



**RETAIL/MEDICAL/FITNESS/
RESTAURANT/OFFICE SPACE**

KEW GARDENS, NY

125-10 QUEENS BOULEVARD

BLOCK-THRU SITE WITH PARKING GARAGE

SIZE

Up to 14,861 SF Available
*Smallest division of 556 SF Available

FRONTAGE

Approx. 240 FT on Queens Boulevard/Approx. 52 FT on 82nd Road

ASKING RENT

Upon Request

PARKING

115,275 SF Garage in the Cellar

CO-TENANTS

Abogado Lawyer, Deli & Grocery, Restaurant, Jamie M. Bello - Attorney

NEIGHBORS

Queens District Attorney, Queens County Criminal Courts Building, Bank of America, Lens Express Optical, Subway, Dunkin, Kew Gardens Dialysis Center, Jamaica Hospital Medical Center, Queens Borough Hall, Plaza College, Texas Chicken & Burgers, Orlin & Cohen Orthopedic Group, Lenox Hill Radiology, 24 Hour Fitness

COMMENTS

- At the base of 377 residential condos, 61,709 SF office space and a 115,275 sf garage in the cellar
- Directly across the street from the Queens County Criminal Court and Queens Borough Hall
- Building has over 240 FT prime exposure along Queens Boulevard, with two corner spaces available
- Two short blocks from **E**, **F**, **M** and **R** subways the Kew Gardens/Union Turnpike Subway Station, and a few blocks from the Kew Gardens LIRR Station
- In close proximity to Plaza College, Jamaica Hospital, YAI, Queens District Attorney, The Legal Aid Society and Orlin & Cohen Orthopedic Group
- Very busy trade area with over 1.5 MM SF of office in the immediate area including education, medical and government institutions
- All retail and office uses welcome including restaurant, fitness, education, medical, legal, governmental and non-profit

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.

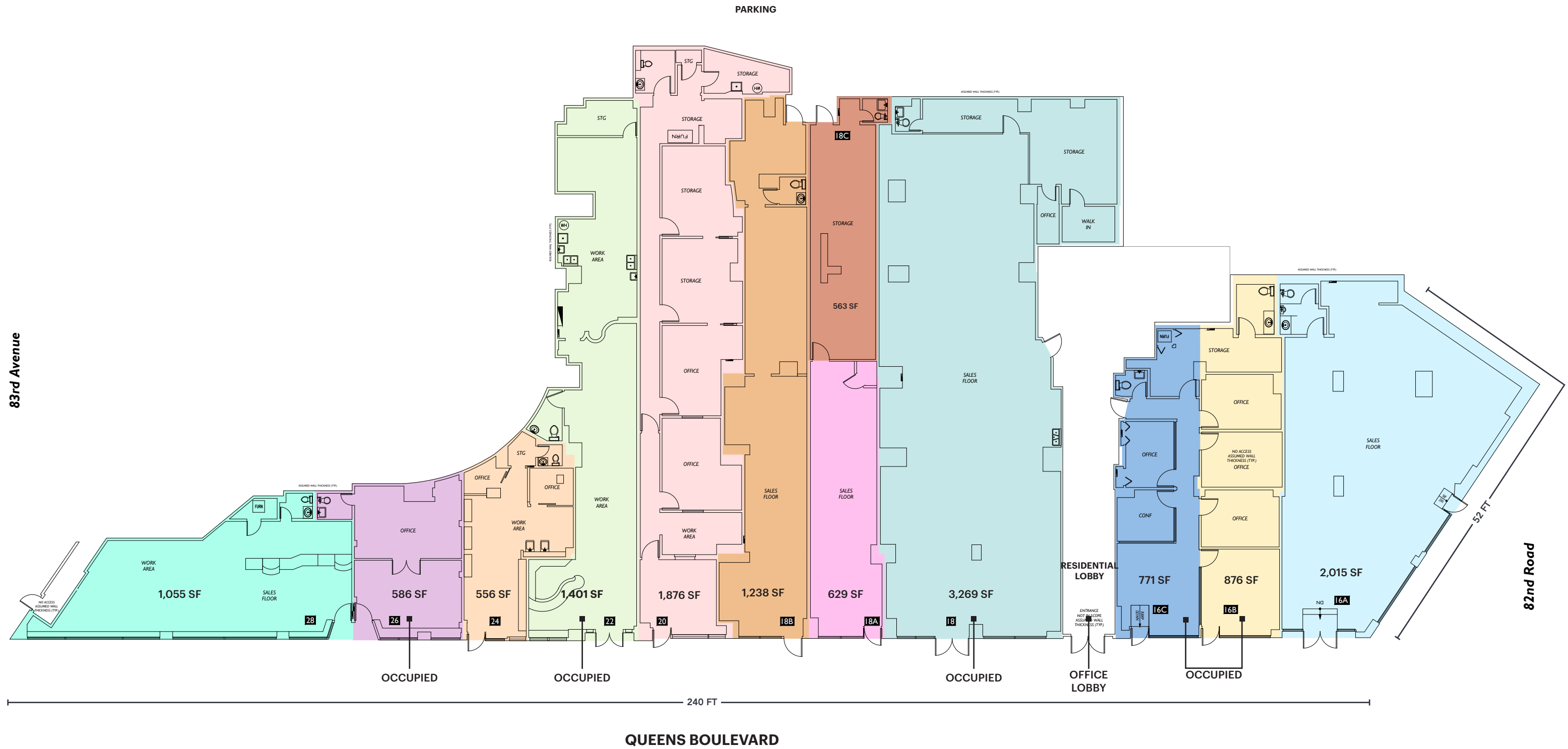
PHOTOS



MARKET AERIAL

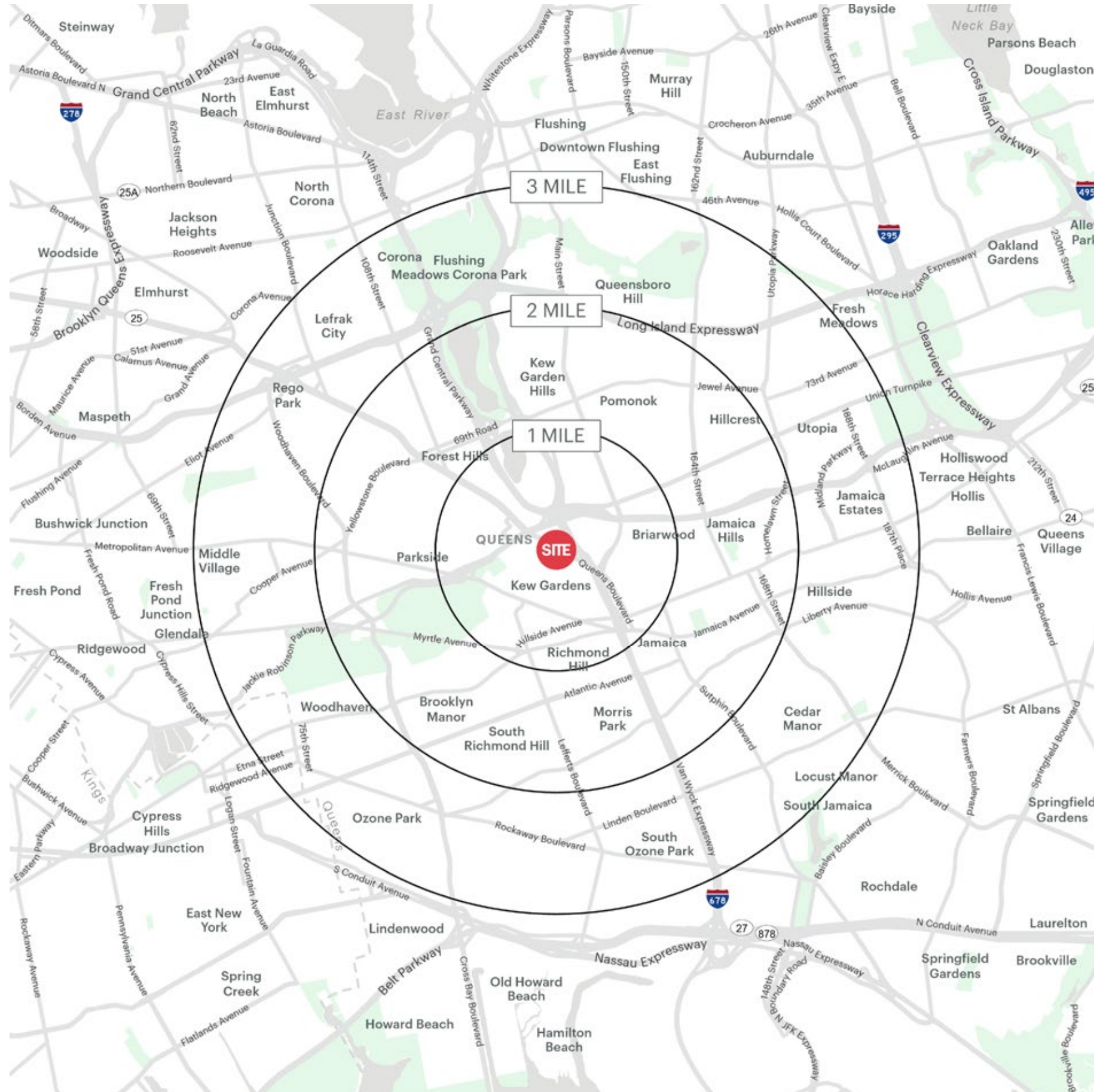


FLOOR PLAN



*SMALLEST DIVISION AVAILABLE IS UNIT #24; ALL SPACES INCLUDING THE OCCUPIED UNITS CAN BE DELIVERED AS CONTIGUOUS SPACE AS NEEDED

AREA DEMOGRAPHICS



125-10 QUEENS BOULEVARD KEW GARDENS, NY

1 MILE RADIUS

POPULATION

96,177

HOUSEHOLDS

38,626

AVERAGE HOUSEHOLD INCOME

\$117,959

MEDIAN HOUSEHOLD INCOME

\$82,018

COLLEGE GRADUATES (BACHELOR'S +)

35,916 - 51.0%

TOTAL BUSINESSES

2,686

TOTAL EMPLOYEES

39,660

DAYTIME POPULATION (W/ 16 YR +)

88,585

2 MILE RADIUS

POPULATION

383,816

HOUSEHOLDS

138,238

AVERAGE HOUSEHOLD INCOME

\$109,087

MEDIAN HOUSEHOLD INCOME

\$77,165

COLLEGE GRADUATES (BACHELOR'S +)

118,550 - 44.0%

TOTAL BUSINESSES

9,546

TOTAL EMPLOYEES

124,827

DAYTIME POPULATION (W/ 16 YR +)

332,173

3 MILE RADIUS

POPULATION

838,623

HOUSEHOLDS

286,272

AVERAGE HOUSEHOLD INCOME

\$103,952

MEDIAN HOUSEHOLD INCOME

\$74,284

COLLEGE GRADUATES (BACHELOR'S +)

216,337 - 37.0%

TOTAL BUSINESSES

17,408

TOTAL EMPLOYEES

228,794

DAYTIME POPULATION (W/ 16 YR +)

689,883

AREA DEMOGRAPHICS

