



**PERFECT FOR ALL RETAIL,
MEDICAL, RESTAURANTS,
DAYCARE & FITNESS USES**

CORONA, NY

35-38 JUNCTION BLVD

SIZE

Approx. 4,000 SF

STATUS OF PREMISES

Currently Mattress Firm

ASKING RENT

Upon Request

POSSESSION

April 2024

FRONTAGE

Approx. 35 FT

CO-TENANTS

Kidz Fun Palace

NEIGHBORS

Food Bazaar, Rite Aid, Evergreen Senior Center, NYC Health, Subway, GameStop, Verizon, Burger King, AT&T, McDonald's, Chase Bank, CityMD, VIM, Rainbow, Chipotle and many more

COMMENTS

- Prime Junction Blvd. location
- Space is at the base of a 42-unit condo building built in 2006
- Space has a rear yard for tenant use
- Surrounded by a strong mix of National and Local Tenants
- Heavy foot traffic site
- Short walking distance to the Junction Blvd. 7 Subway Station which is the 7th busiest subway station in Queens with over 8 million annual riders
- Ideal for a variety of different uses, including retail, medical, fitness, daycare and restaurant Tenants

CONTACT EXCLUSIVE AGENTS

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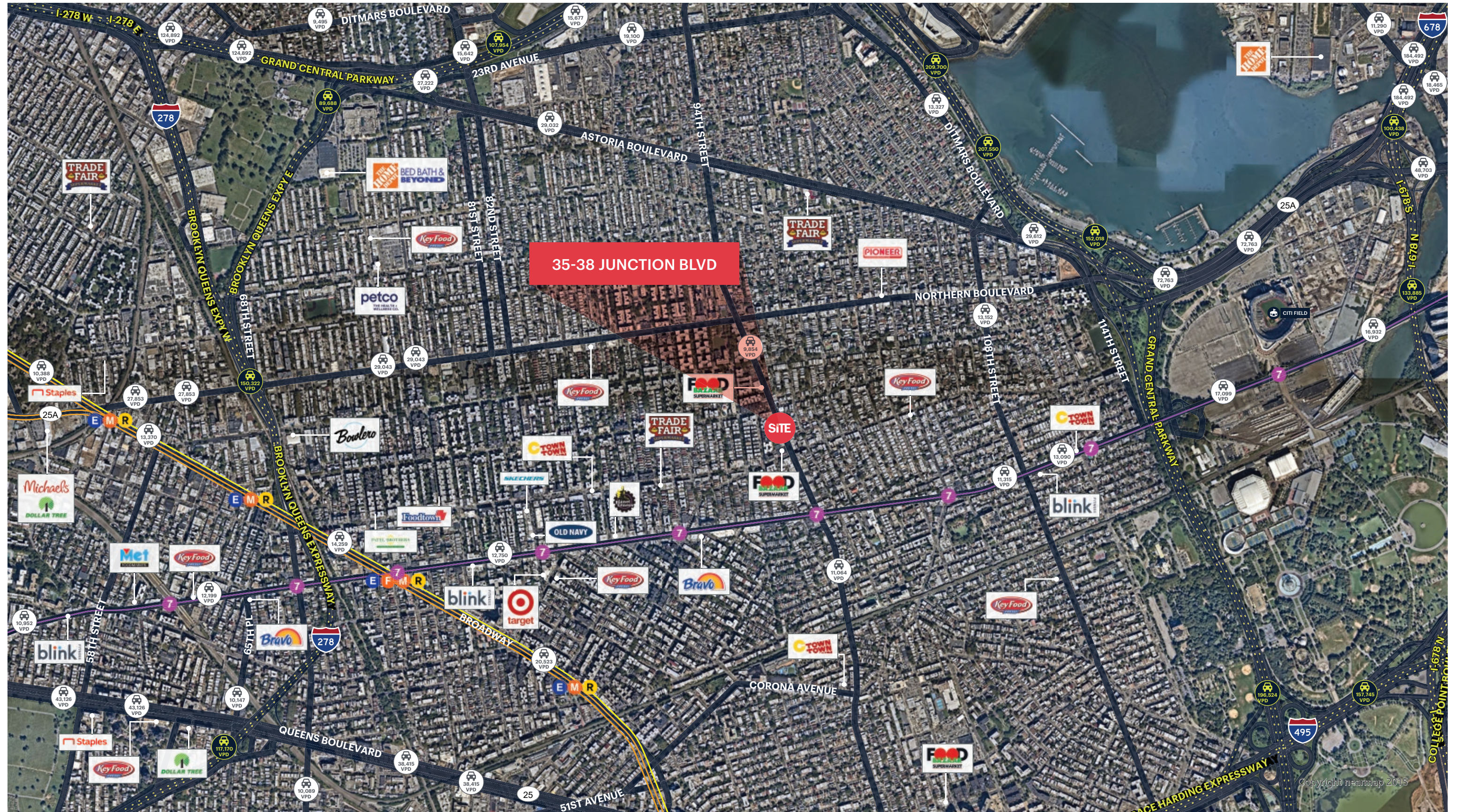


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3rd Floor
Queens, NY 11415
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Please visit us at ripcony.com for more information

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.

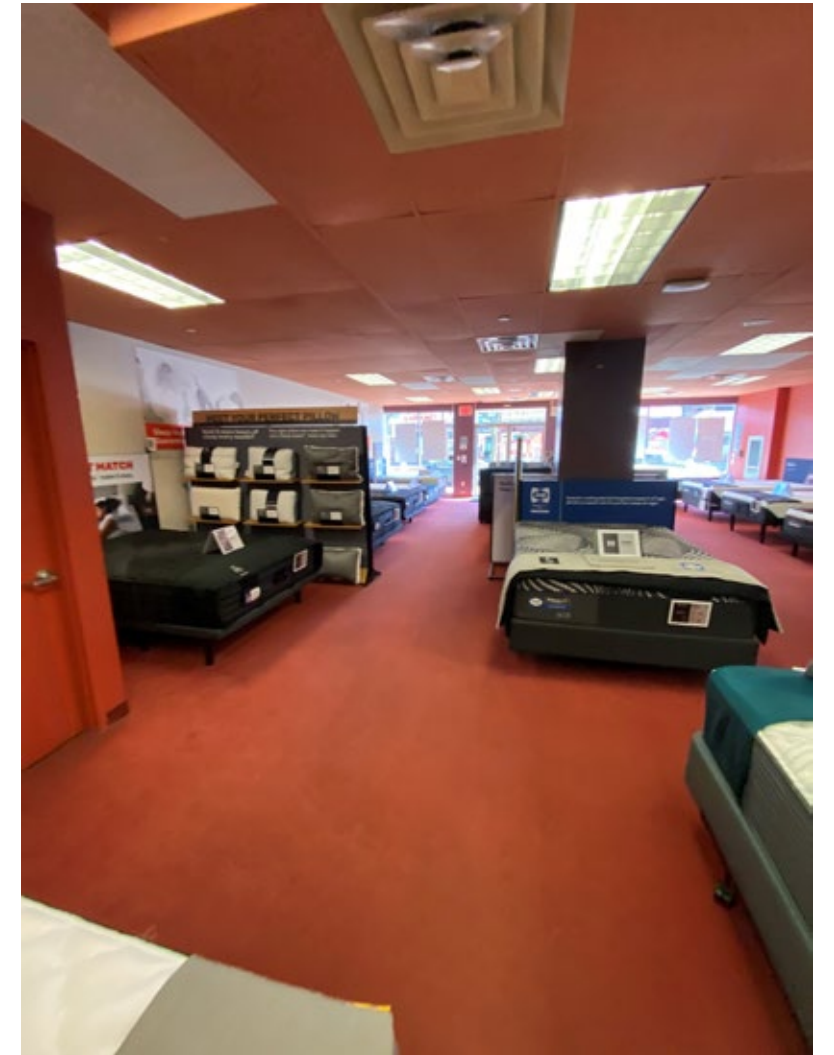
MARKET AERIAL



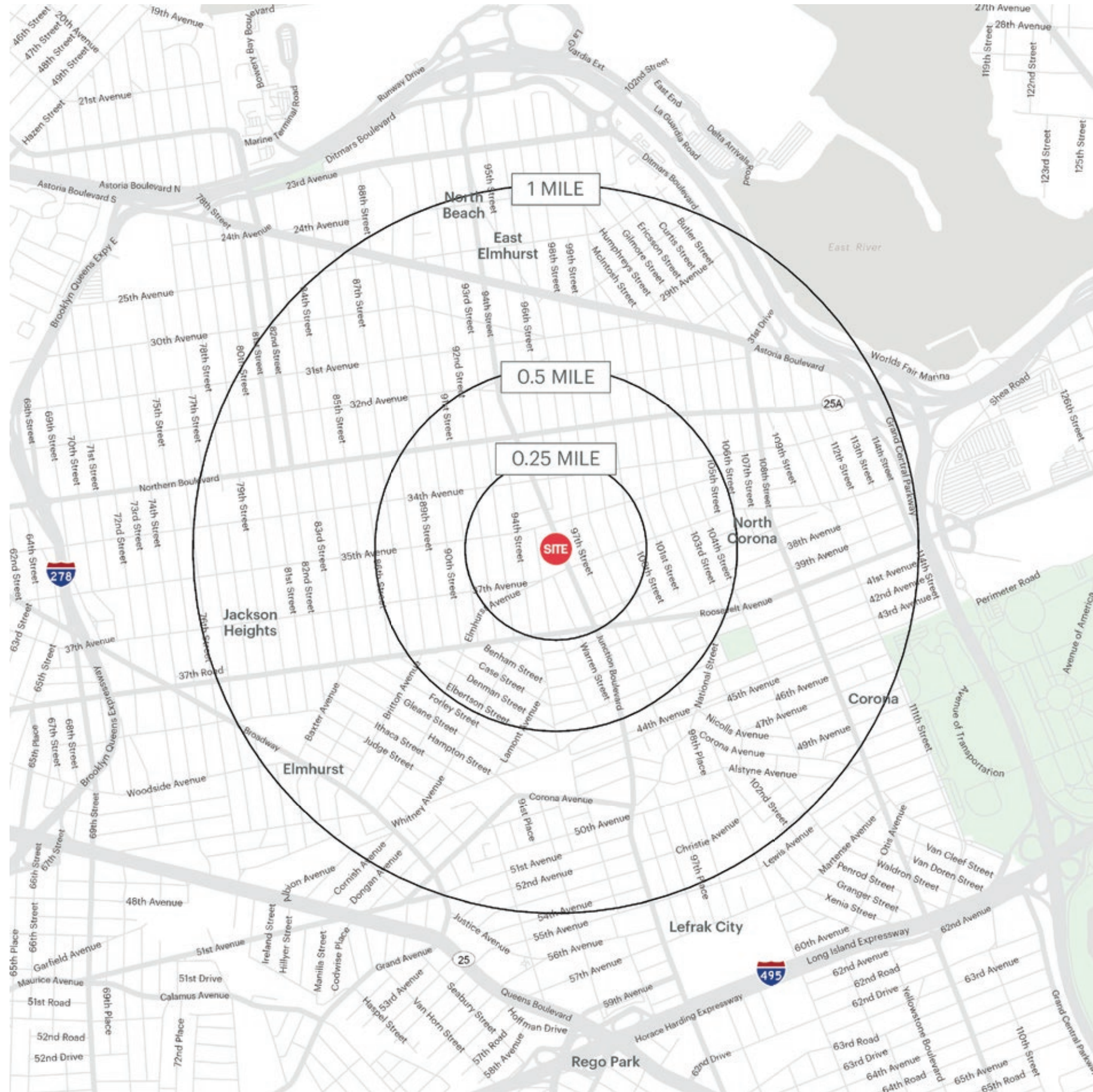
FLOOR PLAN



EXTERIOR AND INTERIOR PHOTOS



AREA DEMOGRAPHICS



35-38 JUNCTION BLVD CORONA, NY

.25 MILE RADIUS

POPULATION
19,806
HOUSEHOLDS
5,249
AVERAGE HOUSEHOLD INCOME
\$86,181
MEDIAN HOUSEHOLD INCOME
\$59,317

COLLEGE GRADUATES (BACHELOR'S +)
1,319 - 7.2%
TOTAL BUSINESSES
336
TOTAL EMPLOYEES
2,236
DAYTIME POPULATION (W/ 16 YR +)
13,718

.5 MILE RADIUS

POPULATION
75,843
HOUSEHOLDS
21,510
AVERAGE HOUSEHOLD INCOME
\$89,406
MEDIAN HOUSEHOLD INCOME
\$61,805

COLLEGE GRADUATES (BACHELOR'S +)
7,944 - 11.5%
TOTAL BUSINESSES
1,243
TOTAL EMPLOYEES
10,152
DAYTIME POPULATION (W/ 16 YR +)
53,515

1 MILE RADIUS

POPULATION
240,875
HOUSEHOLDS
72,326
AVERAGE HOUSEHOLD INCOME
\$89,105
MEDIAN HOUSEHOLD INCOME
\$63,227

COLLEGE GRADUATES (BACHELOR'S +)
35,323 - 16.0%
TOTAL BUSINESSES
3,703
TOTAL EMPLOYEES
37,586
DAYTIME POPULATION (W/ 16 YR +)
176,097

AREA DEMOGRAPHICS

