



OFFICE & MEDICAL SPACE FOR RENT

FOREST HILLS, NY

104-70 QUEENS BLVD | PARKER TOWERS OFFICE

SIZE

Unit 502 - 1,493 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

NEIGHBORS

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

COMMENTS

- Parker Towers Office is adjacent to a three building complex with 1,327 apartment units
- Parking garage is adjacent to the office building
- All office uses are considered; Perfect for law, medical, accounting & non-profit offices
- Nearly 90,000 people live within a one-mile radius
- Strong demand for office in Forest Hills
- Great transportation routes from Parker Towers Office
 - 15-minutes away from Midtown Manhattan via Queens Blvd
 - Minutes away from the Long Island Expressway (LIE) and Grand Central Parkway
 - Two blocks away from the **E**, **F**, **M** & **R** trains & several blocks from the Forest Hills LIRR Station

CONTACT EXCLUSIVE AGENTS

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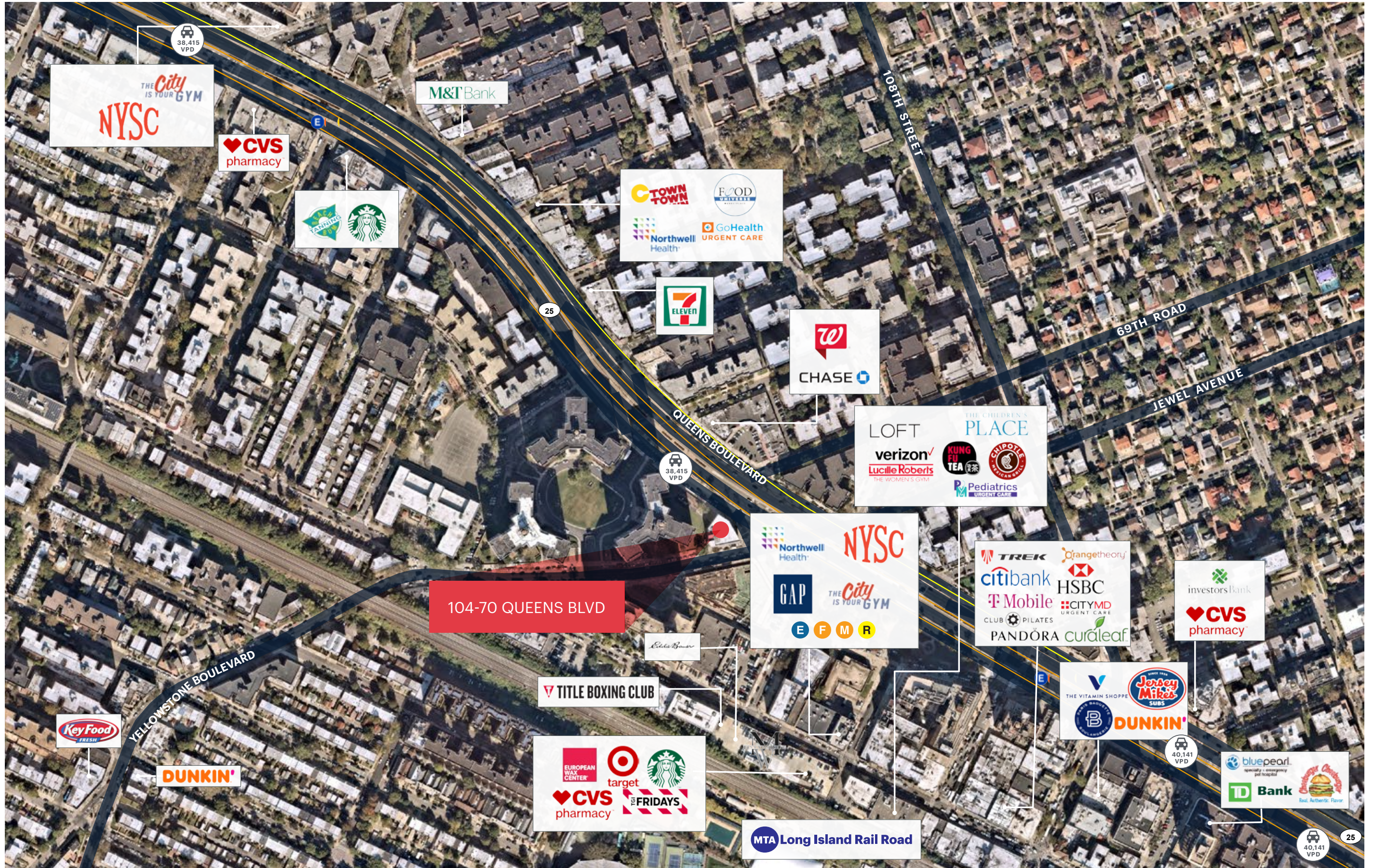


80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

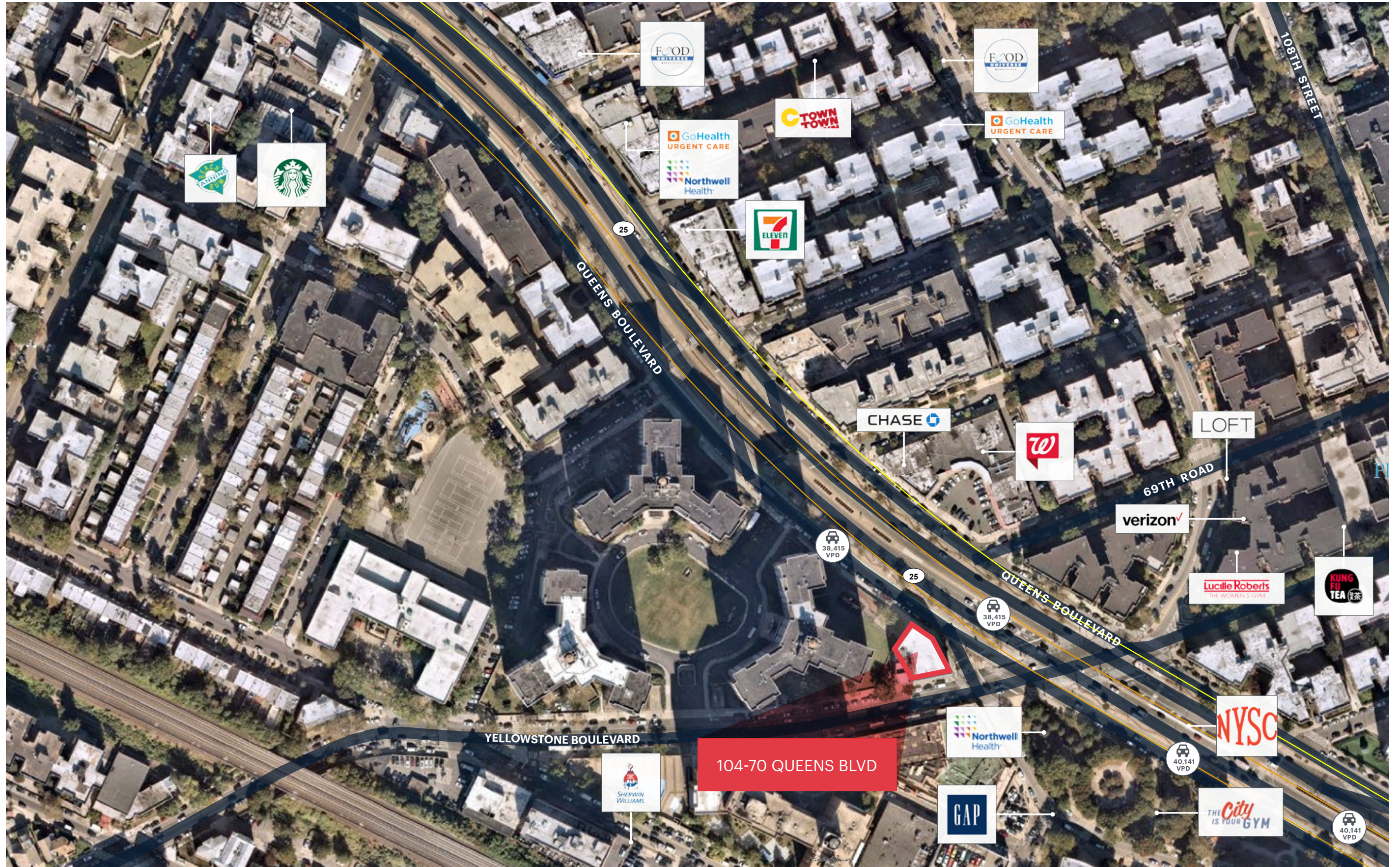
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

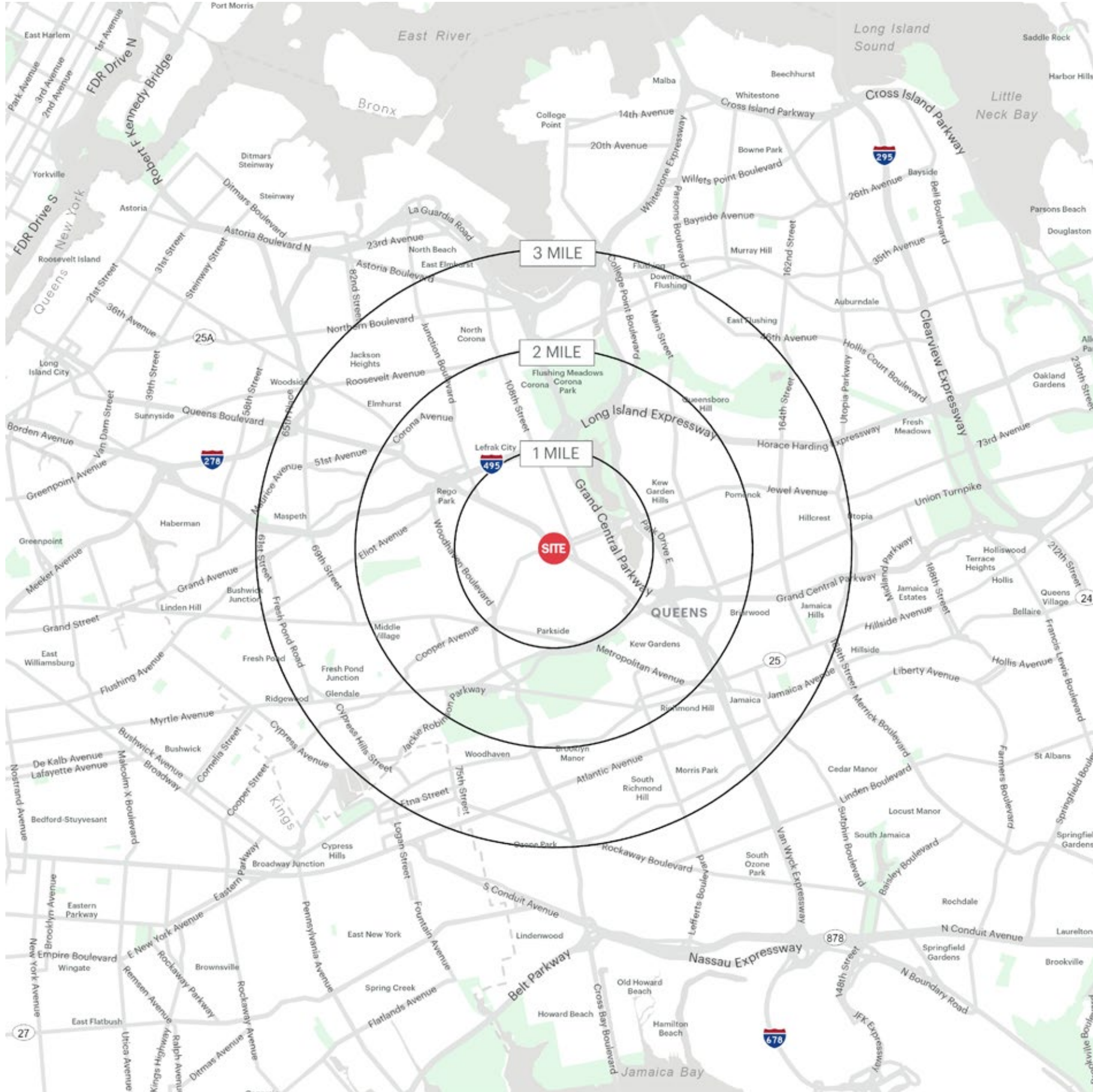
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



104-70 QUEENS BLVD FOREST HILLS, NY

1 MILE RADIUS

POPULATION

103,984

HOUSEHOLDS

48,012

AVERAGE HOUSEHOLD INCOME

\$115,367

MEDIAN HOUSEHOLD INCOME

\$85,804

COLLEGE GRADUATES (BACHELOR'S +)

48,524 - 41.2%

TOTAL BUSINESSES

2,916

TOTAL EMPLOYEES

42,600

DAYTIME POPULATION (W/ 16 YR +)

97,308

2 MILE RADIUS

POPULATION

374,538

HOUSEHOLDS

141,376

AVERAGE HOUSEHOLD INCOME

\$98,474

MEDIAN HOUSEHOLD INCOME

\$75,242

COLLEGE GRADUATES (BACHELOR'S +)

110,801 - 28.0%

TOTAL BUSINESSES

7,994

TOTAL EMPLOYEES

126,142

DAYTIME POPULATION (W/ 16 YR +)

330,426

3 MILE RADIUS

POPULATION

950,820

HOUSEHOLDS

321,717

AVERAGE HOUSEHOLD INCOME

\$90,965

MEDIAN HOUSEHOLD INCOME

\$67,578

COLLEGE GRADUATES (BACHELOR'S +)

216,215 - 22.4%

TOTAL BUSINESSES

21,913

TOTAL EMPLOYEES

301,444

DAYTIME POPULATION (W/ 16 YR +)

826,410

AREA DEMOGRAPHICS

