

**RARE CORNER BUILT-TO-SUIT OR
GROUND LEASE OPPORTUNITY
PERFECT FOR ALL RETAIL,
RESTAURANT AND/OR MEDICAL USES**

KEW GARDENS, NY

146-01 UNION TURNPIKE

**DRIVE-THRU OR FREESTANDING WITH
PARKING**

LOT SIZE

Approx. 7,785 SF (77.85' x 100')
4,419 SF - Current Building

ASKING RENT

Upon Request

POSSESSION

Arranged

FRONTAGE

Approx. 78' along Union Turnpike
& 100' on 146th Street

ZONING

C1-2

STATUS OF PREMISES

Build-To-Suit or Ground Lease Opportunity

TAXES

Currently \$25,630

NEIGHBORS

Chase Bank, Verizon, Key Food, Panda Garden, Mr. Machine Laundromat, Tree of Life Financial, Family Dollar, Turnpike Burger Grill

COMMENTS

- Rare Corner Build-To-Suit or Ground Lease Opportunity on Prime Union Turnpike
- Close proximity to St. John's University which has over 18,000 students and employees with 25% of students living on campus
- Multiple options available on building size & layout options including for a drive-thru with parking or a freestanding building with parking
- Surrounded by a strong mix of both National and Local Tenants including medical and education institutions such as Mt. Sinai, NYC Health + Hospitals and St. John's University
- Union Turnpike sees over 31,000 vehicles per day and multiple Bus Routes including the **Q46**
- Densely populated neighborhood of approx. 100,000 people living within a 1-mile radius
- Perfect for all retail uses including restaurants, medical, fitness and banks

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.

AERIAL



AVONORA PHARMACY
NEW PETER'S KITCHEN
SANDRA'S PLACE
SALZMAN CHEMISTS

FAMILY DOLLAR

TURNPIKE
BURGER GRILL

HAPISGAH
STEAKHOUSE

PANDA GARDEN
MR. MACHINE LAUNDROMAT
TREE OF LIFE FINANCIAL

BUYWISE WINES
& SPIRITS

Key Food

verizon

DUNKIN'

CHASE

Shell

31,352
VPD

Santander

MAIN STREET

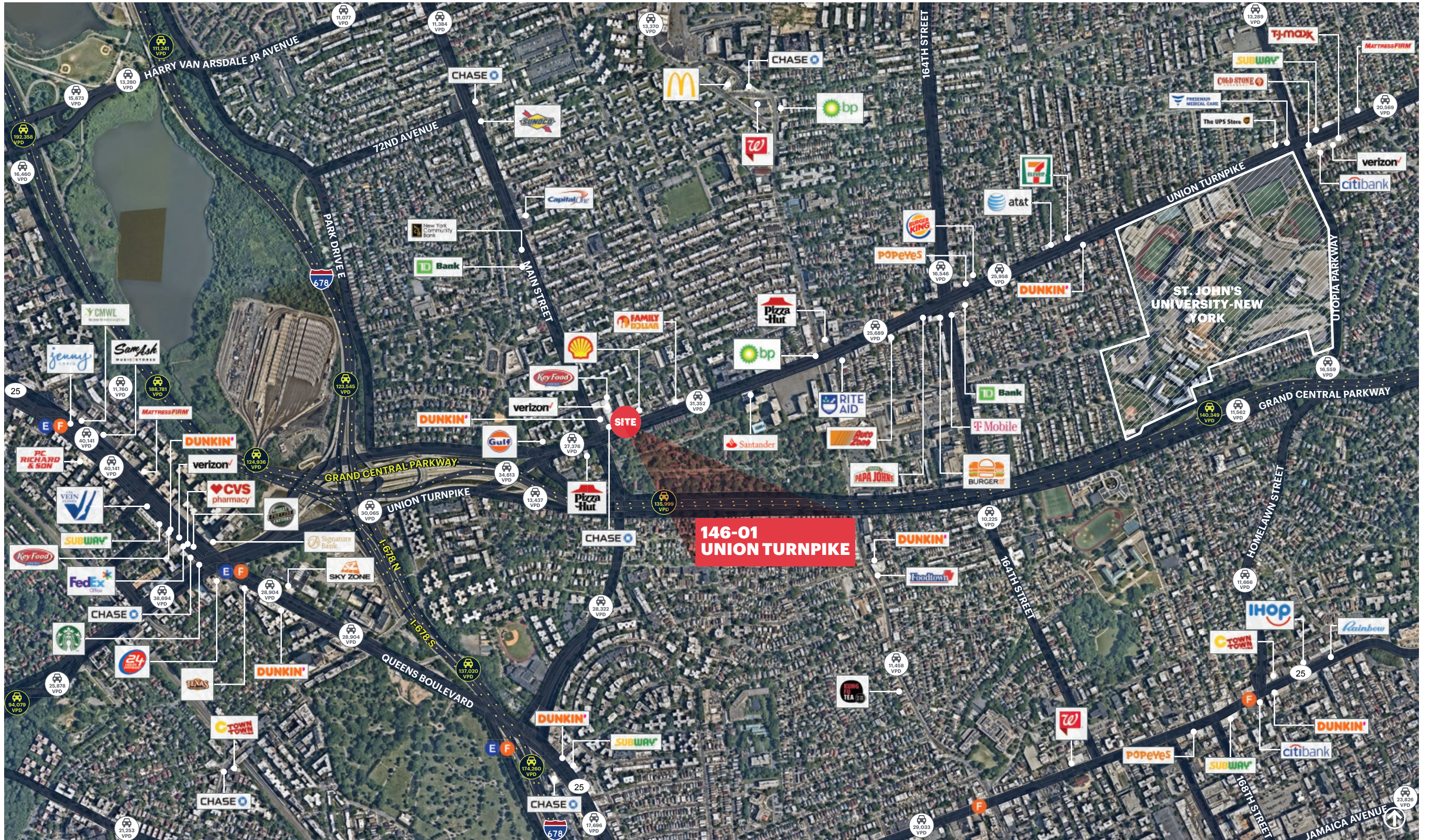
UNION TURNPIKE

Gulf

KEW MOTOR INN



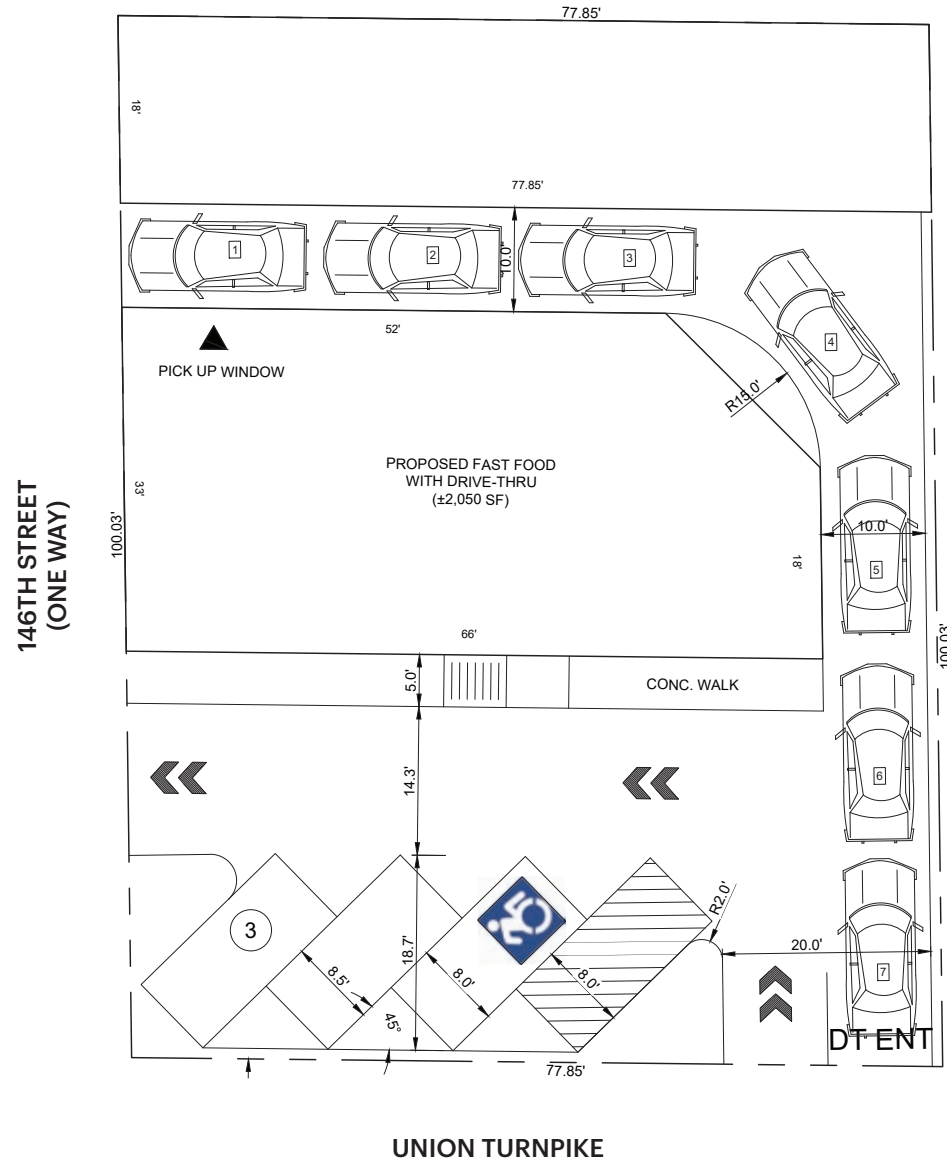
MARKET AERIAL



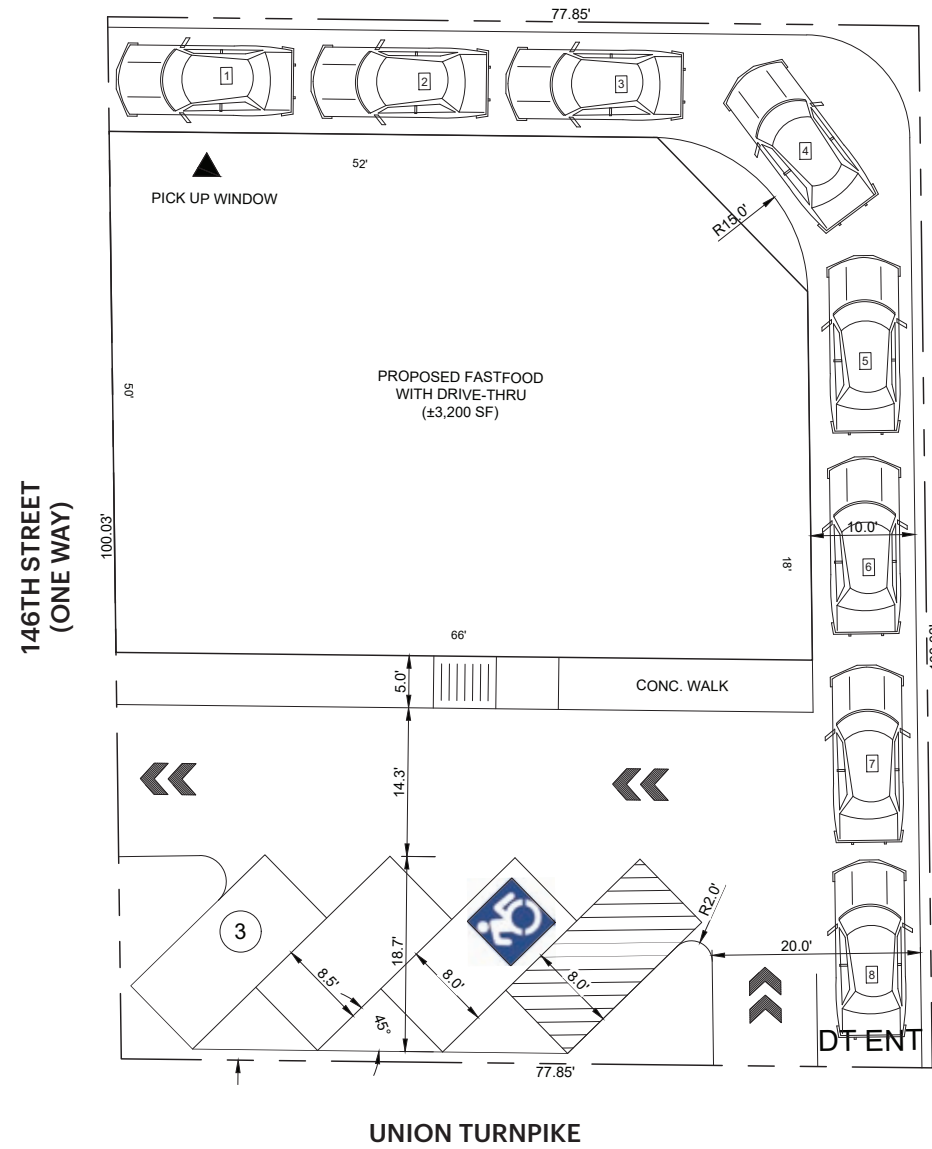
146-01 UNION TURNPIKE KEW GARDENS HILLS, NY

PROPOSED SITE PLANS

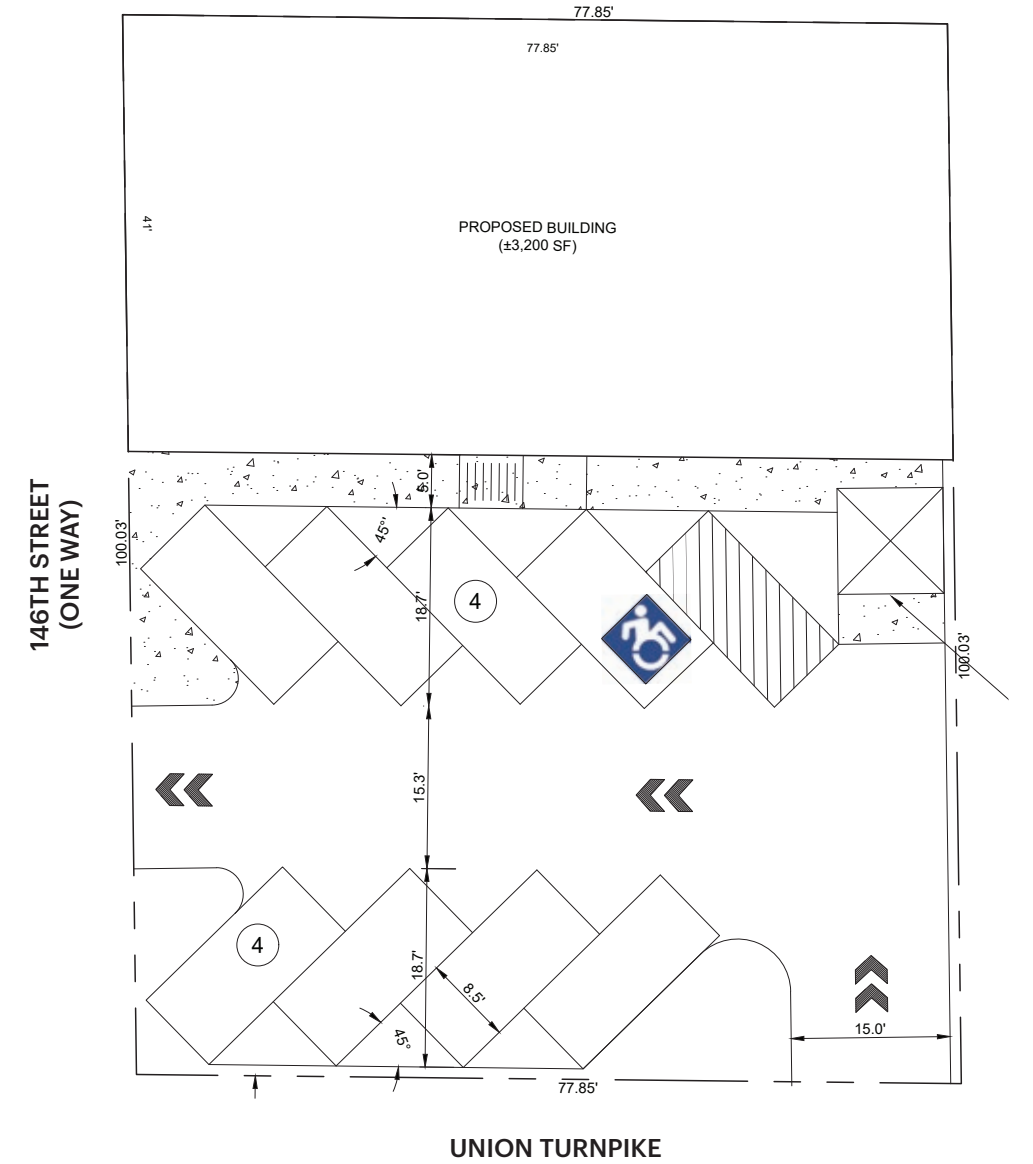
CONCEPTUAL PLAN B



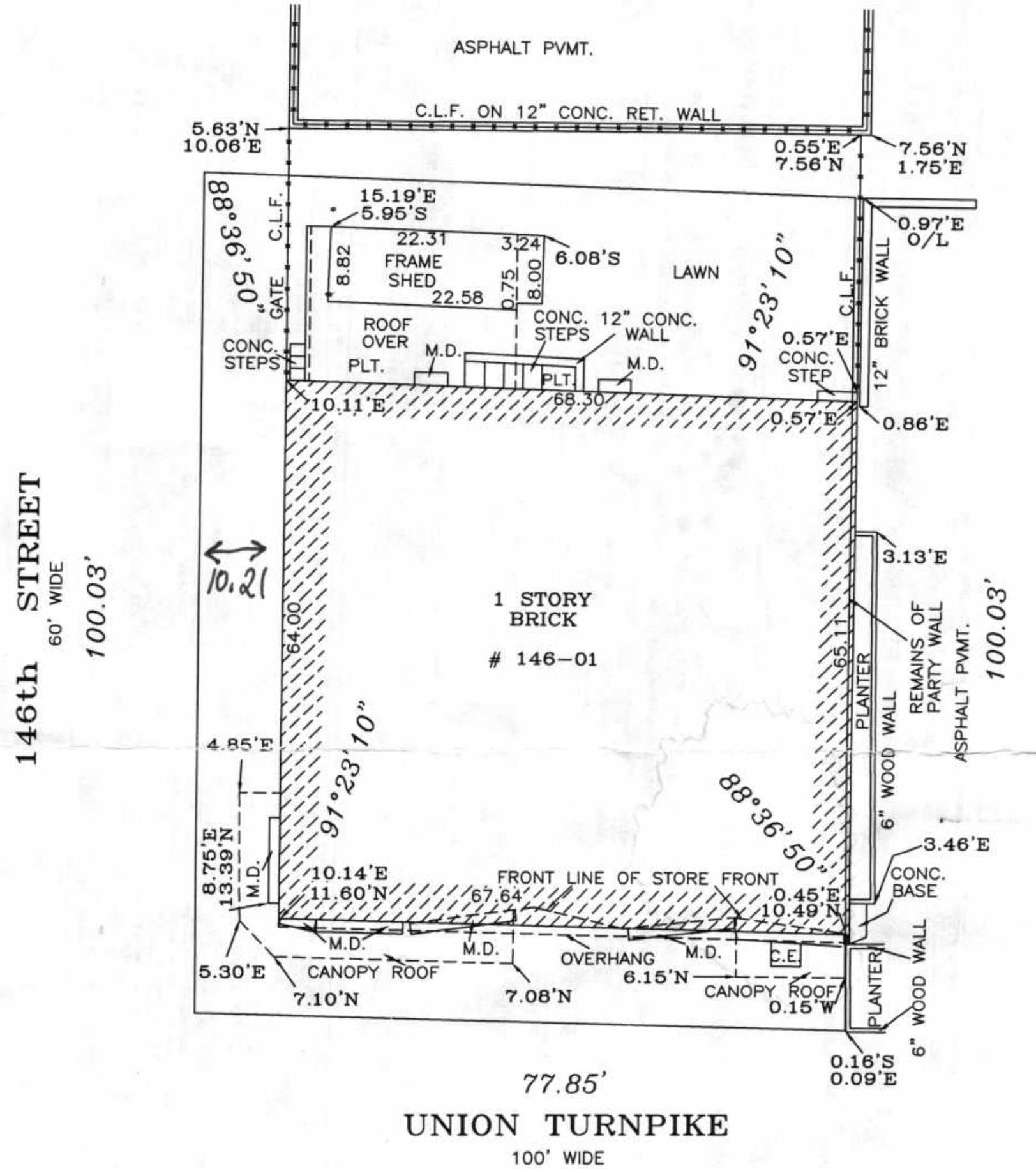
CONCEPTUAL PLAN C



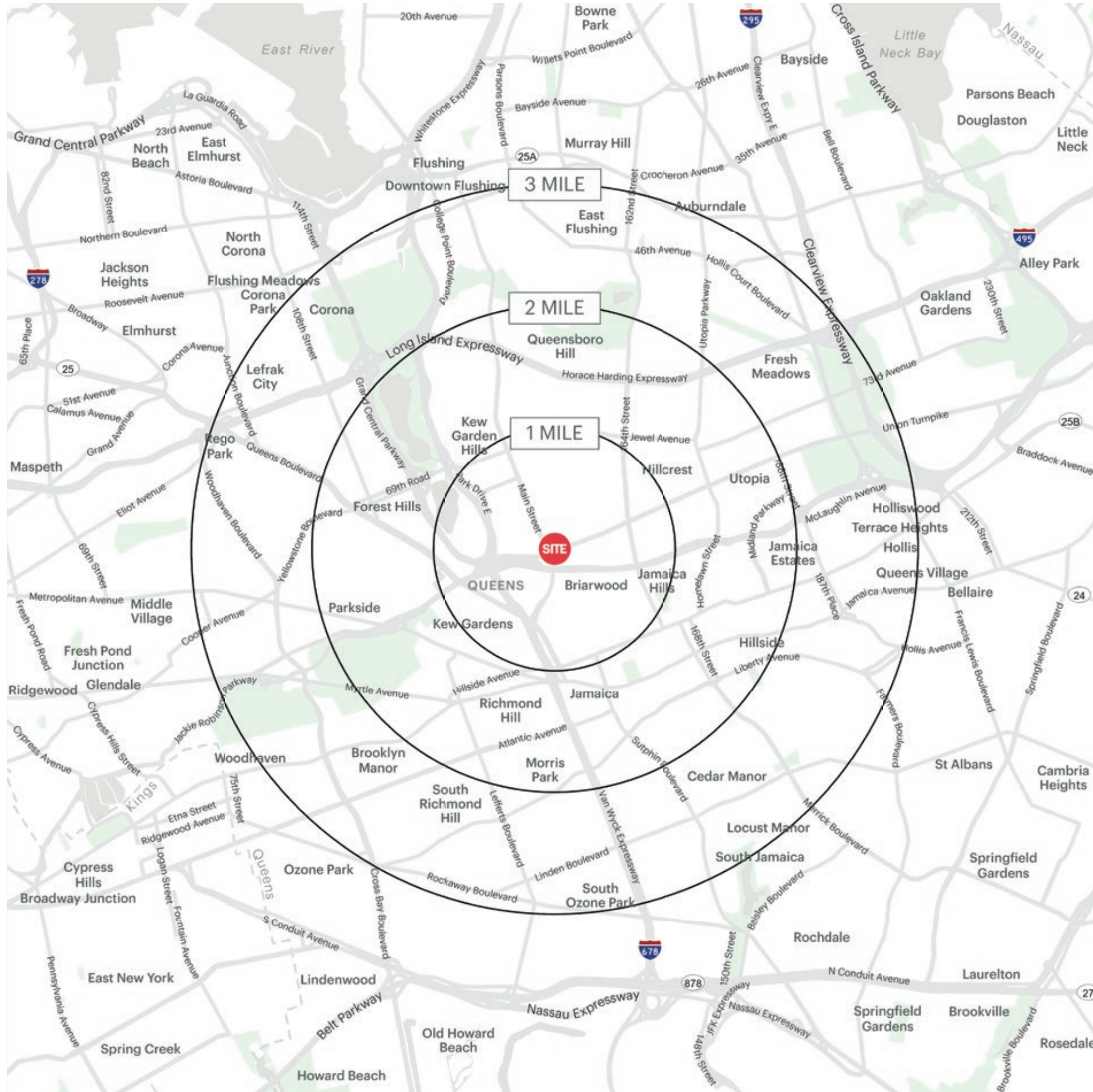
CONCEPTUAL PLAN D



SURVEY



AREA DEMOGRAPHICS



146-01 UNION TURNPIKE KEW GARDENS HILLS, NY

1 MILE RADIUS

POPULATION

94,895

HOUSEHOLDS

35,502

AVERAGE HOUSEHOLD INCOME

\$103,595

MEDIAN HOUSEHOLD INCOME

\$75,868

COLLEGE GRADUATES (BACHELOR'S +)

31,683 - 47.0%

TOTAL BUSINESSES

2,318

TOTAL EMPLOYEES

118,271

DAYTIME POPULATION (W/ 16 YR +)

304,683

2 MILE RADIUS

POPULATION

342,830

HOUSEHOLDS

122,453

AVERAGE HOUSEHOLD INCOME

\$108,976

MEDIAN HOUSEHOLD INCOME

\$75,859

COLLEGE GRADUATES (BACHELOR'S +)

106,470 - 44.0%

TOTAL BUSINESSES

8,674

TOTAL EMPLOYEES

118,271

DAYTIME POPULATION (W/ 16 YR +)

304,683

3 MILE RADIUS

POPULATION

816,919

HOUSEHOLDS

282,736

AVERAGE HOUSEHOLD INCOME

\$102,262

MEDIAN HOUSEHOLD INCOME

\$71,735

COLLEGE GRADUATES (BACHELOR'S +)

214,962 - 37.0%

TOTAL BUSINESSES

18,389

TOTAL EMPLOYEES

235,220

DAYTIME POPULATION (W/ 16 YR +)

685,088

AREA DEMOGRAPHICS

