



FOR LEASE
FLUSHING PRIME RETAIL SPACE

37-02 UNION STREET
FLUSHING NY 11354

- High-Visibility Corner Location
- Expansive 10,355 SF Space
- Move-In Ready & Fully Equipped
- Exceptional Foot Traffic
- Prominent Corner Storefront
- Flexible Usage
- Established Customer Base

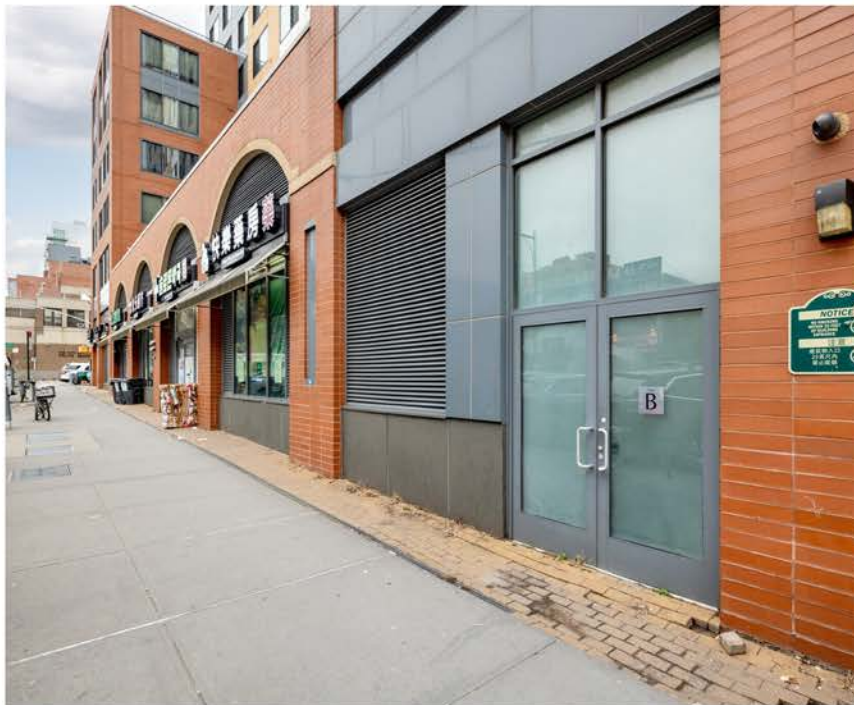
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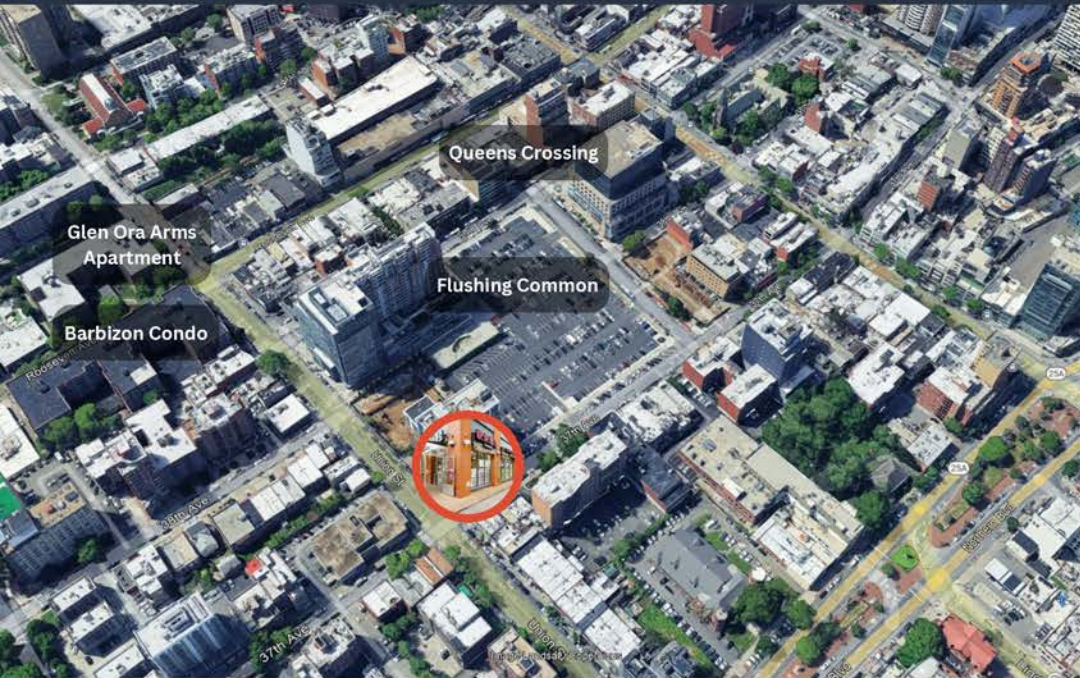
Prime Corner Retail Space

37-02 UNION ST RETAIL SPACE OFFERS A PRIME 10,000 SF CORNER RETAIL LOCATION IN THE HEART OF FLUSHING, ONE OF QUEENS' MOST VIBRANT COMMERCIAL HUBS. PREVIOUSLY OPERATED AS AN ASIAN SUPERMARKET FOR SEVEN YEARS, THE SPACE IS FULLY BUILT OUT WITH FOUR WALK-IN COOLERS, ONE WALK-IN FREEZER, AN OPEN-AIR COOLER, GROCERY SHELVING, AND FOUR CASHIER STATIONS, MAKING IT AN IDEAL TURNKEY OPPORTUNITY FOR A SUPERMARKET OPERATOR. WITH HIGH FOOT TRAFFIC AND A LOYAL CUSTOMER BASE, THIS WELL-EQUIPPED SPACE PROVIDES AN EXCELLENT OPPORTUNITY TO ESTABLISH OR EXPAND A RETAIL PRESENCE IN A THRIVING NEIGHBORHOOD.



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High Population Density & Strong Consumer Base

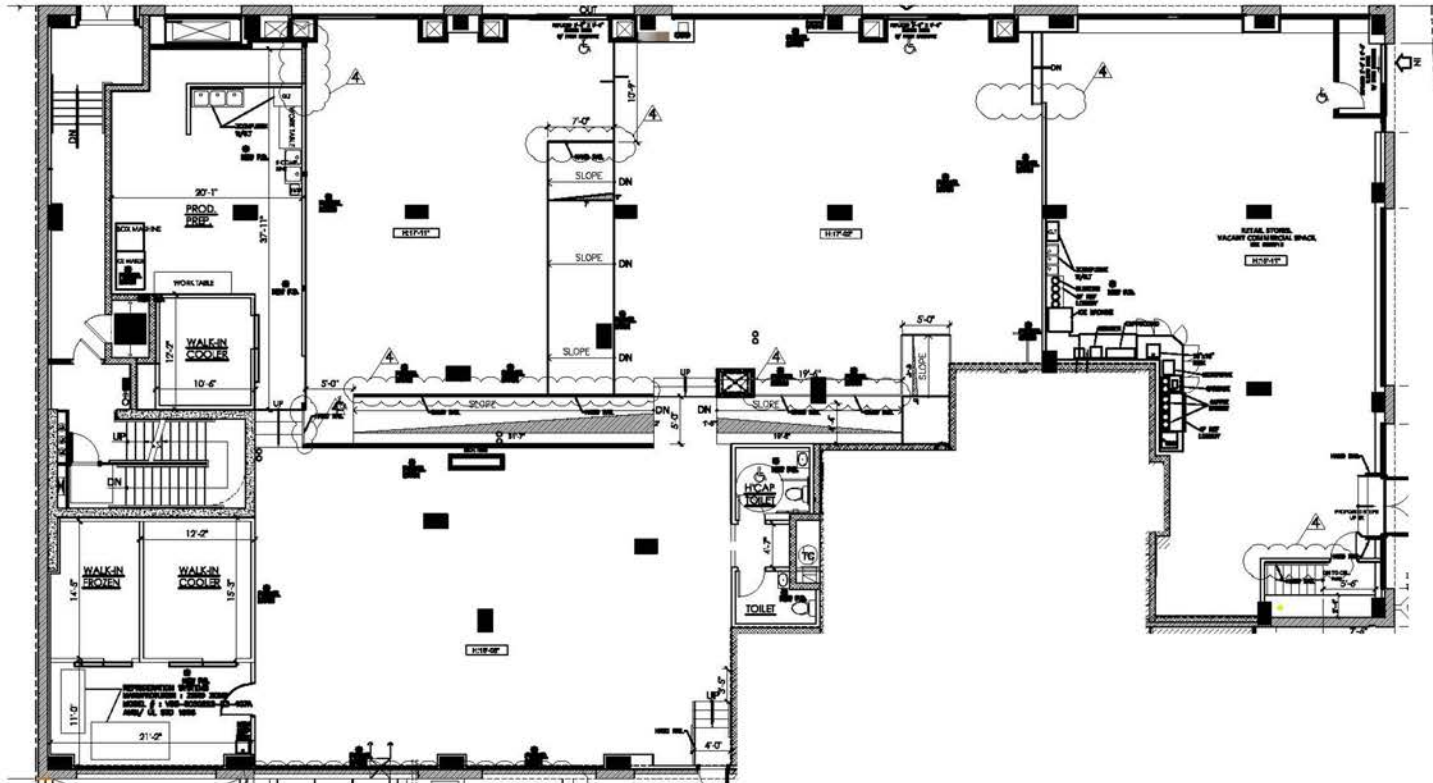
Flushing is known for its rapid growth and cultural vibrancy, with a diverse and dense population that fuels demand for retail, dining, and everyday essentials. The area is home to hundreds of residential buildings, luxury condos, and large-scale developments, ensuring a steady stream of shoppers, residents, and office workers throughout the day.

Unmatched Foot Traffic & Business Potential

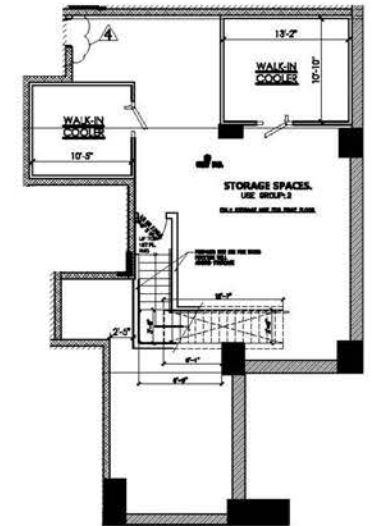
- Surrounded by high-rise apartments and commercial towers – A built-in customer base for retail success
- Thriving shopping and dining scene – Popular supermarkets, restaurants, and specialty shops create a high-energy retail environment
- Proximity to major transit hubs – Flushing-Main Street (7 train) and multiple bus lines connect the area to all parts of NYC
- Strong pedestrian flow – Bustling streets filled with local shoppers, office workers, and visitors



THE SPACES



Grand Floor



Basement



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PROPERTY DETAILS

Asking Rent	\$100,000/month NNN
Lease Term	10 Year Term
Frontage	200 FT of Glass Wraparound
Possession	Immediate
Ground Floor	Approx. 8,960sf
Lower Level	Approx. 1,395sf
Grand Floor Ceiling Height	16'-18'
Lower Level Ceiling Height	14'

This 10,355 SF high-visibility retail space is located at a bustling intersection in the heart of Flushing. Formerly an established Asian supermarket, the space is fully built out with:

- Four walk-in coolers & one walk-in freezer for optimal storage
- Open-air cooler ideal for fresh produce and beverages
- Grocery shelving & four cashier stations for seamless operations
- Expansive open layout allowing for flexible use and easy customer flow



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CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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