



**MEDICAL / COMMUNITY FACILITY BUILDING
ACROSS FROM ELMHURST HOSPITAL FOR LEASE**

ELMHURST, NY

41-12 77TH STREET

SIZE

1st Floor + Cellar	4,400 SF
2nd Floor	2,200 SF
3rd Floor	2,200 SF
4th Floor	1,240 SF
Total	10,040 SF (can be leased separately)

ASKING RENT

Upon Request

TERM

Negotiable

POSSESSION

Immediate

FRONTAGE

40 FT

NEIGHBORS

Elmhurst Hospital, CityMD, Starbucks, Citibank, Chase, Citywide Pediatrics, Pediatric Plaza, Queens Ophthalmology, Women's Health Care, T-Mobile, TD Bank, Dunkin'

COMMENTS

- New construction high end medical/office space directly across the street from Elmhurst Hospital
- Entire building can be leased or each subdivided; each floor has its own metered gas, heating & electric utilities
- ADA compliant with elevator, floor to ceiling windows and 480-volt utility system equipped for a multitude of medical machineries
- 15-year ICAP tax abatement in place
- 4 on-site parking spaces
- Close proximity to the **7**, **E**, **F**, **M**, and **R** trains
- Open to all community facility and medical uses
- **Ambulatory center with high utility scale power, perfectly capable to host radiology, imaging, surgery center, laparoscopy, robotic, pain, orthopedic, dialysis, cancer screening, radiation - any of the above individually or combined**

CONTACT EXCLUSIVE AGENTS

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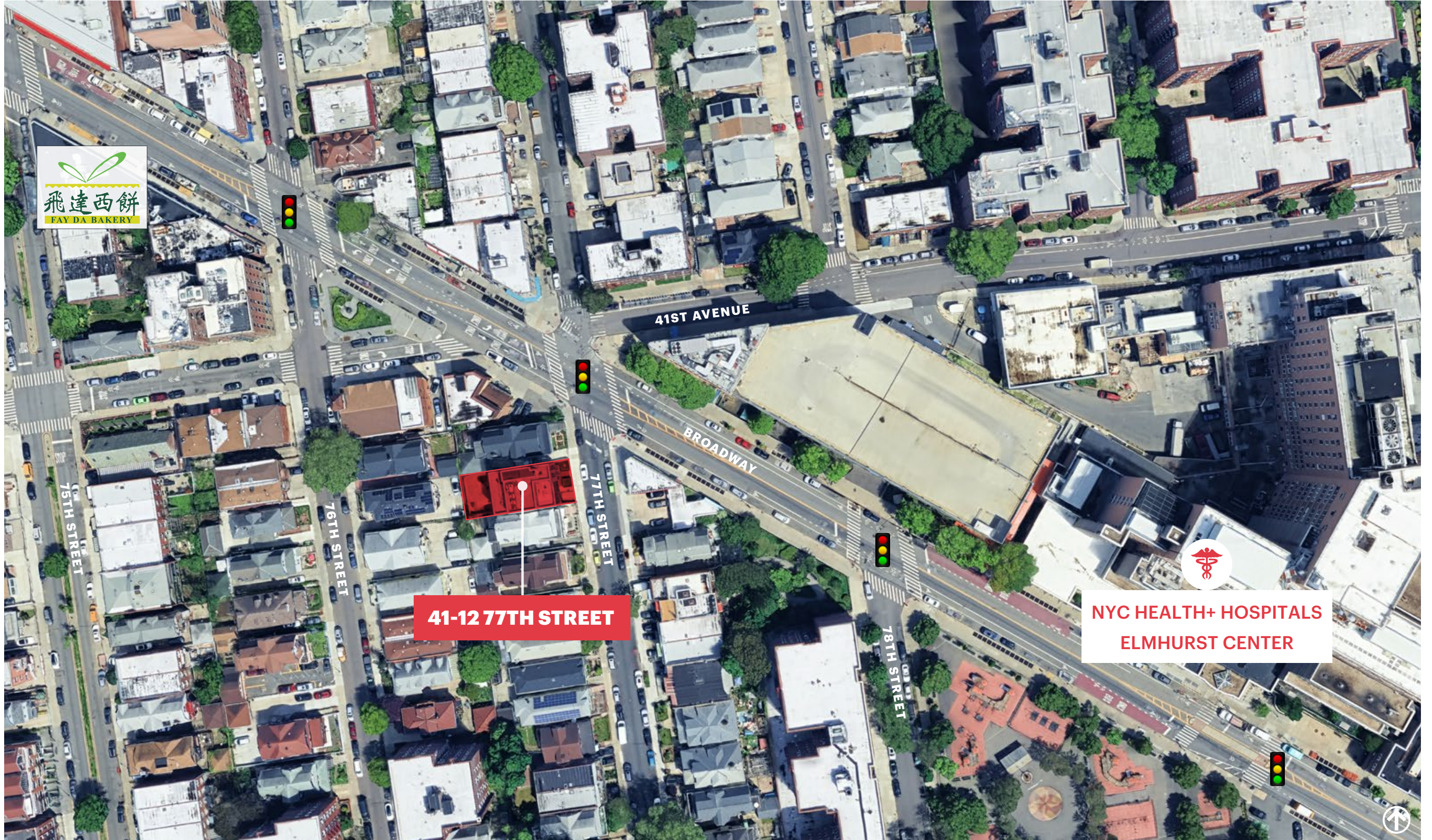
Please visit us at ripcony.com for more information

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.

SURROUNDING AREA MAP



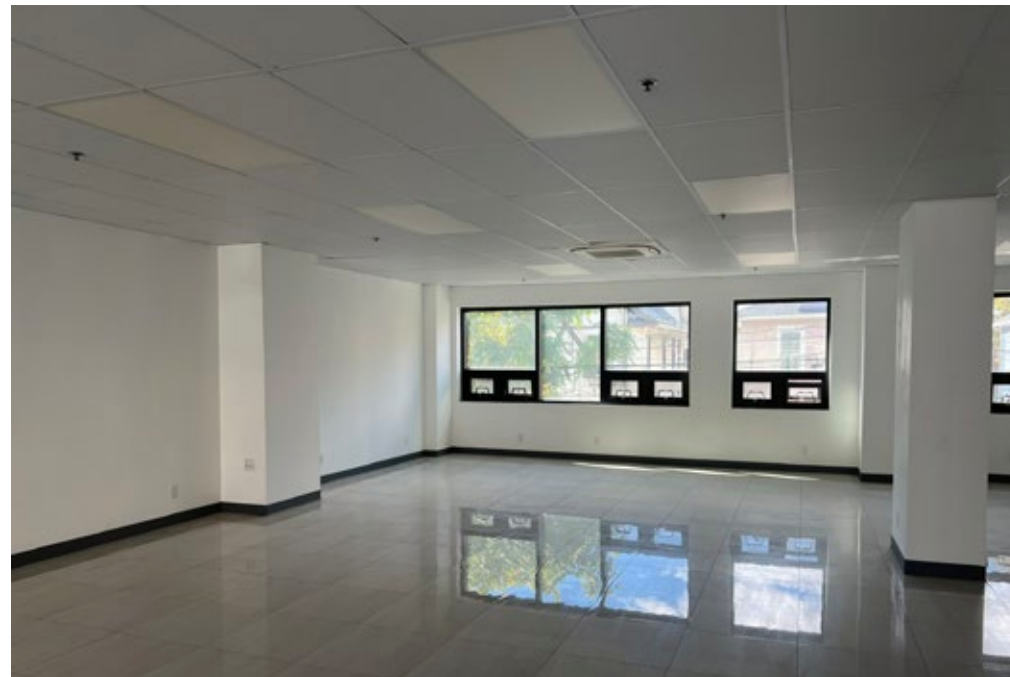
AERIAL



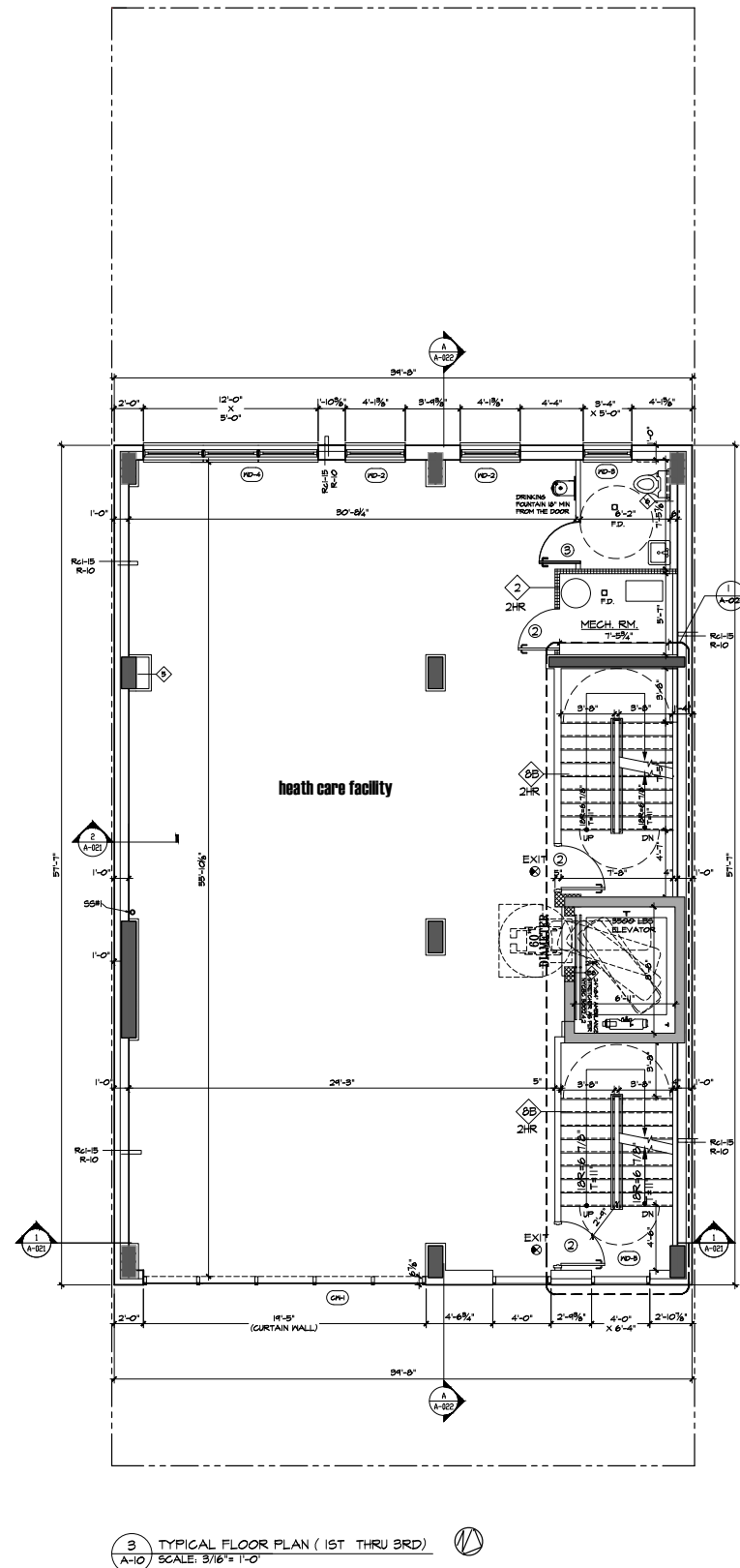
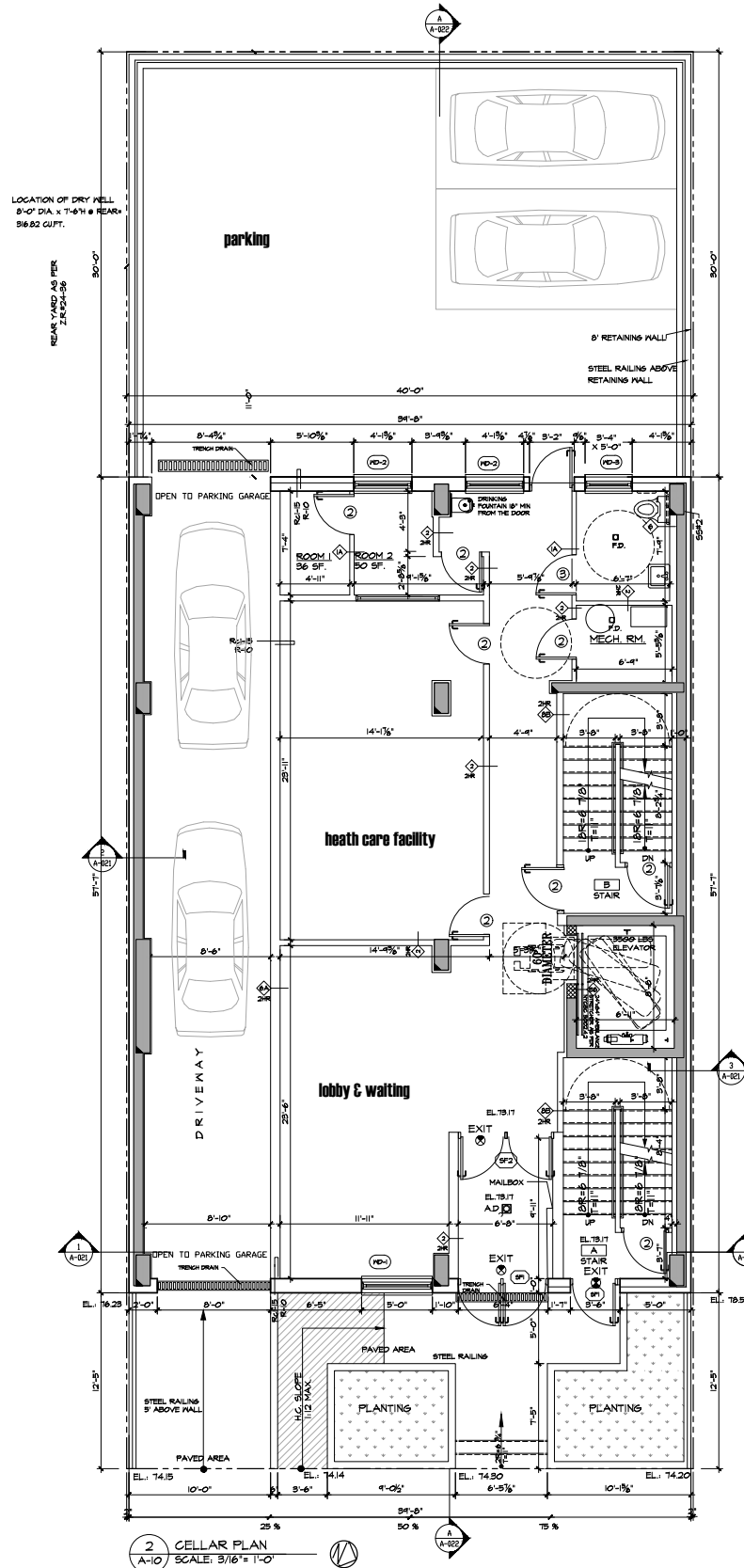
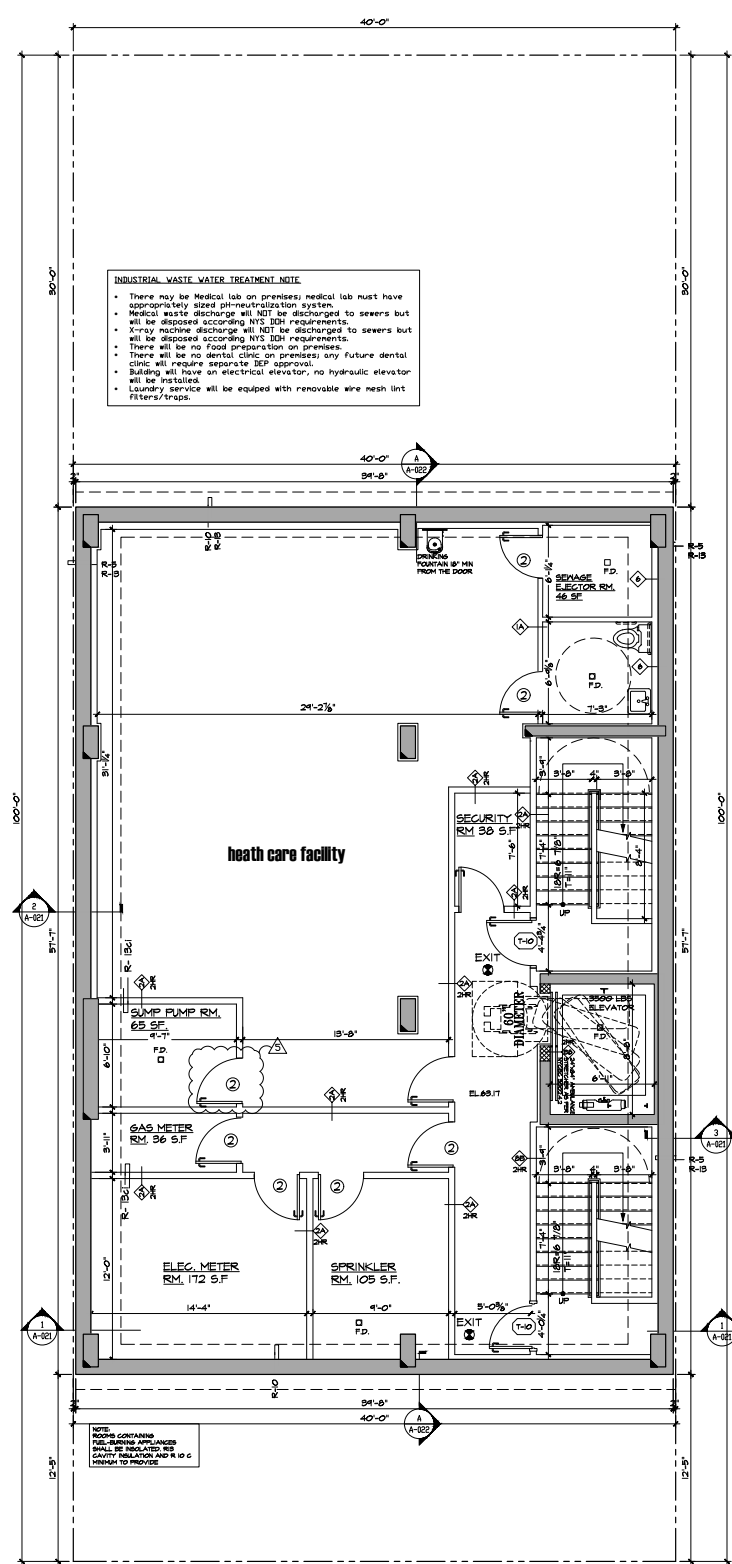
41-12 77TH STREET

**NYC HEALTH+ HOSPITALS
ELMHURST CENTER**

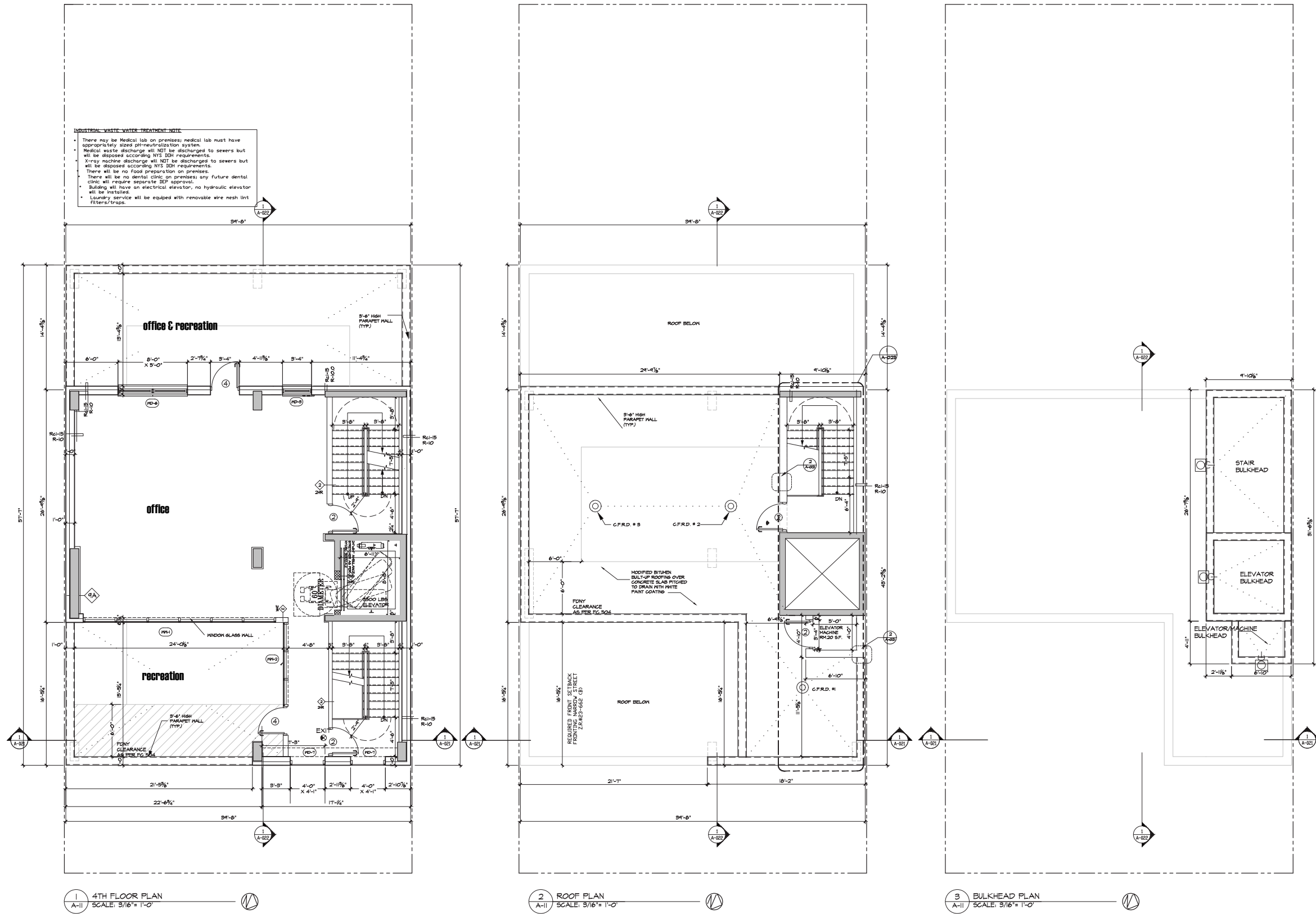
PHOTOS



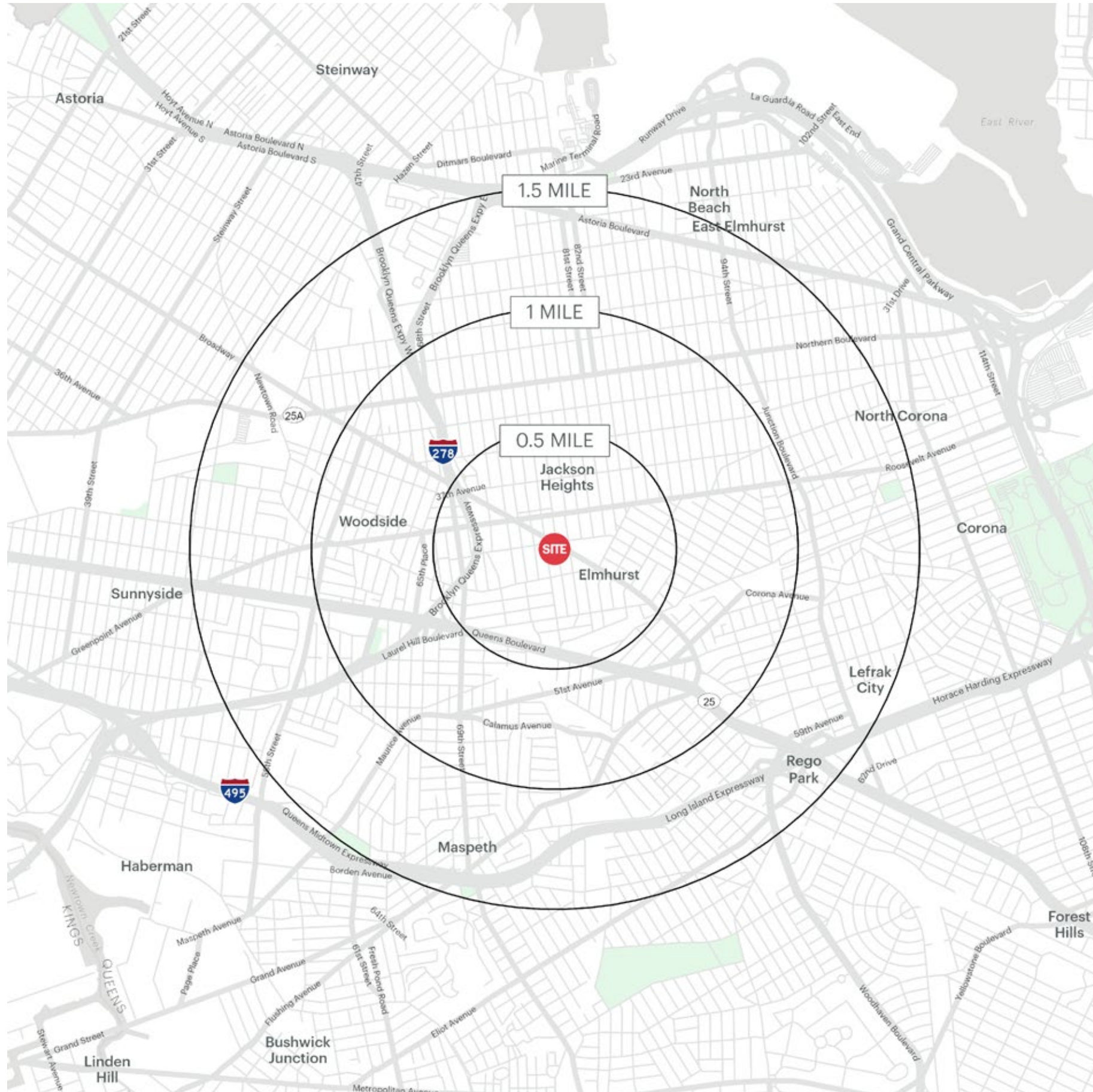
FLOOR PLANS



FLOOR PLANS



AREA DEMOGRAPHICS



41-12 77TH STREET ELMHURST, NEW YORK

0.5 MILE RADIUS

POPULATION
65,145
HOUSEHOLDS
22,986
AVERAGE HOUSEHOLD INCOME
\$98,666
MEDIAN HOUSEHOLD INCOME
\$66,829

COLLEGE GRADUATES (BACHELOR'S +)
19,121 - 39.0%
TOTAL BUSINESSES
2,005
TOTAL EMPLOYEES
19,428
DAYTIME POPULATION (W/ 16 YR +)
52,195

1 MILE RADIUS

POPULATION
216,170
HOUSEHOLDS
72,304
AVERAGE HOUSEHOLD INCOME
\$97,463
MEDIAN HOUSEHOLD INCOME
\$68,823

COLLEGE GRADUATES (BACHELOR'S +)
52,457 - 33.0%
TOTAL BUSINESSES
4,739
TOTAL EMPLOYEES
45,139
DAYTIME POPULATION (W/ 16 YR +)
154,865

1.5 MILE RADIUS

POPULATION
373,002
HOUSEHOLDS
123,463
AVERAGE HOUSEHOLD INCOME
\$99,489
MEDIAN HOUSEHOLD INCOME
\$71,963

COLLEGE GRADUATES (BACHELOR'S +)
83,282 - 30.0%
TOTAL BUSINESSES
7,825
TOTAL EMPLOYEES
103,384
DAYTIME POPULATION (W/ 16 YR +)
293,276

AREA DEMOGRAPHICS

