

MEDICAL/OFFICE SPACE

FOREST HILLS, NY

102-02 QUEENS BOULEVARD

SIZE

±1,100 SF

POSSESSION

Immediate

ASKING RENT

Upon Request

STATUS OF PREMISES

Former ProHealth Urgent Care

FRONTAGE

25 FT on Queens Blvd

23 FT on 67th Drive

CO-TENANTS

Americare, Law Office

NEIGHBORS

Starbucks, Dunkin' Donuts, Food Universe Marketplace, Apple Bank, Go Health Urgent Care, CVS Pharmacy, NYSC

COMMENTS

- Medical/Office space on Queens Boulevard in prime Forest Hills with great visibility and dedicated entrance on 67th Drive
- Space has existing bathrooms, one being ADA compliant
- Can add an additional 400 SF if needed
- Over 38,000 vehicles pass site on Queens Boulevard
- Great visibility on Queens Boulevard with ample signage
- Close proximity and access to the Long Island Expressway, The Grand Central Parkway, and to Midtown Manhattan
- Within walking distance to **R**, **M**, **E**, **F** Subway Lines and **18**, **11**, **60** Bus Stops

CONTACT EXCLUSIVE AGENTS

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RIPCO
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Please visit us at ripcony.com for more information

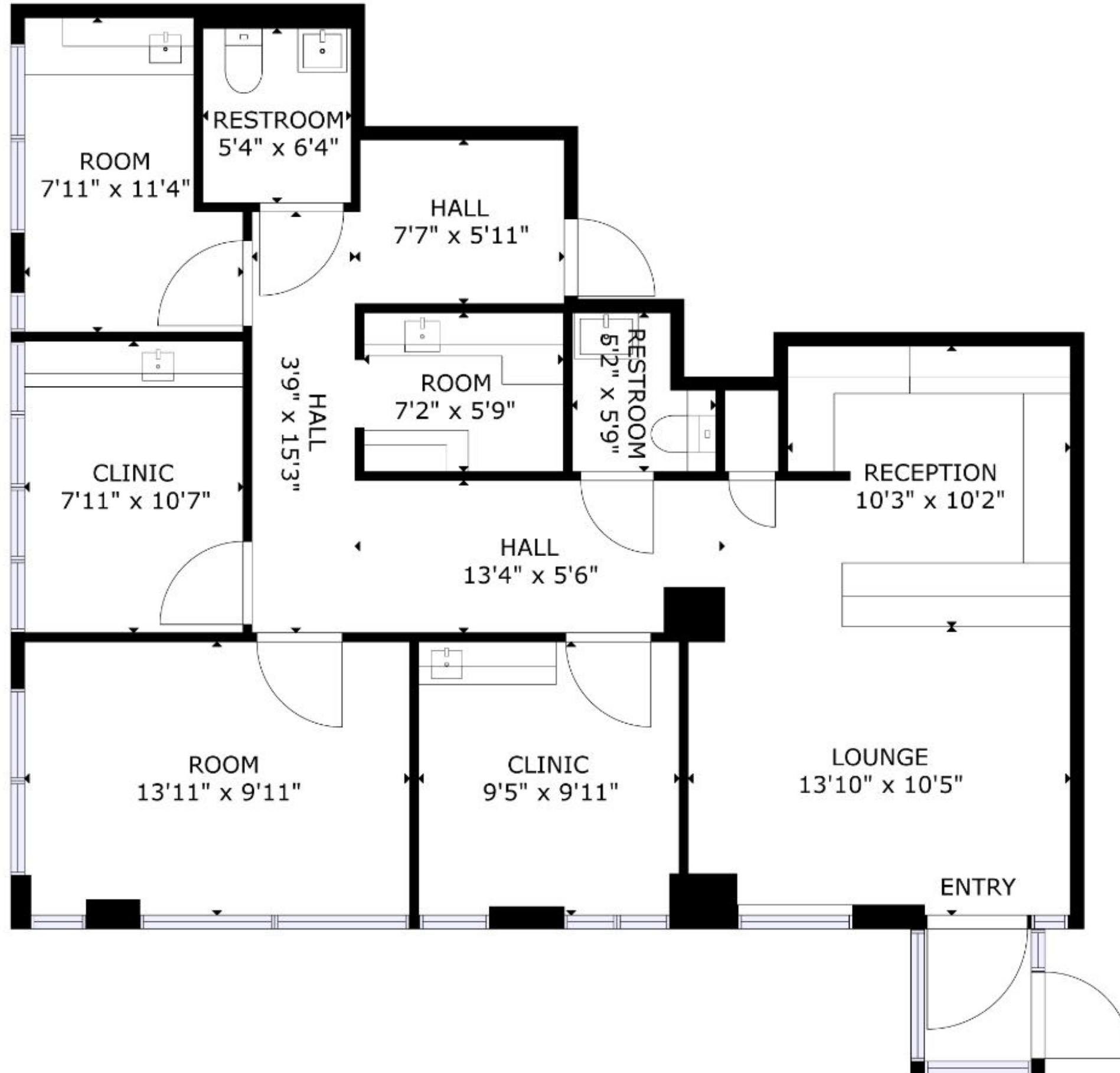
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



102-02 QUEENS BOULEVARD FOREST HILLS, NEW YORK

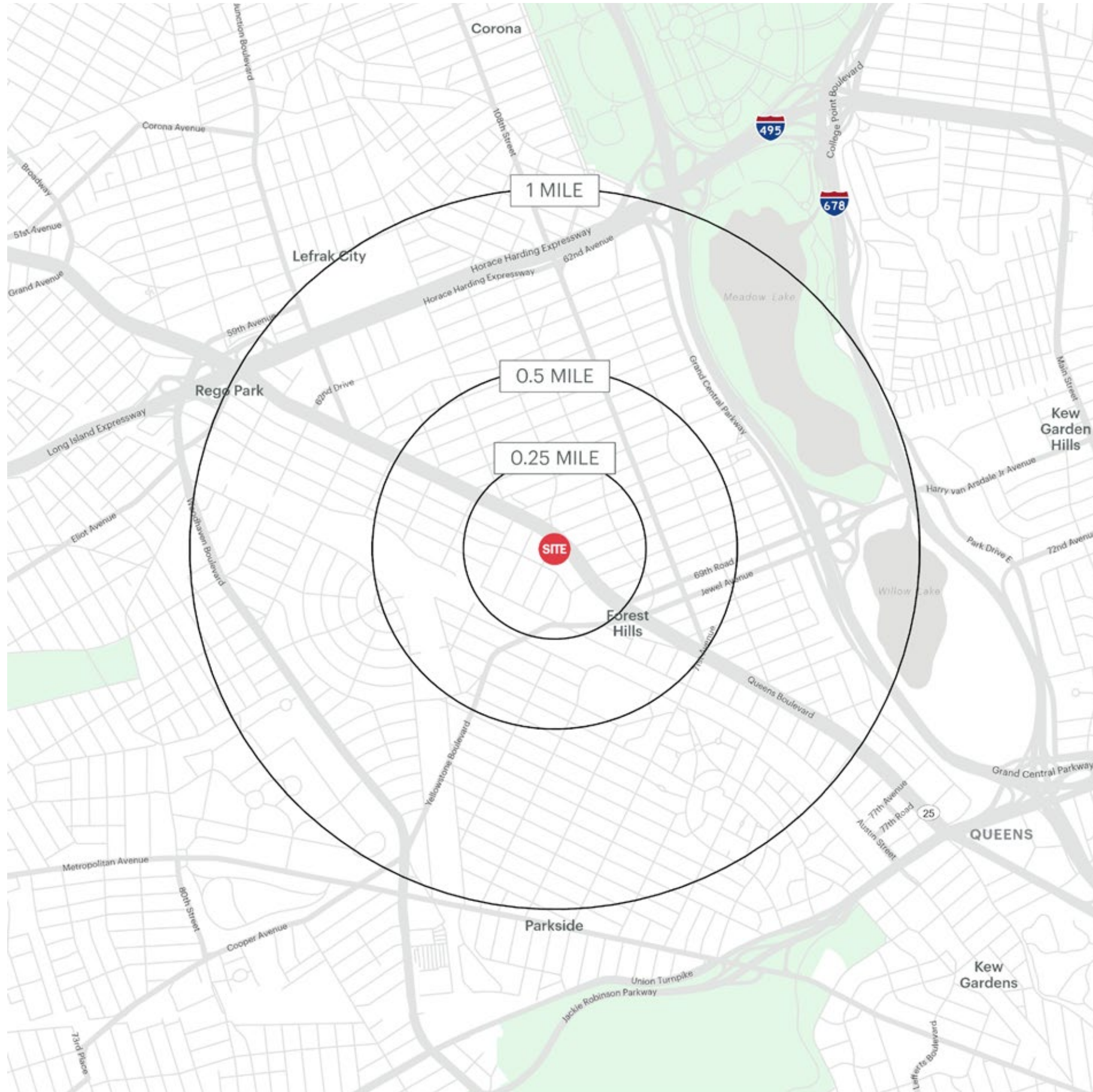
FLOOR PLAN



INTERIOR PHOTOS



AREA DEMOGRAPHICS



102-02 QUEENS BOULEVARD FOREST HILLS, NEW YORK

1 MILE RADIUS

POPULATION
17,314
HOUSEHOLDS
8,337
AVERAGE HOUSEHOLD INCOME
\$121,952
MEDIAN HOUSEHOLD INCOME
\$90,087

COLLEGE GRADUATES (BACHELOR'S +)
9,668 - 73.0%
TOTAL BUSINESSES
367
TOTAL EMPLOYEES
4,249
DAYTIME POPULATION (W/ 16 YR +)
12,006

3 MILE RADIUS

POPULATION
50,243
HOUSEHOLDS
23,260
AVERAGE HOUSEHOLD INCOME
\$119,865
MEDIAN HOUSEHOLD INCOME
\$85,306

COLLEGE GRADUATES (BACHELOR'S +)
25,512 - 67.0%
TOTAL BUSINESSES
1,203
TOTAL EMPLOYEES
15,228
DAYTIME POPULATION (W/ 16 YR +)
39,265

5 MILE RADIUS

POPULATION
136,657
HOUSEHOLDS
57,640
AVERAGE HOUSEHOLD INCOME
\$114,887
MEDIAN HOUSEHOLD INCOME
\$79,938

COLLEGE GRADUATES (BACHELOR'S +)
57,783 - 55.0%
TOTAL BUSINESSES
3,202
TOTAL EMPLOYEES
47,239
DAYTIME POPULATION (W/ 16 YR +)
117,157

AREA DEMOGRAPHICS

