



**RETAIL, MEDICAL, DAYCARE/
EDUCATION & FITNESS SPACE**

KEW GARDENS, NY

71-18 KISSENA BLVD

SIZE

Ground Floor: 5,780 SF
Basement: 5,780 SF

STATUS OF PREMISES

Former Rite Aid

ASKING RENT

Upon Request

PARKING & LOADING

Available in rear of building

FRONTAGE

68' along Kissena Blvd.

CO-TENANTS

LaundryBee, Hair Salon

NEIGHBORS

Queens College, Micro Center, PAY-O-MATIC, Ivy Day School, Aron's Kissena Farms, Citizens Bank, McDonald's, Chase Bank, Walgreens, BP, Key Food, Townsend Harris High School

COMMENTS

- Prime Queens location on heavily trafficked Kissena Boulevard
- Surrounded by a mix of national and local Tenants
- Within a few blocks from the CUNY Queens College which has over 20,000 students and over 800 faculty
- Abundance of frontage and visibility along Kissena Blvd
- Parking and loading available in the rear
- New roof installed in 2023
- Multiple bus lines steps from the space

CONTACT EXCLUSIVE AGENTS

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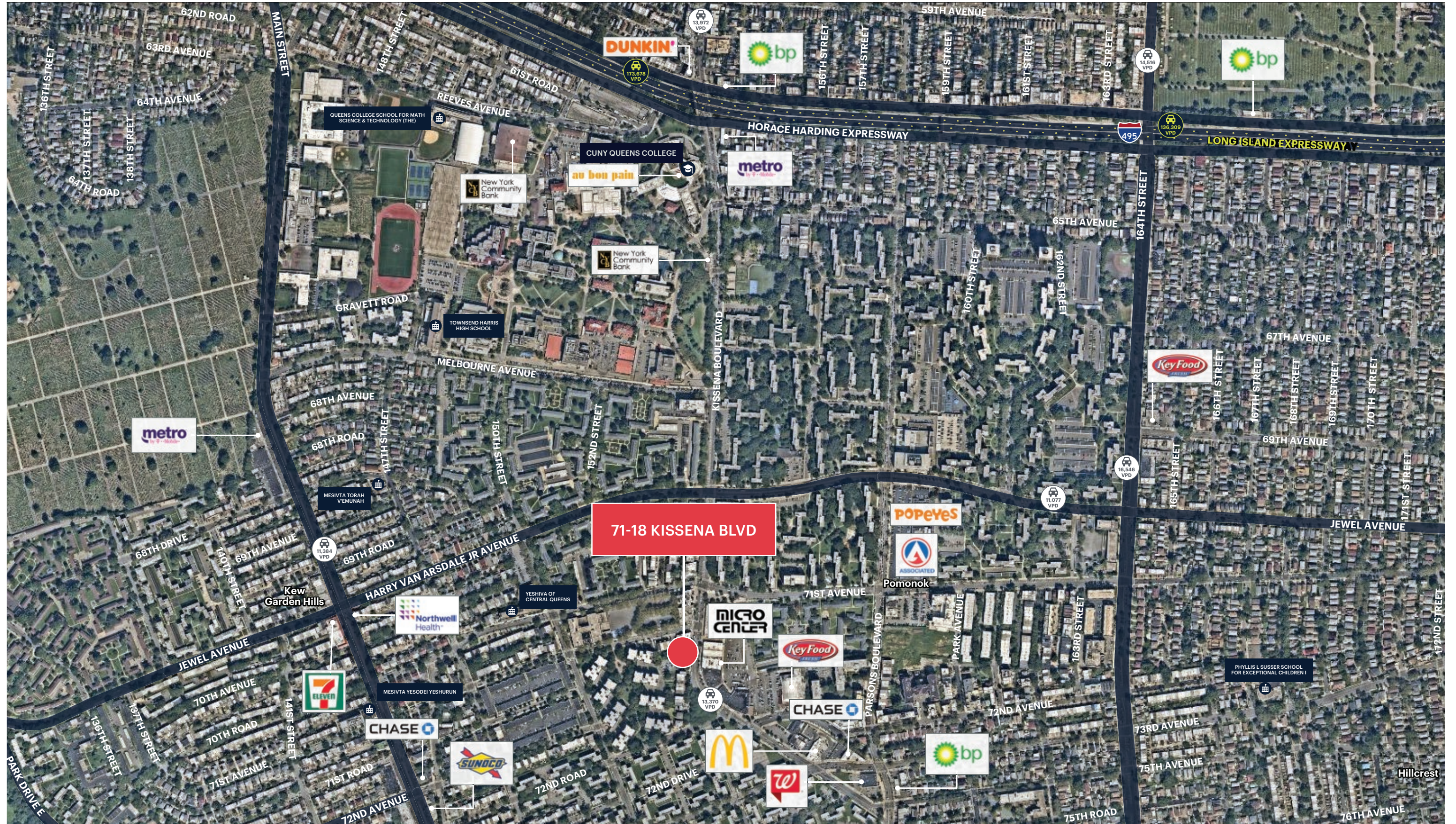
80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

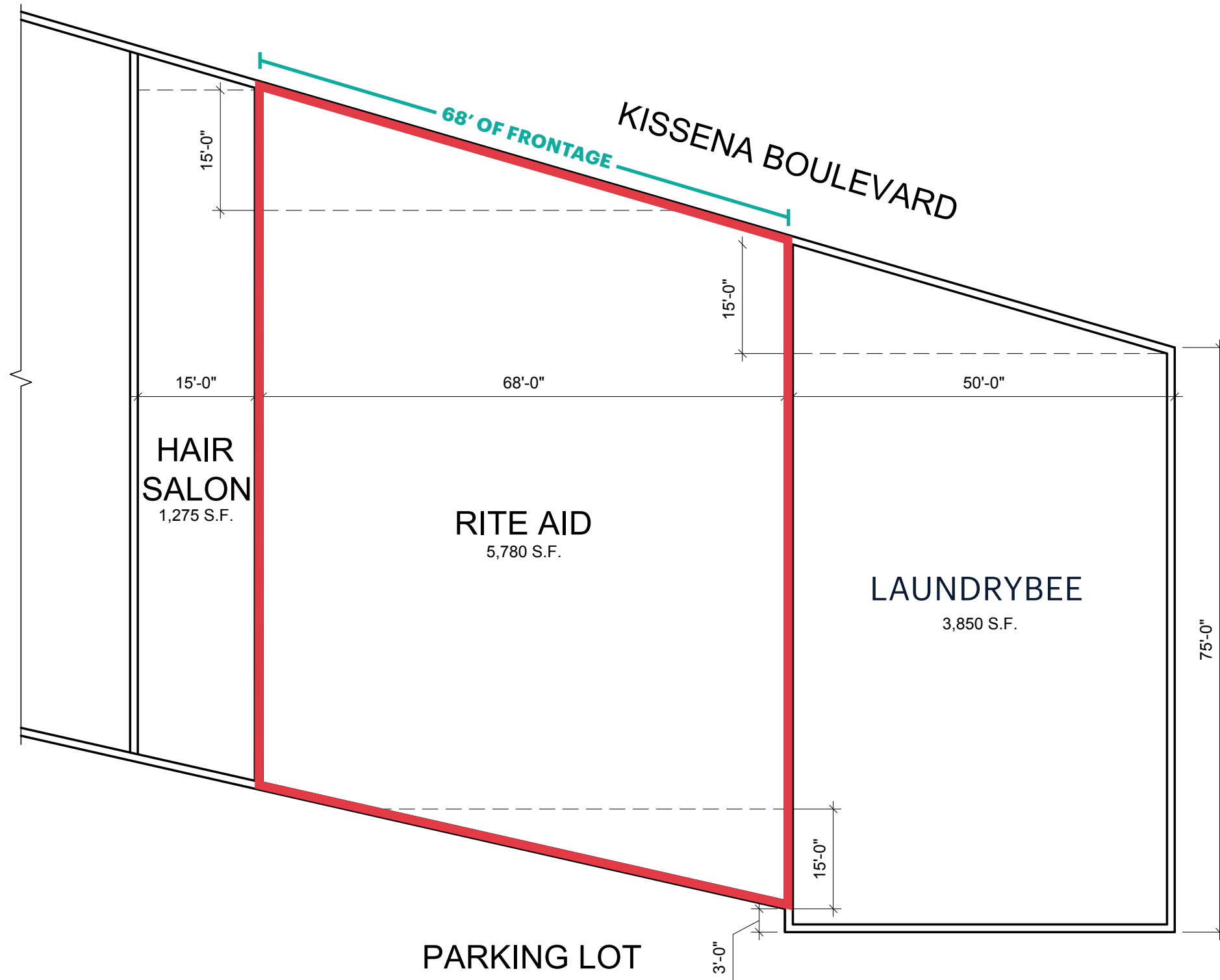
MARKET AERIAL



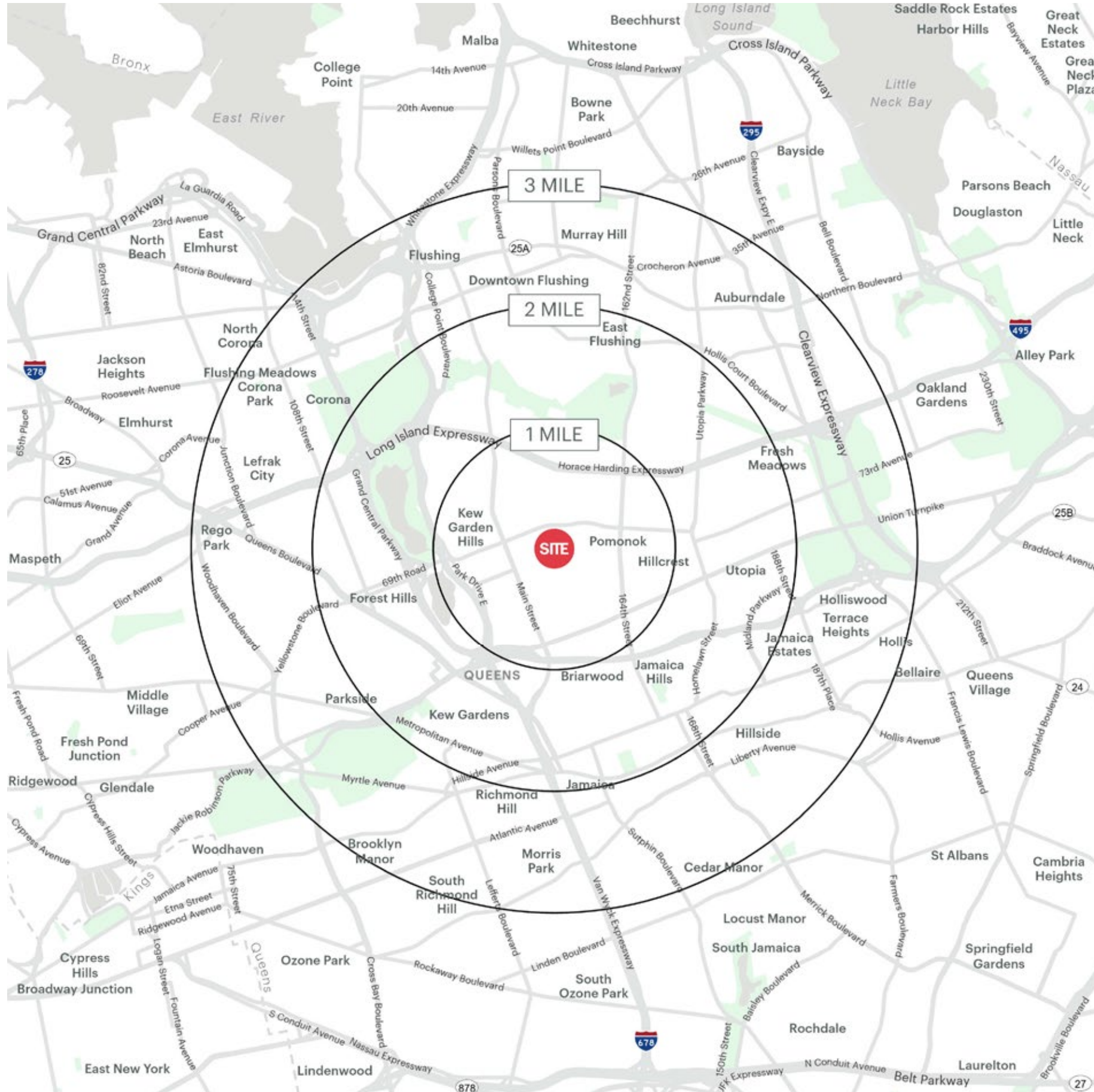


SITE PLAN

GROUND FLOOR



AREA DEMOGRAPHICS



71-18 KISSENA BLVD KEW GARDENS, NY

1 MILE RADIUS

POPULATION

78,200

HOUSEHOLDS

28,104

AVERAGE HOUSEHOLD INCOME

\$98,597

MEDIAN HOUSEHOLD INCOME

\$71,891

COLLEGE GRADUATES (BACHELOR'S +)

23,904 - 29.5%

TOTAL BUSINESSES

1,418

TOTAL EMPLOYEES

20,179

DAYTIME POPULATION (W/ 16 YR +)

64,868

2 MILE RADIUS

POPULATION

350,712

HOUSEHOLDS

128,983

AVERAGE HOUSEHOLD INCOME

\$103,343

MEDIAN HOUSEHOLD INCOME

\$70,160

COLLEGE GRADUATES (BACHELOR'S +)

112,561 - 30.6%

TOTAL BUSINESSES

8,368

TOTAL EMPLOYEES

122,595

DAYTIME POPULATION (W/ 16 YR +)

314,449

3 MILE RADIUS

POPULATION

811,640

HOUSEHOLDS

285,740

AVERAGE HOUSEHOLD INCOME

\$99,265

MEDIAN HOUSEHOLD INCOME

\$68,132

COLLEGE GRADUATES (BACHELOR'S +)

218,549 - 26.2%

TOTAL BUSINESSES

20,256

TOTAL EMPLOYEES

259,089

DAYTIME POPULATION (W/ 16 YR +)

705,116

AREA DEMOGRAPHICS

