

INTRODUCING THE  
**QUEENS FLATIRON BUILDING**

**PRIME QUEENS BOULEVARD & WOODHAVEN BOULEVARD NEW CONSTRUCTION**

90-32 QUEENS BOULEVARD, ELMHURST, NY 11373

**NOW LEASING RETAIL, OFFICE & COMMUNITY FACILITY**



**Woodhaven Blvd**



New York City Subway station (rapid transit)

OVER 6.3M RIDERS ANNUALLY

**SCHUCKMAN**  
REALTY INC.  
**516-496-8888**

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
[www.schuckmanrealty.com](http://www.schuckmanrealty.com)

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

**KENNETH SCHUCKMAN**

President • RE Broker

[ken@schuckmanrealty.com](mailto:ken@schuckmanrealty.com)

**ARI MALUL**

Associate RE Broker

[ari@schuckmanrealty.com](mailto:ari@schuckmanrealty.com)

**JESSICA VILMENAY**

Associate RE Broker

[jessica@schuckmanrealty.com](mailto:jessica@schuckmanrealty.com)

**PROPERTY USE:**

RETAIL • OFFICE • COMMUNITY USE

**AVAILABLE SPACE:**

BUILDING TOTAL: 164,414 SF  
LOWER LEVEL: 7,422 SF COMMERCIAL  
GROUND LEVEL: 16,885 SF  
SECOND FLOOR: PARKING  
FLOOR 3 - 10 COMMUNITY FACILITY

**DELIVERY DATE:** Q1, 2024

**FRONTAGE:** 362' ON QUEENS BOULEVARD

**PARKING:** 288 SPACES

**HIGHLIGHTS:**

- 2 FULL LOADING DOCKS
- 2 PRIVATE TERRACES
- NEW CONSTRUCTION CLASS A OFFICE, RETAIL, COMMUNITY FACILITY.
- PRIME CORNER OF QUEENS BOULEVARD AND WOODHAVEN BOULEVARD
- DIRECTLY ACROSS FROM QUEENS CENTER MALL AND HOFFMAN PARK.
- WOODHAVEN BOULEVARD **M R** SUBWAY AND BUS STOP ON SITE



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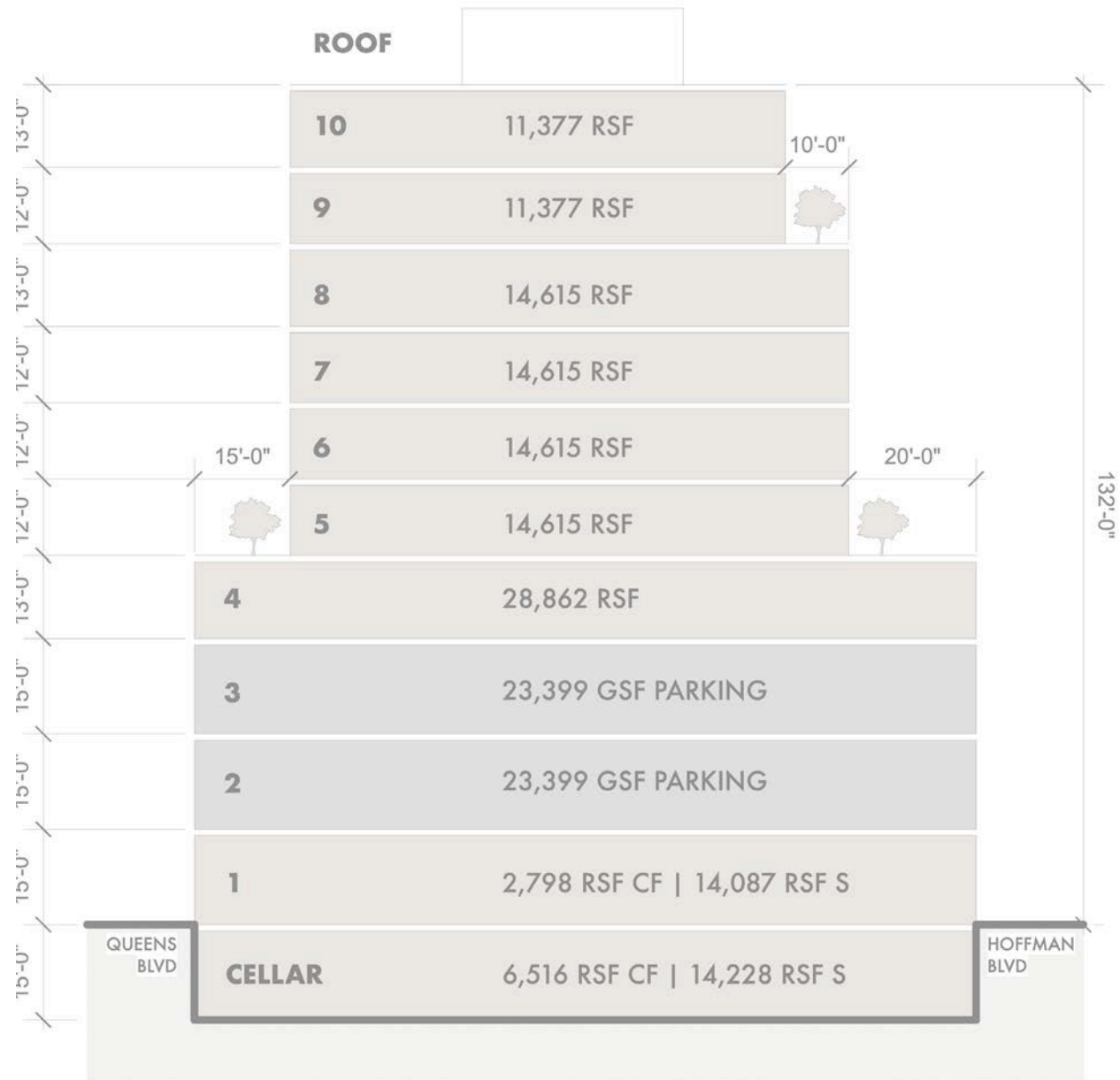
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# RETAIL MAP

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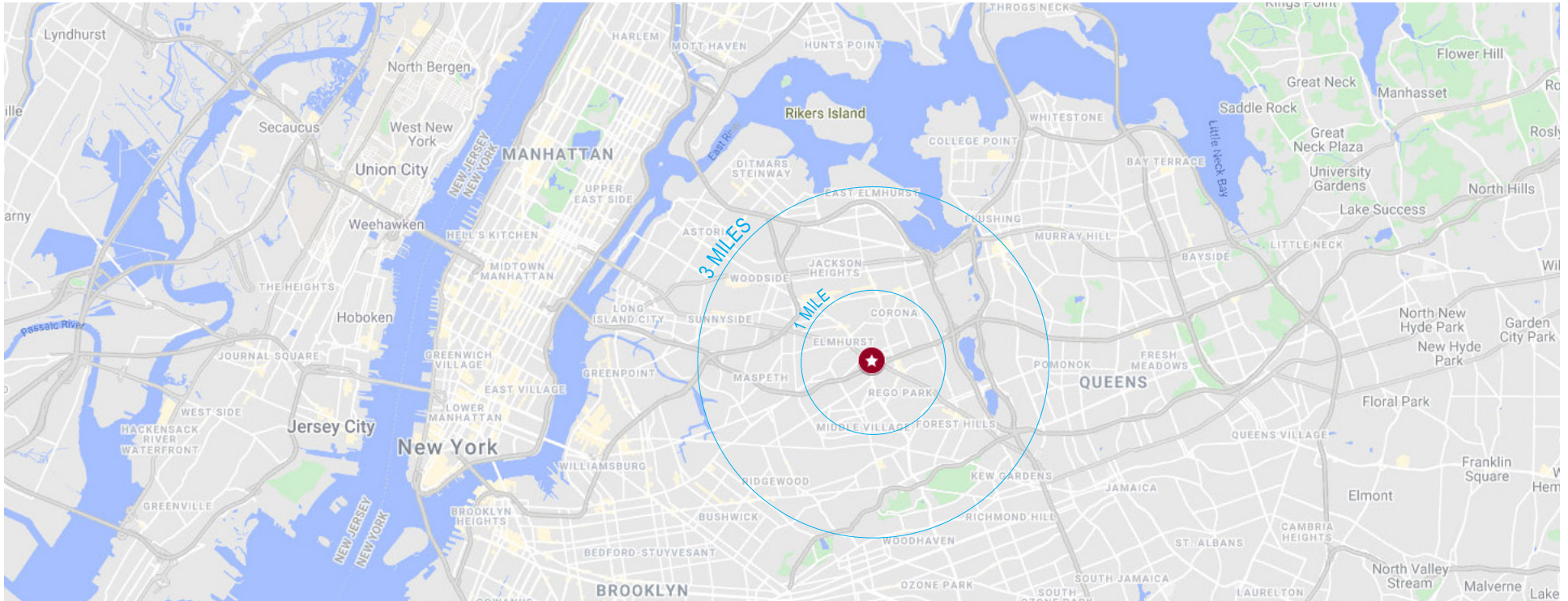
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# DEMOGRAPHIC INFORMATION

90-32 QUEENS BOULEVARD, ELMHURST, NY 11373



	.5 MILE	1 MILE	3 MILES
2020 POPULATION	35,822	180,539	908,204
2020 MEDIAN AGE	40.6	39.1	38.6
2020 AVERAGE HOUSEHOLD INCOME	\$81,478	\$77,456	\$86,241
2025 AVERAGE HOUSEHOLD INCOME	\$86,272	\$82,325	\$93,846
2020 TOTAL HOUSEHOLDS	12,755	62,542	322,531
2025 TOTAL HOUSEHOLDS	12,962	63,129	325,209
2020 AVERAGE HOUSEHOLD SIZE	2.81	2.88	2.80



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## DEMOGRAPHIC SUMMARY

90-32 Queens Blvd, Elmhurst, New York, 11373

Ring of 3 miles

### KEY FACTS

908,204

Population



322,531

Households

38.6

Median Age

\$50,028

Median Disposable Income

### EDUCATION

19%

No High School Diploma



28%

High School Graduate



19%

Some College



33%

Bachelor's/Grad/Prof Degree

### INCOME



\$63,239

Median Household Income



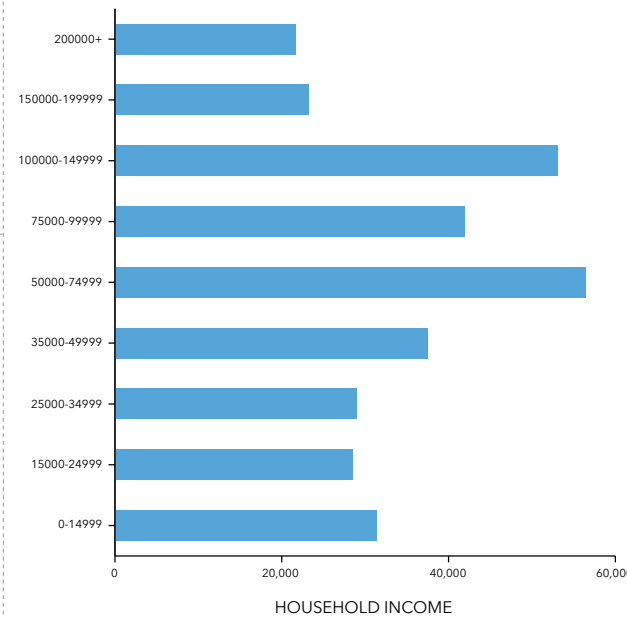
\$30,632

Per Capita Income



\$41,435

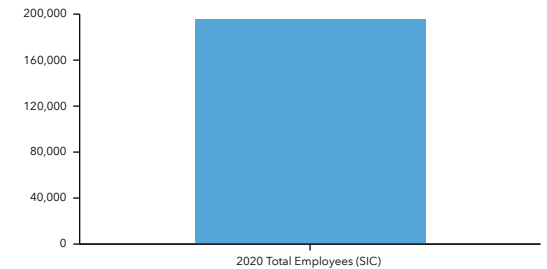
Median Net Worth



Mall/Shopping Center Name	Direction	Distance
Queens Center	NE	0.2
Queens Place	NW	0.3
Rego Park Center I & II	SE	0.5
The Shops at Atlas Park	SE	1.7

Closest 4 locations

### 2020 Total Employees (SIC)



### EMPLOYMENT

White Collar 58%

Blue Collar 20%

Services 22%

12.7%

Unemployment Rate

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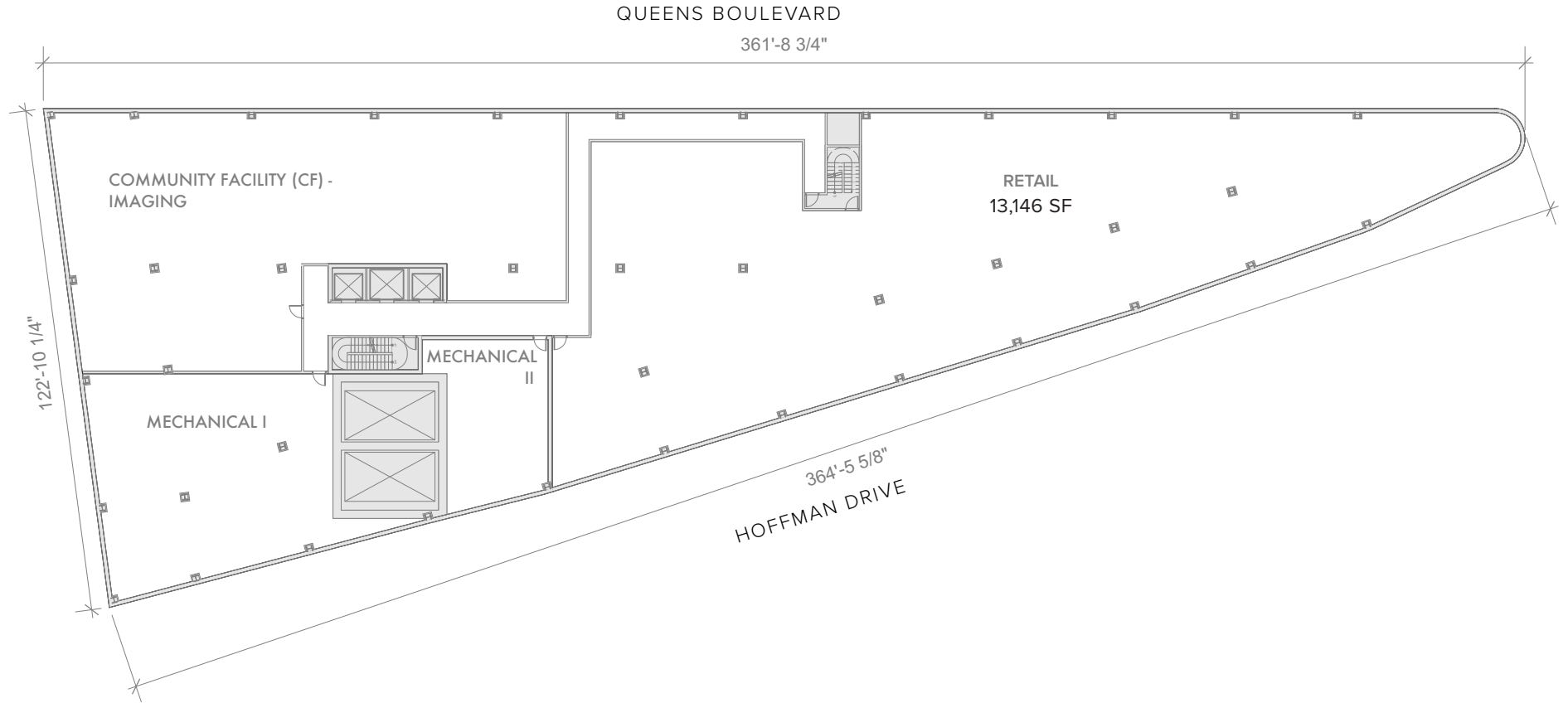
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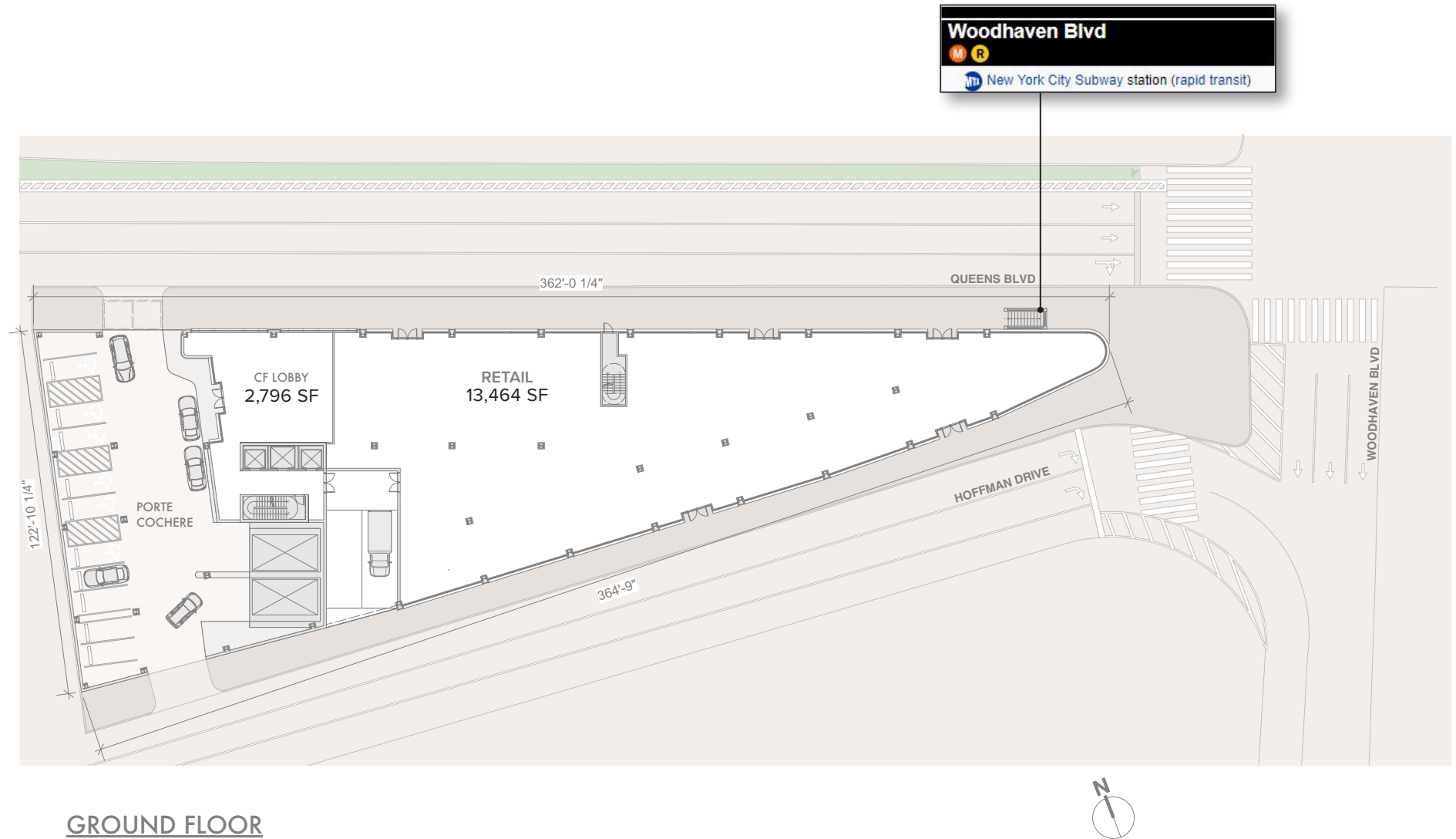
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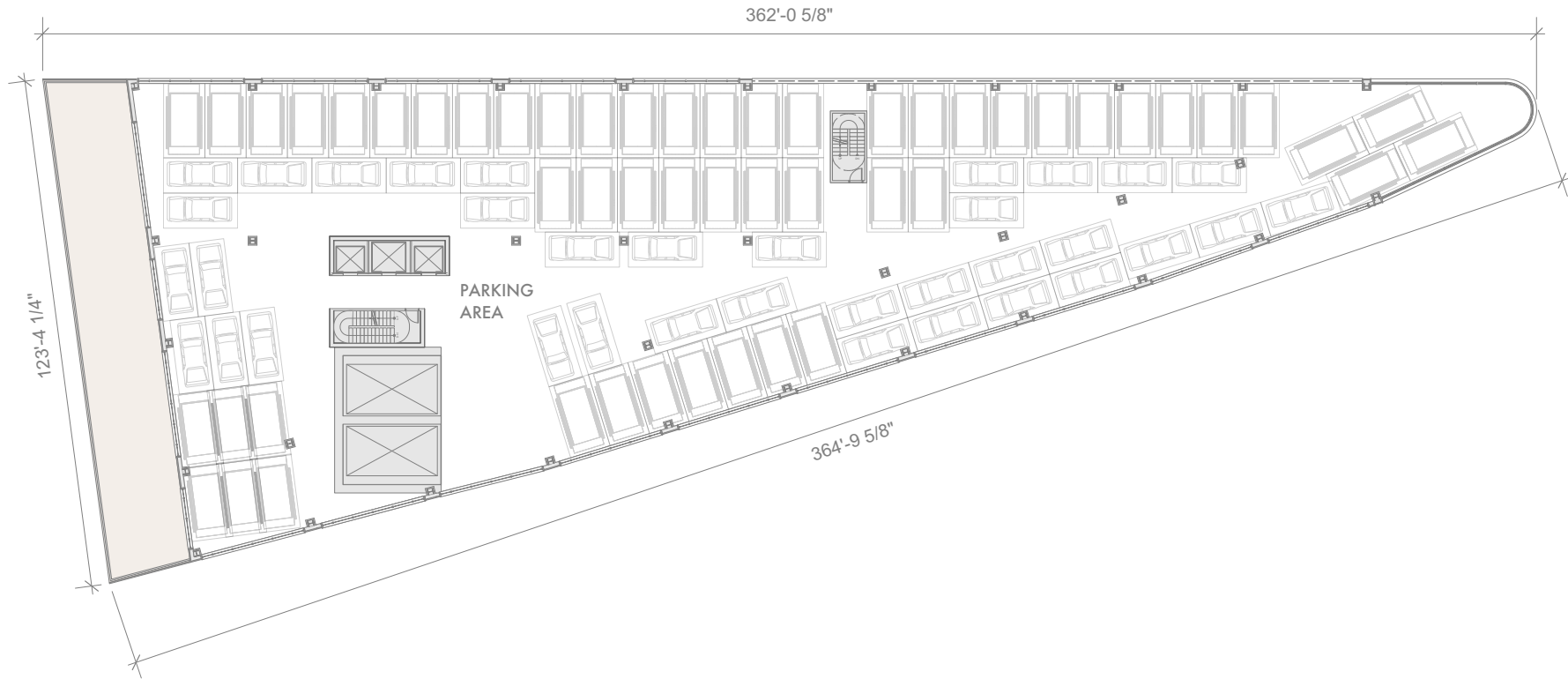


**CELLAR**

PARKING AREA: 14,781 GSF (30 DOUBLE STACKERS, 23 SINGLE PARKING SPACES)

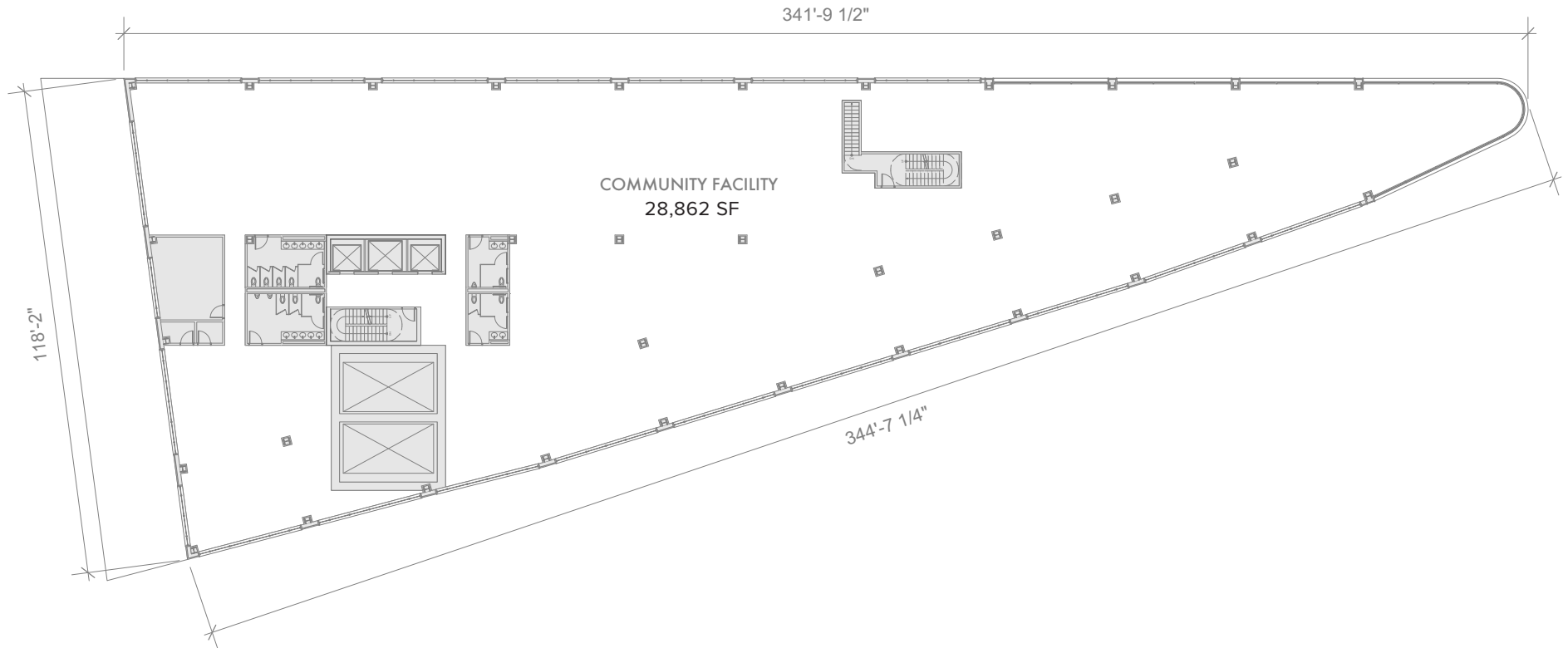


GROUND FLOOR

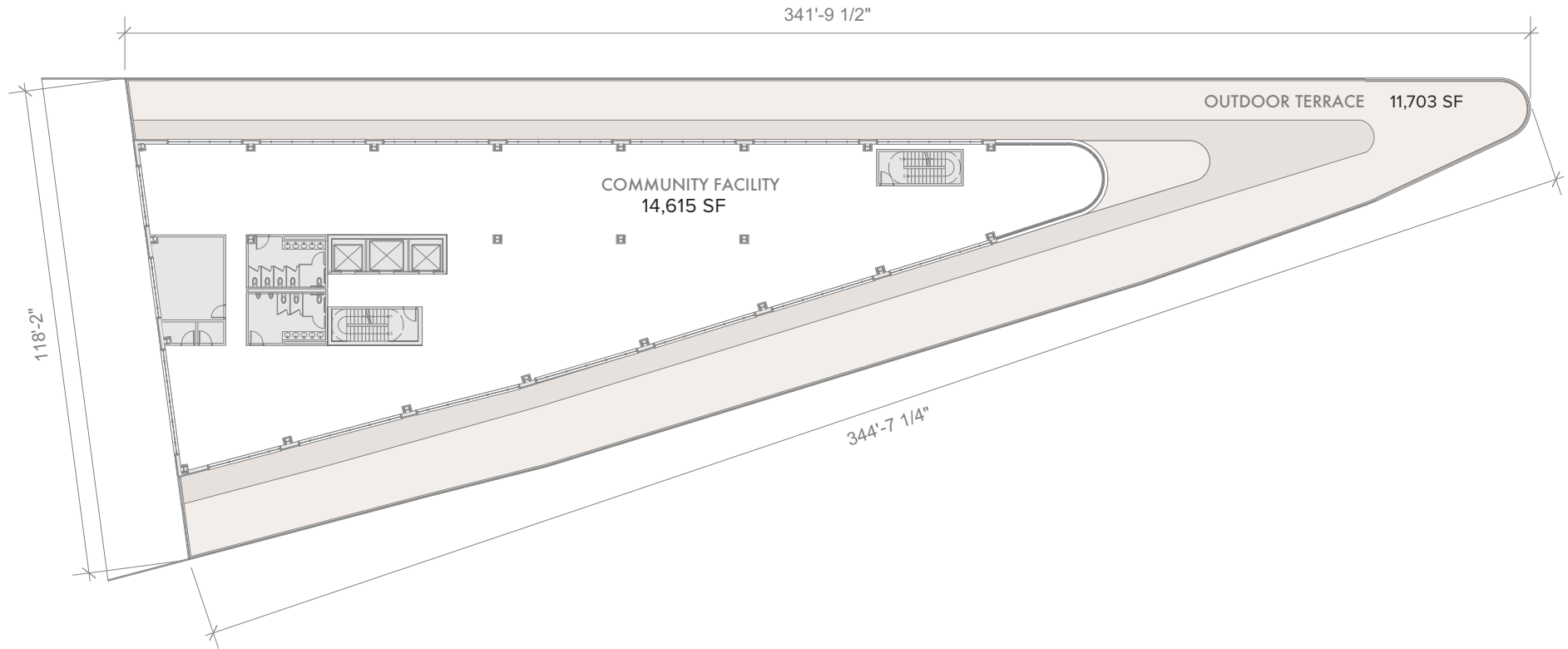


## 2ND-3RD FLOOR

PARKING AREA: 23,399 SF GSF (52 DOUBLE STACKERS, 35 SINGLE PARKING SPACES)



**4TH FLOOR**



5TH - 8TH FLOOR



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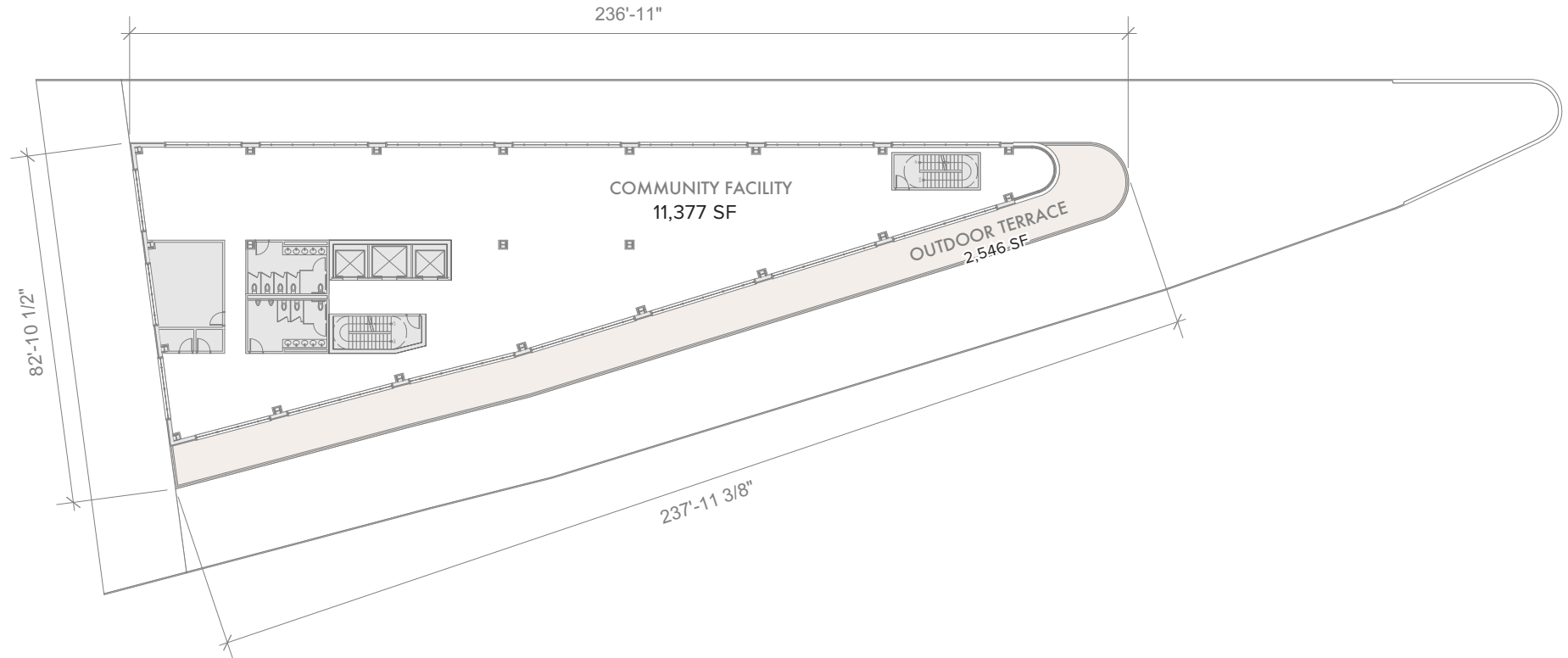
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9TH - 10TH FLOOR



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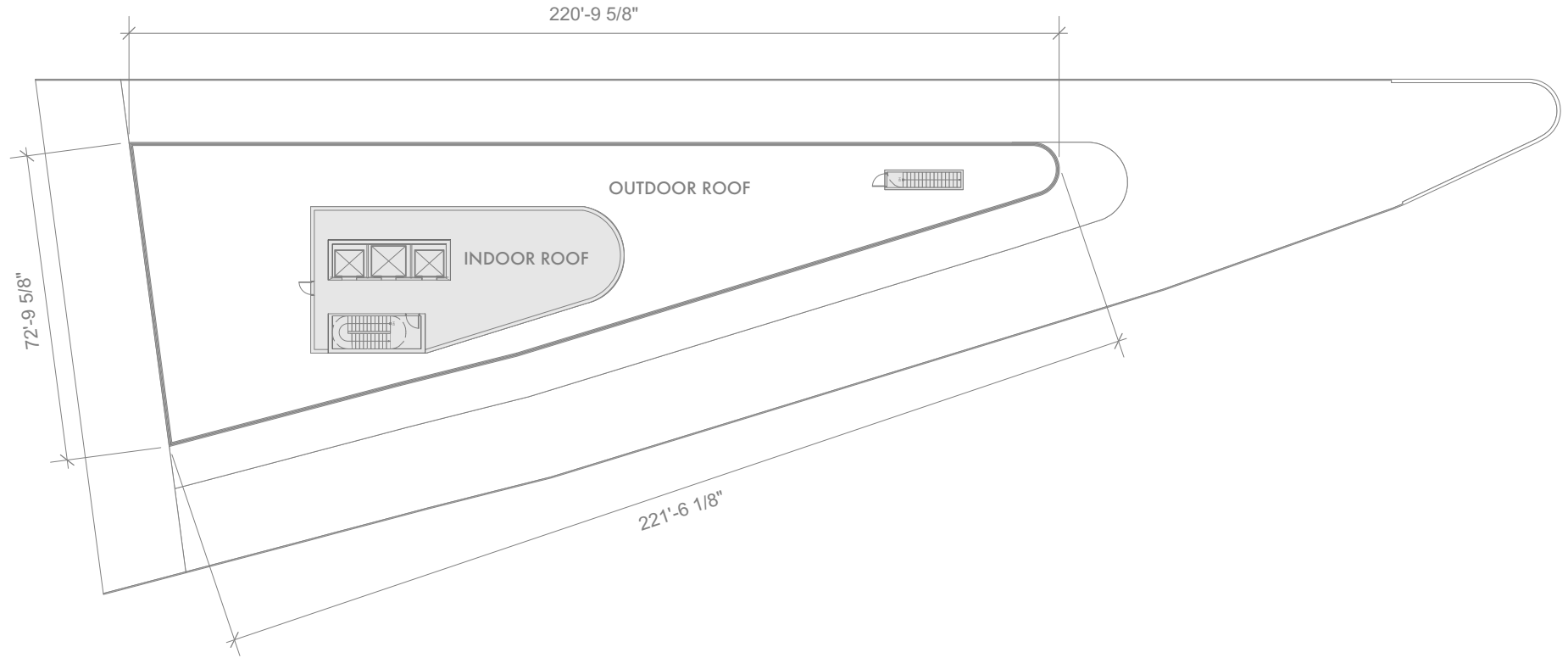
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ROOF (MECHANICAL)





SCHUCKMAN REALTY IS A FULL SERVICE COMMERCIAL REAL ESTATE SERVICES FIRM SERVING NEW YORK CITY, LONG ISLAND, THE SURROUNDING TRI-STATE AREA AND NEW JERSEY. THE COMPANY WAS FORMED NEARLY FOUR DECADES AGO BY ITS FOUNDER, STANLEY SCHUCKMAN, WHO REMAINS AN ACTIVE LEADER ON THE TEAM TODAY.

THROUGH THE YEARS, SCHUCKMAN HAS DEVELOPED A REPUTATION AS A LEADING BROKER AND DEVELOPER IN THE NEW YORK METRO AREA, WITH SPECIAL EXPERTISE IN DEVELOPMENTS, REDEVELOPMENTS, AND RENOVATIONS IN ALL FIVE BOROUGHES OF NEW YORK CITY AND LONG ISLAND. AS A STRATEGIC PLANNER OF RETAIL STORES AND SHOPPING CENTERS, IN ADDITION TO BOUTIQUE PROJECTS, SCHUCKMAN HAS BEEN RESPONSIBLE FOR TENS OF MILLIONS OF SQUARE FEET OF LEASING AND DEVELOPMENT AND HAS BEEN HIRED BY NUMEROUS NATIONAL RETAIL CHAINS TO FACILITATE MACRO-MARKET PENETRATION. OUR COLLABORATIVE PORTFOLIO EXTENDS NOT ONLY TO METROPOLITAN NEW YORK, BUT ALSO NATIONALLY, TO ATLANTA, MINNEAPOLIS, MILWAUKEE, ST. LOUIS, WASHINGTON D.C., AND SOUTHEAST FLORIDA.

IN COMMERCIAL REAL ESTATE, EVERY MARKET, LOCATION, AND DEAL HAS STRENGTHS AND WEAKNESSES. VIEWING EACH DEAL AS UNIQUE AND ANALYZING ITS VARIABLES ON BEHALF OF OUR TENANTS, LANDLORDS, OWNERS, AND INVESTORS USING THE LATEST SOFTWARE AND MOST SOPHISTICATED TECHNIQUES ALLOWS US TO FORMULATE THE MOST EFFICIENT AND PROFITABLE MARKET STRATEGY.

OUR CREATIVE, YET QUANTITATIVE APPROACH HAS BEEN THE KEY TO SCHUCKMAN REALTY'S SUCCESS AMONG NATIONWIDE INDUSTRY LEADERS. WE ATTRIBUTE OUR SUCCESS TO OUR INTIMATE TEAM'S PROFICIENCY IN MARKET ANALYSIS AND SITE PLANNING, IN ADDITION TO TIRELESS DEDICATION AND EXTENSIVE EXPERIENCE FROM BOTH SIDES OF THE TABLE.

SINCE 2013, THE FIRM HAS BEEN LED BY KENNETH SCHUCKMAN. KENNETH HAS TAKEN THE REIGNS LEADING THE FIRM INTO ITS 4TH DECADE WITH THE CONTINUED COMMITMENT TO REMAIN AT THE FOREFRONT OF THE REAL ESTATE INDUSTRY, FOCUSED ON DELIVERING EXCLUSIVE OPPORTUNITIES THAT CREATE VALUE, BOTH FOR TODAY AND TOMORROW.

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