

9885

QUEENS BLVD

REGO PARK • QUEENS

Retail, Medical & Office Space
Base of 170-Unit Mixed-Use Development
21,770 SF of Space
Wrap Around Retail Fontage on Entire City Block

RIPCO
REAL ESTATE

JOIN





REGO PARK

THE RETAIL OPPORTUNITY

COMMENTS

- Join Northwell-GoHealth Urgent Care
- Prime Rego Park intersection between Queens Blvd, 99th Street and 66th Ave
- Base of brand new 16-story, 225,000 SF residential building
- Delivery is Q4 2024
- 15 Year ICAP Abatement

VEHICLES PER DAY

- Roughly 50,000 vehicles pass per day

DAYTIME POPULATION

- 136,000 daytime population

SIZE

- Two levels totaling approx. 21,770 SF of mixed-use retail space:
 - Ground Floor - 11,455 SF (Ceiling Heights of 18 FT)
 - Lower Level - 10,315 SF (Ceiling Heights of 16 FT)

TRANSPORTATION

- Near major transportation hubs and thru-ways
 - One block away from the 67th Avenue Subway Lines of the **E, F, M & R**
 - Queens Blvd leads to the Midtown Tunnel, The long Island Expressway & Grand Central Parkway

1-MILE AREA DEMOGRAPHICS



136K
TOTAL DAYTIME POPULATION

\$78K
MEDIAN HOUSEHOLD INCOME



\$1.5B
TOTAL RETAIL GOODS EXPENDITURE

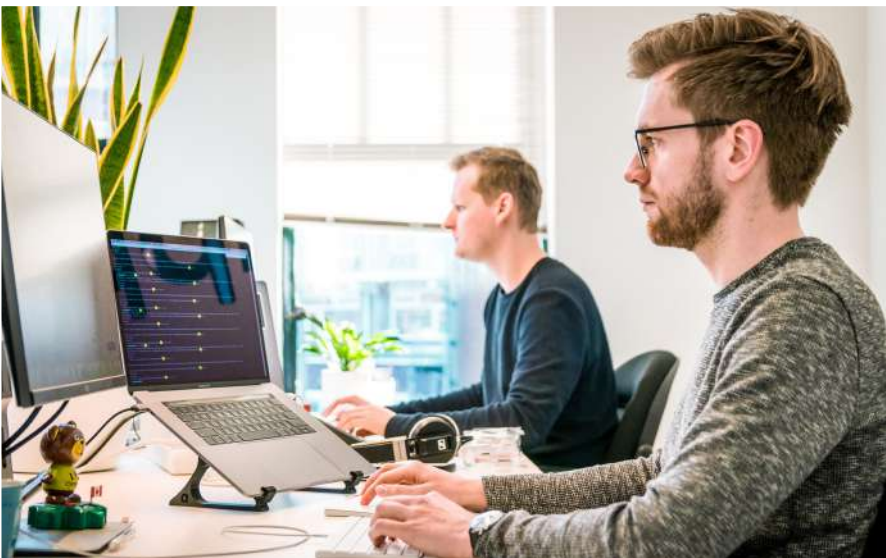
61K
TOTAL HOUSEHOLDS

150K
TOTAL POPULATION



7.7%
POPULATION UNDER THE AGE OF 44

76.9%
WHITE COLLAR WORKERS



MARKET SNAPSHOT



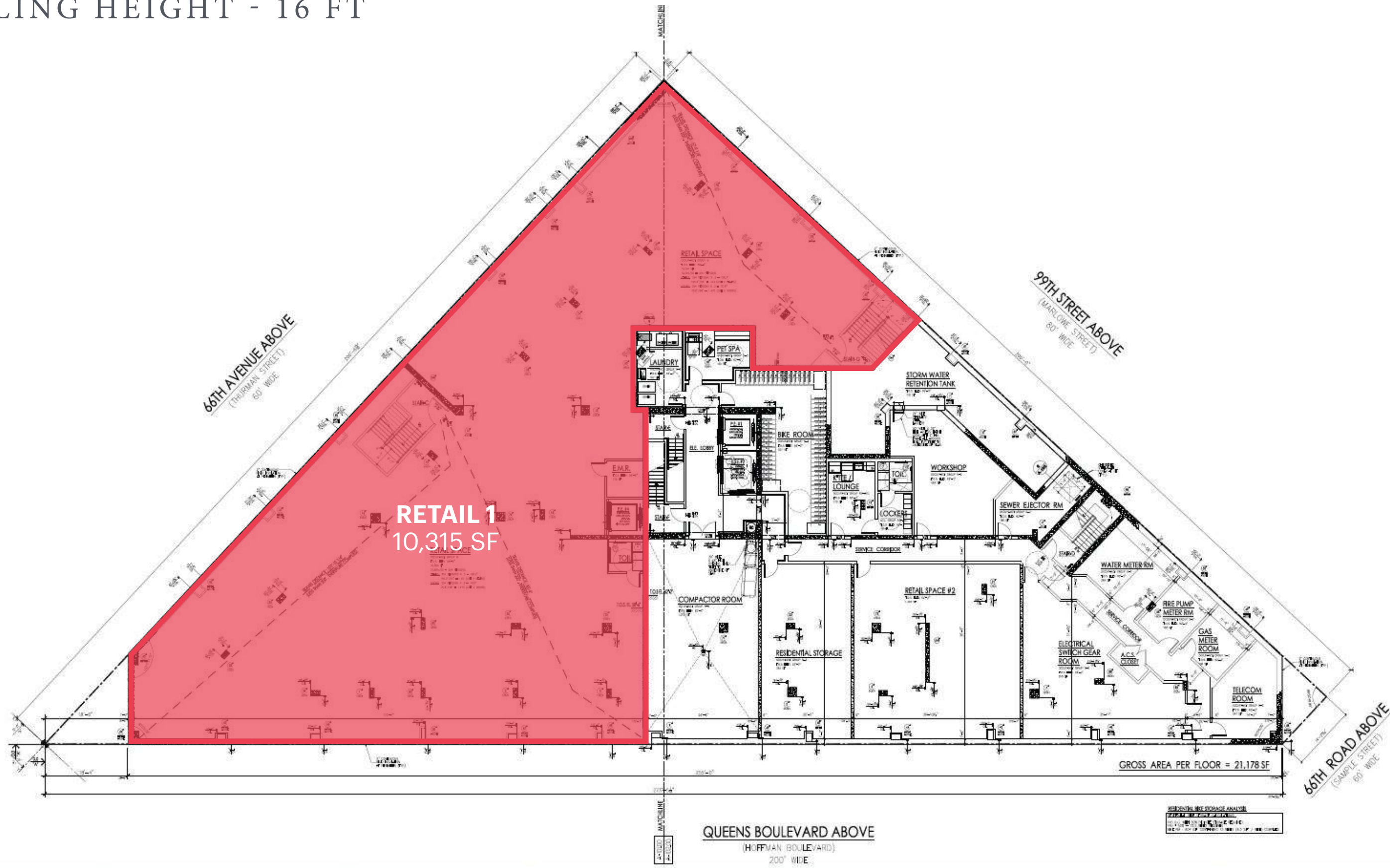
This aerial map of Forest Hills, Queens, highlights the location of 9885 Queens Blvd. The map is annotated with various local landmarks and businesses:

- Businesses and Services:** The UPS Store, Citibank, T-Mobile, Chase, Subway, Mattress Firm, NetCost, iLoveRocAvenue.com, NYSC, Dunkin', CVS pharmacy, Starbucks, and GoHealth Urgent Care.
- Healthcare:** St. Paul's School of Nursing and Long Island Jewish Forest Hills Hospital.
- Education:** Forest Hills High School.
- Apartment Buildings and Units:**
 - 97-40 62nd Drive: 1,094 Units
 - 64-34 102nd St: 160 Units
 - 64-33 98 Street: 302 Units
 - 105-07 66 Road: 201 Units
 - 66-36 Yellowstone Blvd: 244 Units
 - 66-38 Yellowstone Blvd: 246 Units
 - 67-07 Yellowstone Blvd: 276 Units
 - 102-10 66 Road: 498 Units
 - 67-38 108 Street: 204 Units
 - 67-66 108 Street: 204 Units
 - 98-09 65 Road: 240 Units
 - 98-51 Queens Boulevard: 207 Units
 - 99-19 66 Avenue: 312 Units
 - 99-32 66 Road: 485 Units
 - 99-19 66th Road: 310 Units
 - 528 Units (near 67th Avenue)
 - 454 Units (near 68th Avenue)
 - 104-20 Queens Boulevard: 1,348 Units
 - 98-01 67 Avenue: 288 Units
 - 98-76 Queens Blvd: 66 Units
 - 98-08 Queens Blvd: 116 Units
 - Parkor Manor: 157 Units
- Streets:** 63rd Drive, 64th Avenue, 64th Road, 65th Avenue, 65th Road, 66th Avenue, 66th Road, 67th Avenue, 68th Avenue, 68th Drive, 69th Avenue, 108th Street, 109th Street, 110th Street, 111th Street, 112th Street, 113th Street, 114th Street, 115th Street, 116th Street, 117th Street, 118th Street, 119th Street, 120th Street, 121st Street, 122nd Street, 123rd Street, 124th Street, 125th Street, 126th Street, 127th Street, 128th Street, 129th Street, 130th Street, 131st Street, 132nd Street, 133rd Street, 134th Street, 135th Street, 136th Street, 137th Street, 138th Street, 139th Street, 140th Street, 141st Street, 142nd Street, 143rd Street, 144th Street, 145th Street, 146th Street, 147th Street, 148th Street, 149th Street, 150th Street.
- Subway Lines:** E, F, M, R.

SITE PLAN: FIRST FLOOR
CEILING HEIGHT - 18 FT



SITE PLAN: LOWER LEVEL
CEILING HEIGHT - 16 FT



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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.