



THE **ROCKAWAY DEVELOPMENT & REVITALIZATION** **CORPORATION** OF QUEENS, NEW YORK

Downtown Far Rockaway Retail Vacancy Report MARCH 2022

Prepared by: RDRC Rockaways Business Resource Center

Beach Channel Drive – Mott Avenue to Dix Avenue



13-04 Beach Channel Drive
Lot Area: 6,507 sq ft
Lot Frontage: 62'
Lot Depth: 91'
Number of Vacant Commercial Units: 1
Gross Floor Area: 7,048 sq ft (estimated)
Zoning: R6 Commercial Overlay: C2-4



13-12 Beach Channel Drive
Lot Area: 1,050 sq ft
Lot Frontage: 40'
Lot Depth: 183'
Number of Vacant Commercial Units: 1
Gross Floor Area: 1,400 sq ft (estimated)
Zoning: R6 Commercial Overlay: C2-4



13-24 Beach Channel Drive
Lot Area: 11,500 sq ft
Lot Frontage: 66'
Lot Depth: 188'
Number of Commercial Units: 1
Gross Floor Area: 3,600 sq ft
Zoning: R6 Commercial Overlay: C2-4



13-30 Beach Channel Drive
Lot Area: 2,862 sq ft
Lot Frontage: 57.25'
Lot Depth: 50'
Number of Units: 1
Gross Floor Area: 2,521 sq ft
Zoning: R5 Commercial Overlay: C2-4

Central Avenue – Mott Avenue to Nameoke Avenue



16-11 Central Avenue
Lot Area: 2500 sq ft
Lot Frontage: 33'
Lot Depth: 100'
Number of Commercial Units: 1
Gross Floor Area: 3,600 sq ft
Zoning: R6 Commercial Overlay: C2-4



14-25 Central Avenue
Lot Area: 5,775 sq ft
Lot Frontage: 57.75'
Lot Depth: 100'
Number of Commercial Units: 1
Gross Floor Area: 8,400 sq ft
Zoning: R6 Commercial Overlay: C2-4



13-38,40,42 Central Avenue
Area: 10,450 sq ft
Lot Frontage: 50'
Lot Depth: 150'
Number of Commercial Units: 3
Gross Floor Area: 5,250 sq ft
Zoning: R6 Commercial Overlay: C2-4

Mott Avenue – Beach Channel Drive to Cornaga Avenue



21-17 Mott Avenue
Lot Area: 22,000 sq ft
Lot Frontage: 44.58'
Lot Depth: 100.43'
Number of Commercial Units: 1
Gross Floor Area: 10,500 sq ft
Zoning: R6 Commercial Overlay C2-4

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1927-29 Mott Avenue
Lot Area: 10,550 sq ft
Lot Frontage: 130.75'
Lot Depth: 99.33'
Number of Commercial Units: 2
Gross Floor Area: 41,400 sq ft
Zoning: R6 Commercial Overlay: C2-4

19-17 Mott Avenue
Lot Area: 23,048 sq. ft
Front Frontage: 219.72'
Lot Depth: 100'
Number of Commercial Units: 1
Gross Floor Area: 10,400
Zoning: R6 Commercial Overlay: C2-4



Beach 20th Street Mott to New Haven Avenues



10-51 A, B, C Beach 20th Street
Lot Area: 8,000 sq ft
Lot Frontage: 125'
Lot Depth: 160'
Number of Commercial Units: 3
Gross Floor Area: 8,740 sq ft
Zoning: R6 Commercial Overlay: C2-4

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1045 Beach 20th Street
Lot Area: 12,950 sq ft
Lot Frontage: 125'
Lot Depth: 90'
Number of Commercial Units: 1
Gross Floor Area: 30,000 sq ft
Zoning: R6 Commercial Overlay: C2-4



1037 Beach 20th Street
Lot Area: 12,950 sq ft
Lot Frontage: 125'
Lot Depth: 90'
Number of Commercial Units: 1
Gross Floor Area: 30,000 sq ft
Zoning: R6 Commercial Overlay: C2-4



10-27 Beach 20th Street
Lot Area: 8,000 sq ft
Lot Frontage: 50'
Lot Depth: 160'
Number of Commercial Units: 3
Gross Floor Area: 3,750 sq ft
Zoning: R6 Commercial Overlay: C2-4

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10-25 Beach 20th Street
Lot Area: 5,616 sq ft
Lot Frontage: 61.2'
Lot Depth: 91.99'
Number of Commercial Units: 1
Gross Floor Area: 3,660 sq ft
Zoning: R6 Commercial Overlay: C2-4



10-17 Beach 20th Street
Lot Area: 6,475 sq ft
Lot Frontage: 70'
Lot Depth: 92.25'
Number of Commercial Units: 1
Gross Floor Area: 4,200 sq ft
Zoning: R6 Commercial Overlay: C2-4



10-05 Beach 20th Street
Lot Area: 21,878 sq ft
Lot Frontage: 126'
Lot Depth: 92.75'
Number of Commercial Units: 1
Gross Floor Area: 4,500 sq ft
Zoning: R6 Commercial Overlay: C2-4

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10-04 Beach 20th Street
Lot Area: 6,550 sq ft
Lot Frontage: 6,550'
Lot Depth: 110'
Number of Commercial Units: 1
Gross Floor Area: 12,240 sq ft
Zoning: R6 Commercial Overlay: C2-4



529 Beach 20th Street
Lot Area: 6,000 Sq ft
Lot Frontage: 50'
Lot Depth: 120'
Number of Commercial Units: 1
Gross Floor Area: 9,900 sq ft
Zoning: R6 Commercial Overlay C2-4

526,28,30 Beach 20th Street
Lot Area: 31,350 sq ft
Lot Frontage: 165'
Lot Depth: 190'
Number of Commercial Units: 3
Gross Floor Area: 12,000 sq ft
Zoning: R5. Commercial Overlay C2-4



RDRC Downtown Far Rockaway Retail Vacancy Report – March 2022



522 Beach 20th Street
Lot Area: 31,350 sq ft
Lot Frontage: 165'
Lot Depth: 190'
Gross Floor Area: 12,000 sq ft
Zoning: R5 Commercial Overlay: C1-2



625 (A) (B) (C) Beach 20th Street
Lot Area: 11,500 sq ft
Lot Frontage: 92'
Lot Depth: 125'
Gross Floor Area: 16,360 sq ft

Number of Commercial Units: 2
Zoning: R5 Commercial Overlay: C1-2

Beach 21st Street – Mott Avenue to Cornaga Avenue



1050 Beach 21st Street
Lot: 1,800 sq ft
Lot Frontage: 75'
Lot Depth: 70'
Number of Commercial Units: 1
Gross Floor Area: 3,000 sq ft
Zoning: R6 Commercial Overlay: C2-4

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1087 Beach 21st Street
 Lot Area: 11,844 sq ft
 Lot Frontage: 93.45'
 Lot Depth: 118.58'
 # of Commercial Units: 1
 Gross Floor Area: 12,000 sq ft
 Zoning: R6 Commercial Overlay: C2-4

Beach 22nd Street – Mott Avenue to Loretta Road



21-13 Mott Avenue
 Lot: 11,844 sq ft
 Lot Frontage: 93.45'
 Lot Depth: 118.58'
 Number of Commercial Units: 1
 Gross Floor Area: 16,400 sq ft
 Zoning: R6 Commercial Overlay: C 2-4

1090 Beach 22nd Street
 Lot: 11,844 sq ft
 Lot Frontage: 93.45'
 Lot Depth: 118.58'
 Number of Commercial Units: 1
 Gross Floor area: 16,400 sq ft
 Zoning: R6 Commercial Overlay: C 2-4

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Cornaga Avenue – Mott Avenue to Beach 22nd Street



19-19 Cornaga Avenue
Lot: 5,856 sq ft
Lot Frontage: 40' Lot Depth: 150.6'
Lot Depth: 150.6'
Number of Commercial Units: 1
Gross Floor Area: 3,485 sq ft
Zoning: R6 Commercial Overlay: C2-4



19-25 Cornaga Avenue
Lot: 4,783 sq ft
Lot Frontage: 50.73'
Lot Depth: 100'
Number of Commercial Units: 1
Gross Floor Area: 5,058 sq ft
Zoning: R6 Commercial Overlay: C2-4



18-33 Cornaga Avenue
Lot: 3,780 sq ft
Lot Frontage: 42'
Lot Depth: 90'
Number of Commercial Units: 1
Gross Floor Area: 1,560 sq ft
Zoning: R6 Commercial Overlay: C2-4

FOAM PLACE (OFF CENTRAL AVENUE)



1139 Foam Place
Lot Area: 6,480 sq ft
Lot Frontage: 60.05'
Lot Depth: 125'
of Commercial Units: 1
Gross Floor Area: 12,000 sq ft
Zoning: R6 Commercial Overlay: C2-4

EXHIBIT A
TARGET AREA MAP
DOWNTOWN FAR ROCKAWAY



DOWNTOWN FAR ROCKAWAY VACANCY REPORT FOR PERIOD ENDING 11/30/2021

Total # of Ground Floor Commercial/Retail Spaces:	288
Total # of Vacant Commercial/Retail Spaces:	40
Vacancy Rate:	14%

ABOUT THIS REPORT

**The Downtown Far Rockaway Commercial District Vacancy Report is funded by
NYC Small Businesses Services and NYC City Councilwoman Selvena Brooks-
Powers**



**SELVENA
BROOKS-POWERS**

CITY COUNCIL, DISTRICT 31



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