



RETAIL, OFFICE AND MEDICAL SPACE

KEW GARDENS, NY

120-32 QUEENS BLVD

SIZE

Ground: approximately 2,300 SF

ASKING RENT

Upon Request

FRONTAGE

Approximately 30 FT on Queens Blvd

POSSESSION

Immediate

CEILING HEIGHTS

Approximately 16 FT

STATUS OF PREMISES

Former Capital One Bank

CO-TENANTS

Texas Chicken & Burgers, Eva's Eats, Halal Munchies, La Rondine Pizza

NEIGHBORS

Kew Gardens Dialysis Center, Jamaica Hospital Medical Center, Plaza College, Queens Borough Hall, Queens County Criminal Court, Orlin & Cohen Orthopedic Group, Lenox Hill Radiology, YAI, Dunkin Donuts, Subway, Texas Chicken & Burgers, CVS, Starbucks, 24 Hour Fitness

COMMENTS

- Approximately 30 FT of frontage along Queens Blvd.
- Space has 2-inch gas lines, 200 amp of electrical (can be upgraded to 400), & 10-tons of HVAC
- Prominent location with the Queens County Criminal Court and the Queens Borough Hall across from the site
- Multiple schools surrounding the property; all within walking distance such as Plaza College, Kew-Forest High School, Ezra Academy, PS 99
- Property is located in the center of multiple large office buildings totaling over 1.5MM SF and in the heart of Kew Gardens residential population
- One block away from the Crossroads Tower - a 515,000 SF Office Building
- Across the street from the Kew Gardens-Union Trnprk Subway Station that services the **E**, **F**, **M**, **R**. Several blocks from the Kew Gardens LIRR Station

CONTACT EXCLUSIVE AGENT

SCOTT ROTHSTEIN

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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



MARKET AERIAL

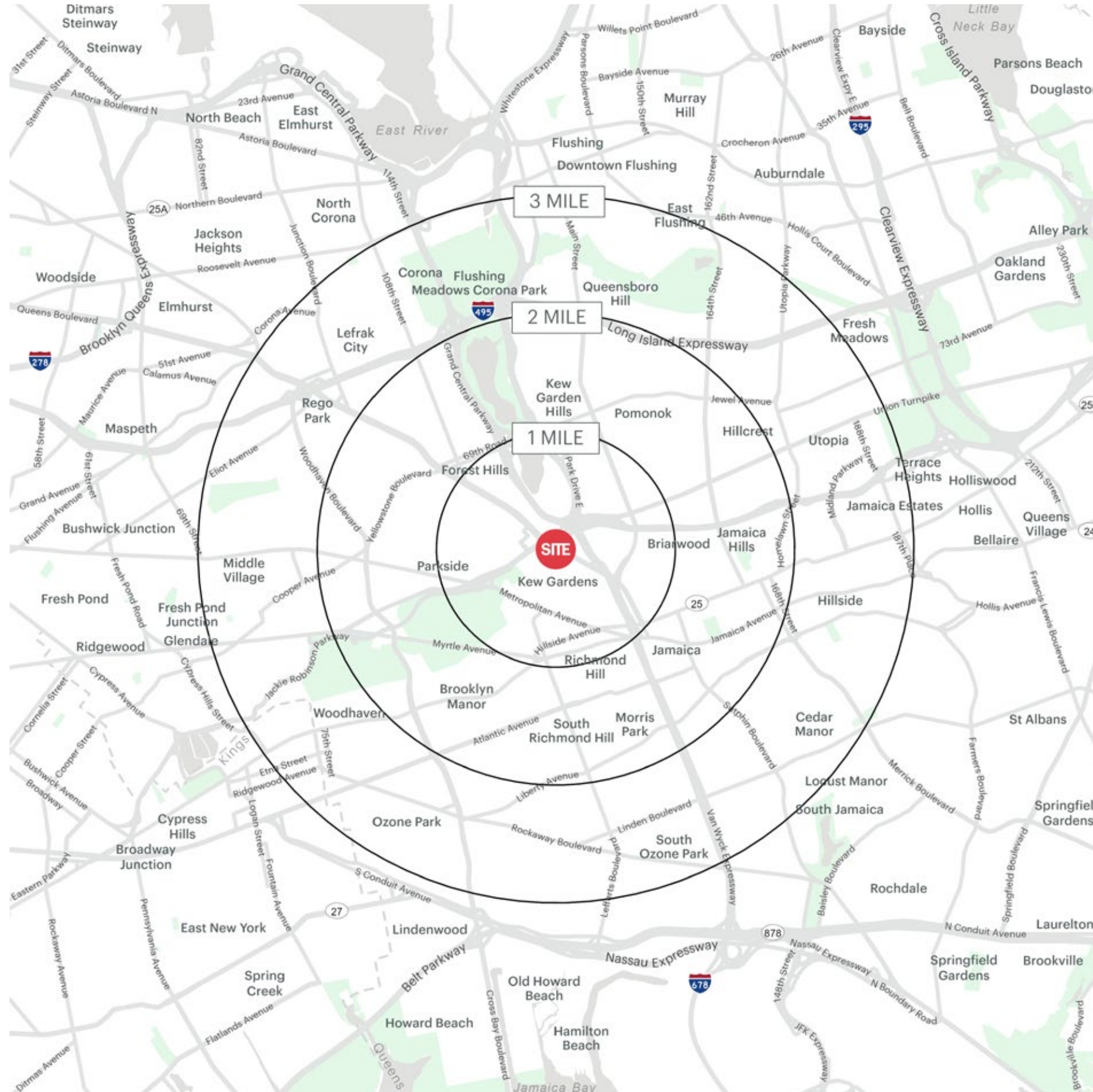


GROUND FLOOR



All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.

AREA DEMOGRAPHICS



120-32 QUEENS BOULEVARD KEW GARDENS, NY

1 MILE RADIUS

POPULATION
88,272
HOUSEHOLDS
36,925
AVERAGE HOUSEHOLD INCOME
\$113,494
MEDIAN HOUSEHOLD INCOME
\$84,901

COLLEGE GRADUATES (BACHELOR'S +)
33,008 - 52%
TOTAL BUSINESSES
2,546
TOTAL EMPLOYEES
36,779
DAYTIME POPULATION (W/ 16 YR +)
82,791

2 MILE RADIUS

POPULATION
358,027
HOUSEHOLDS
130,056
AVERAGE HOUSEHOLD INCOME
\$100,975
MEDIAN HOUSEHOLD INCOME
\$76,499

COLLEGE GRADUATES (BACHELOR'S +)
106,074 - 42%
TOTAL BUSINESSES
8,965
TOTAL EMPLOYEES
134,849
DAYTIME POPULATION (W/ 16 YR +)
332,394

3 MILE RADIUS

POPULATION
806,304
HOUSEHOLDS
272,393
AVERAGE HOUSEHOLD INCOME
\$95,106
MEDIAN HOUSEHOLD INCOME
\$71,883

COLLEGE GRADUATES (BACHELOR'S +)
193,705 - 34%
TOTAL BUSINESSES
16,657
TOTAL EMPLOYEES
256,275
DAYTIME POPULATION (W/ 16 YR +)
707,800

AREA DEMOGRAPHICS

