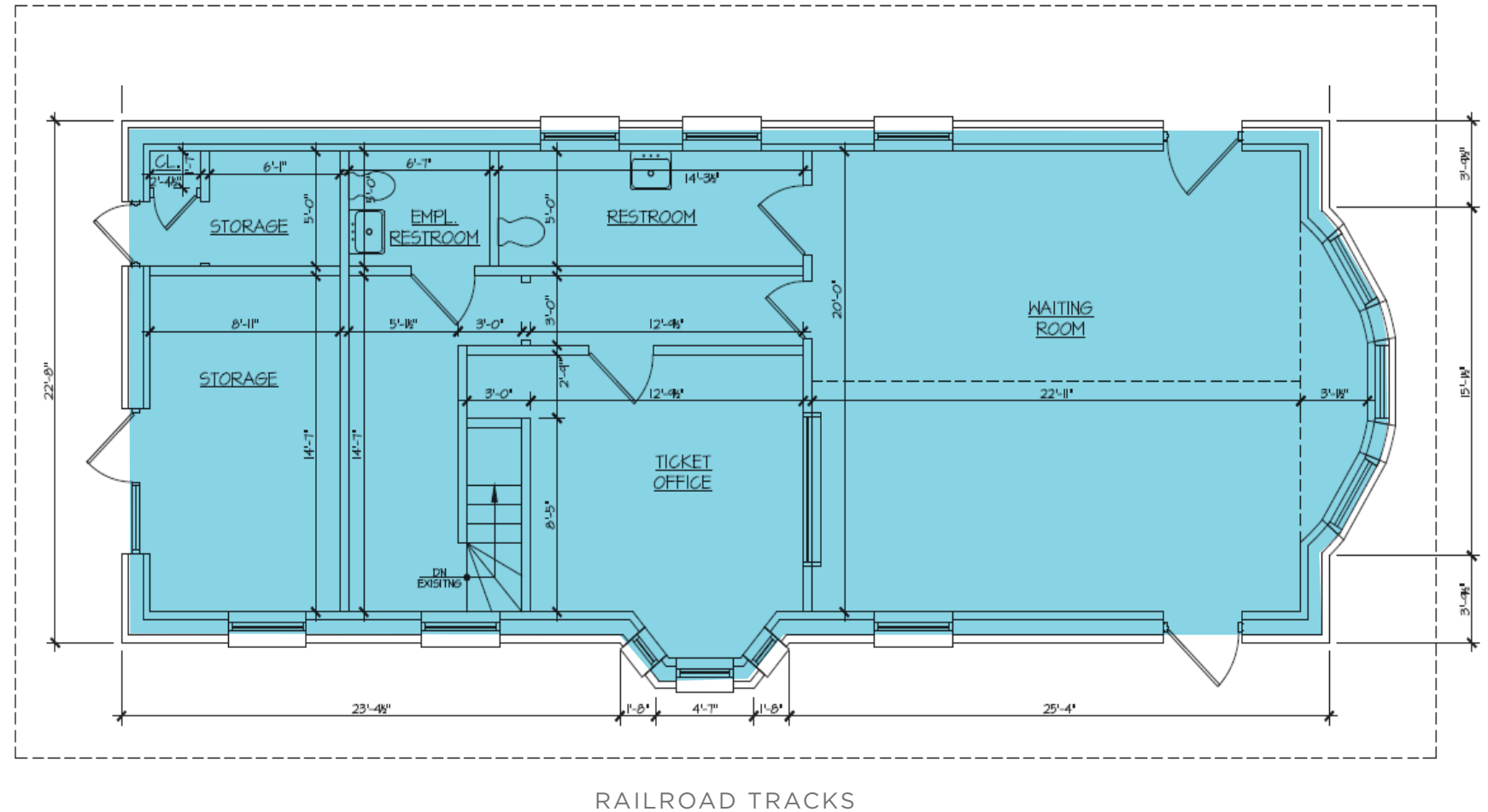
Weekday **825**
Weekend **587**
Total: **1,412**



WOODMERE—Far Rockaway Line

FLOOR PLANS

 Available





LAWRENCE — Far Rockaway Line

SPACE: 1,100 SF (approx.)

TERM: 10-15 YRS

USES: Retail, Café, Local Interest Use

PROPERTY HIGHLIGHTS:

- Located near Lawrence Village Hall and Post Office
- Some retail nearby
- Inbound platform
- Outside of Traditional Commercial Area
- Public Bathroom Access
- Adjacent Large Village Owned Parking Lot (approximately 240 spaces)
- HVAC:
- Ticket Office potentially available

STATION RIDERSHIP:

Waiting Room Hours: Mon-Fri: 5AM - 10PM

West Bound

Weekday **358**
Weekend **366**
Total: **724**

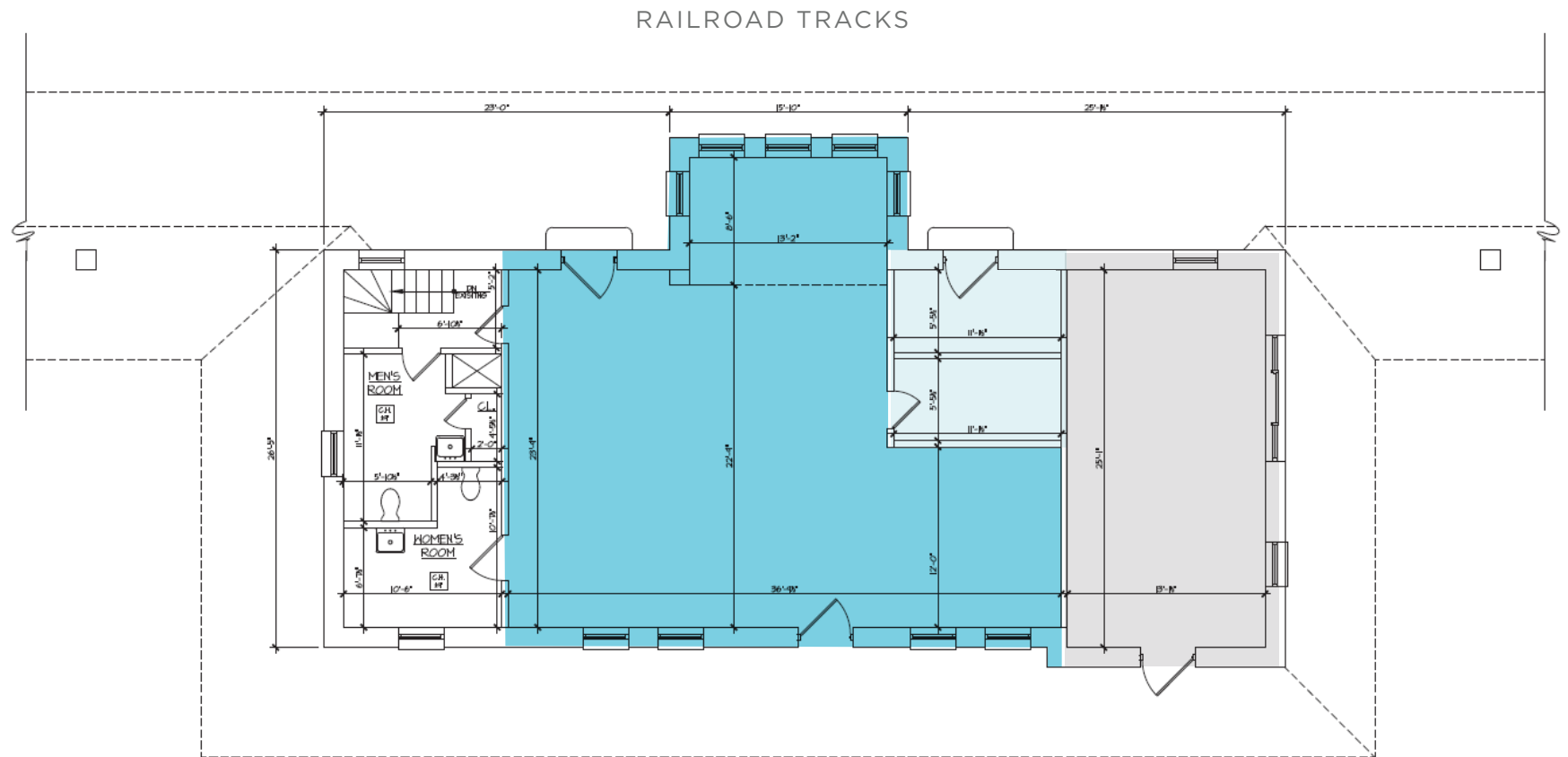
East Bound

Weekday **368**
Weekend **340**
Total: **708**

MTA **LAWRENCE**—Far Rockaway Line

FLOOR PLANS

- Available
- Potentially Available
- Not Available





MTA RIVERHEAD—Ronkonkoma Line

SPACE: 1,500 SF (approx.)
PLUS: 425 SF (2 Outdoor Canopies)
TERM: 10-15 YRS
USES: Retail

PROPERTY HIGHLIGHTS:

- Closed station building, housing former waiting room and ticket office
- The Railroad Museum of Long Island directly adjacent
- Entire building was refurbished in the late 1990s – new building systems, finishes and lighting were added
- Unrestricted parking available on-site (approx. 20 spaces) plus, large Town-owned parking lot is also adjacent
- Public Bathroom Access
- Commercial-residential area near County courthouses and retail
- HVAC:

STATION RIDERSHIP:

Waiting Room Hours:
None. Station Closed to Public

Arrival/Departures: 75 per week total


RIVERHEAD—Ronkonkoma Line

FLOOR PLANS

 Available

