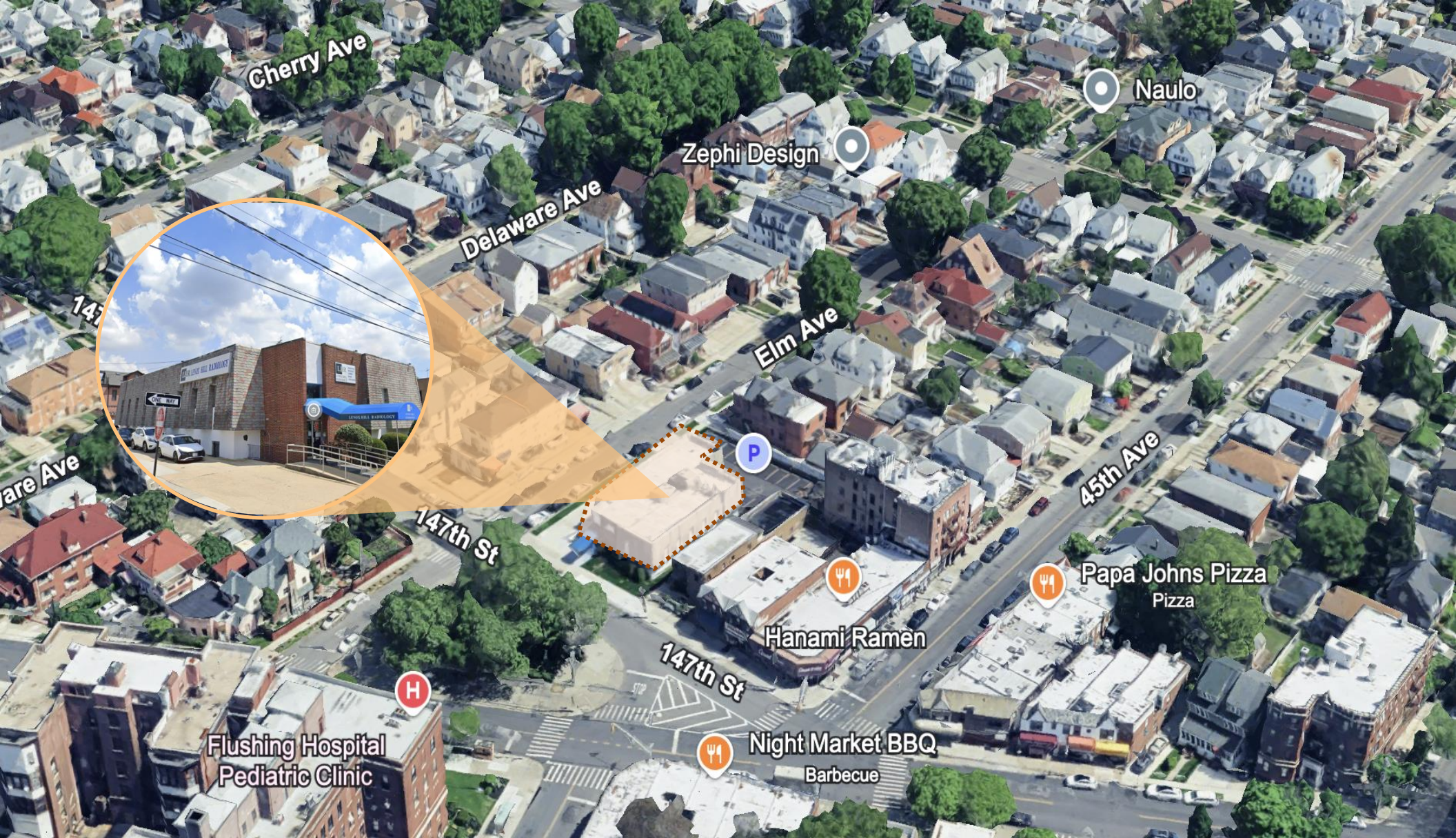




Stand-alone building with dedicated parking
Across from Flushing Hospital
5,000 SF for lease
Formerly occupied by Lenox Hill Radiology

COMPASS
COMMERCIAL

43-55
147th ST

Flushing, NY 11355 | Queens

PROPERTY HIGHLIGHTS

#1

Prime Corner Stand-Alone Building

Rare Flushing corner location with exceptional visibility, perfect for businesses looking to make a statement and attract high foot and vehicle traffic.

#2

Exclusive Dedicated Parking

On-site private parking ensures convenience for tenants and clients, a rare amenity in a bustling urban setting.

#3

Spacious Upstairs Office Space

Approximately 5,000 SF of versatile upstairs office space for lease, ideal for professional, medical, or creative users. Layout can be tailored to your specific needs.

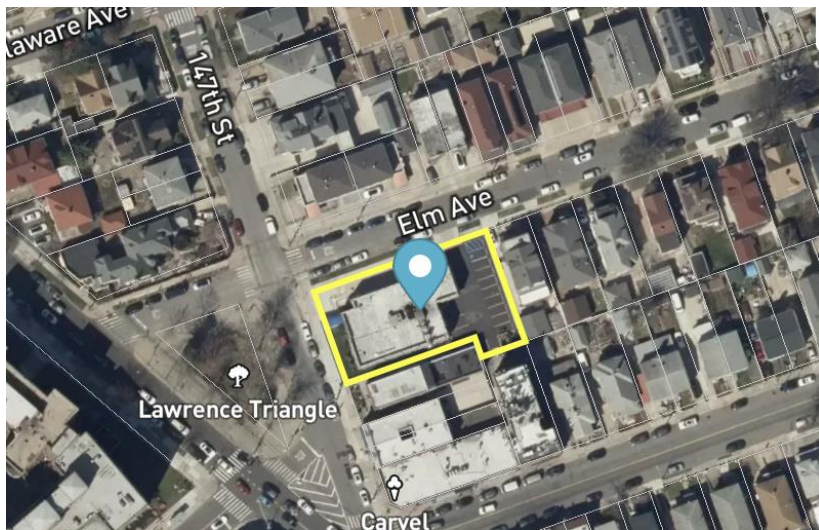
#4

Unbeatable Flushing Location

Across from Flushing Hospital. Located in a vibrant neighborhood with easy access to bus lines Q19, Q26, Q27, and Q65, as well as major thoroughfares, surrounded by retail, dining, and community amenities, offering maximum exposure and convenience for tenants and clients.



PROPERTY OVERVIEW



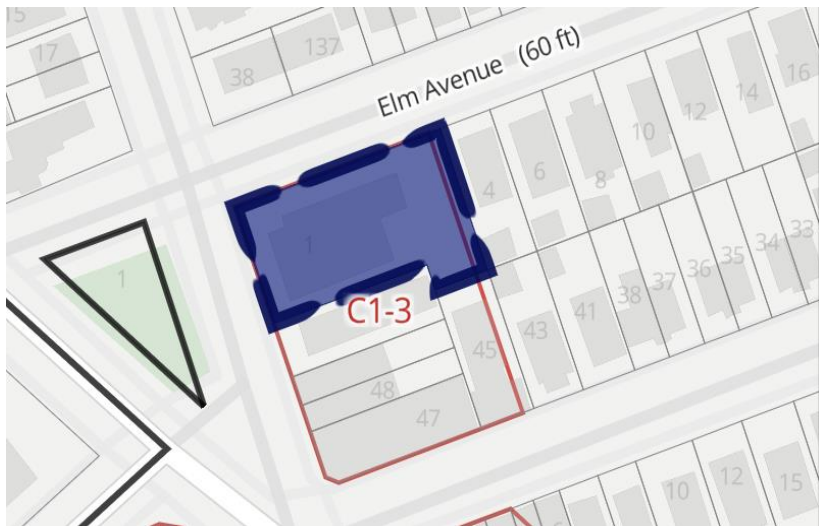
PROPERTY SUMMARY

THE OFFERING

Property Address	43-55 147th Street, Flushing, NY, 11355
Location	Located on the east side of 147th Street between Laburnum Avenue and Northern Boulevard
County	Queens
Block / Lot	05406-0001

PROPERTY INFORMATION

Gross SF	5,000 SF (approx.)
Lot Dimensions	80 ft x 156 ft
Roof Height	18ft
Stories	2
Zoning	R3X, C1-3
FAR (Residential)	0.75
FAR (Facility)	1
Year Built	1969
Parking	Dedicated Parking
Asking Rent	\$40 PSF



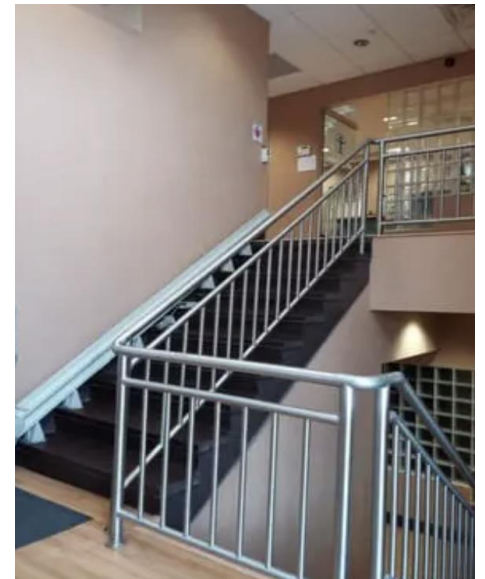
RETAIL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	126,416	297,819	738,228
NUMBER OF HOUSEHOLDS	46,625	100,326	258,275
AVERAGE HOUSEHOLD INCOME	\$79,148	\$91,807	\$103,893
MEDIAN HOUSEHOLD INCOME	\$52,138	\$63,608	\$74,373
COLLEGE GRADUATES	27,775 19.8%	60,118 19.8%	186,839 23.7%
TOTAL BUSINESSES	5,123	8,764	18,476
TOTAL EMPLOYEES	58,630	99,685	237,327
DAYTIME POPULATION	129,823	265,334	631,291

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

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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.

