

RETAIL | MEDICAL | RESTAURANT SPACE

FOREST HILLS, NY

107-02 QUEENS BOULEVARD

SIZE

Unit C2-2 3,820 SF

ASKING RENT

Upon Request

FRONTAGE

34' along Queens Boulevard

POSSESSION

Immediate

CO-TENANTS

Planet Fitness, Spear Therapy, American Standard Hospitality, Italian Restaurant Chain

NEIGHBORS

Trader Joe's, Bank of America, Target, Men's Wearhouse, 7-Eleven, Gap, Dunkin', HSBC Bank, Capital One Bank, AT&T, Jersey Mike's, Paris Baguette, Citibank, Chase Bank, The Vitamin Shoppe, Rite Aid, McDonald's, Shake Shack

COMMENTS

- Rare new development in the heart of Forest Hills right on Queens Boulevard
- 2nd Floor parking garage available for retail and customers
- At the base of 74 Residential condo units
- 15-Year ICAP tax abatement
- Join Planet Fitness, Spear Therapy & American Standard Hospitality
- Multiple buses, LIRR and subway lines within a minute walk
- Queens Boulevard which leads to midtown Manhattan - 15 minute drive from property
- Space is in vanilla box condition with new HVAC of one ton per 250 SF, 600 amps of electricity, plumbing & ADA bathroom
- **E F M & R** Subway trains available at the Forest Hills-71st Ave stop
- Heavy density with over 10,000 apartment units within several blocks radius of the property

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

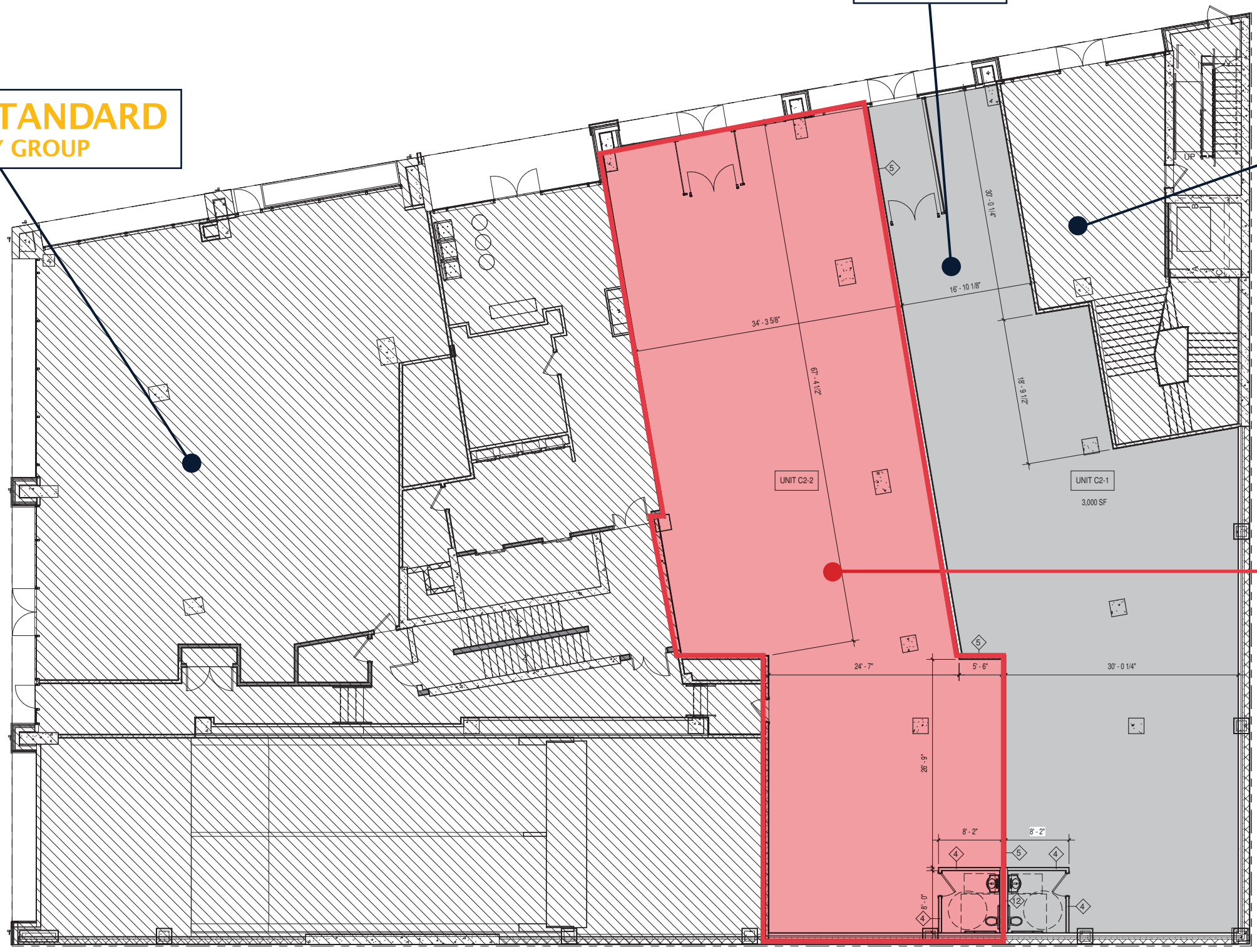
MARKET AERIAL



SITE PLAN

GROUND FLOOR

**AMERICAN STANDARD
HOSPITALITY GROUP**



**Available Space
3,820 SF
34' Frontage/Entrance
On Queens Blvd**

**Parking Garage Access Spaces for roughly 100 Cars
Parking Garage is on the 2nd Floor**

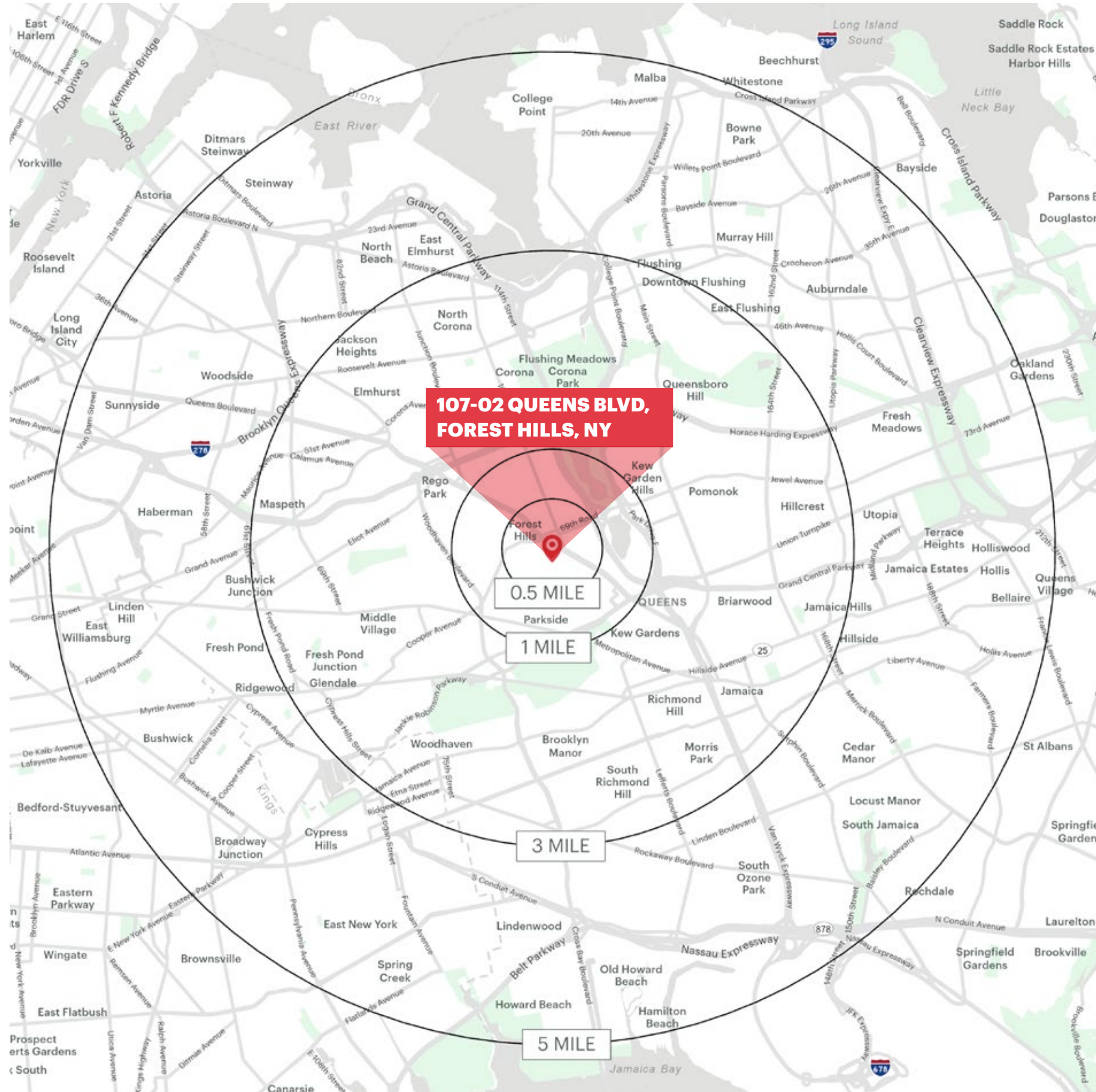
EXTERIOR PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



**107-02 QUEENS BLVD,
FOREST HILLS, NY**

0.5 MILE

1 MILE

3 MILE

5 MILE

.5 MILE 1 MILE 3 MILE 5 MILE

POPULATION	32,737	94,262	942,037	2.1M
NUMBER OF HOUSEHOLDS	16,586	43,962	316,218	723,350
AVERAGE HOUSEHOLD INCOME	\$131,559	\$118,548	\$91,324	\$89,696
MEDIAN HOUSEHOLD INCOME	\$98,206	\$88,517	\$67,761	\$66,359
COLLEGE GRADUATES	18,070 70%	45,074 62%	213,403 32%	468,486 31%
TOTAL BUSINESSES	1,184	2,877	21,708	49,006
TOTAL EMPLOYEES	17,008	41,285	302,968	690,607
DAYTIME POPULATION	33,021	90,302	824,166	1.8M

AREA DEMOGRAPHICS

