



FOR LEASE

96-06 Queens Blvd | 95-14 63rd Dr
Rego Park, Queens

10,735 sf +
full basement



Leasing
Inquiries

Vivian Mao
vmao@vmgroup.net | 917.496.0322

Soli Corbelle
soli.corbelle@exprealty.com | 516.761.6871



FEATURES

Highly accessible location
with abundant foot traffic

75' frontage on Queens blvd
& 100' on 63rd Drive

Steps from the M & R subway
& busses Q60 & Q30

Corner presence on one of Queens
most traveled thoroughfares

Surrounded by notable retailers
a variety of national & local



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Agents

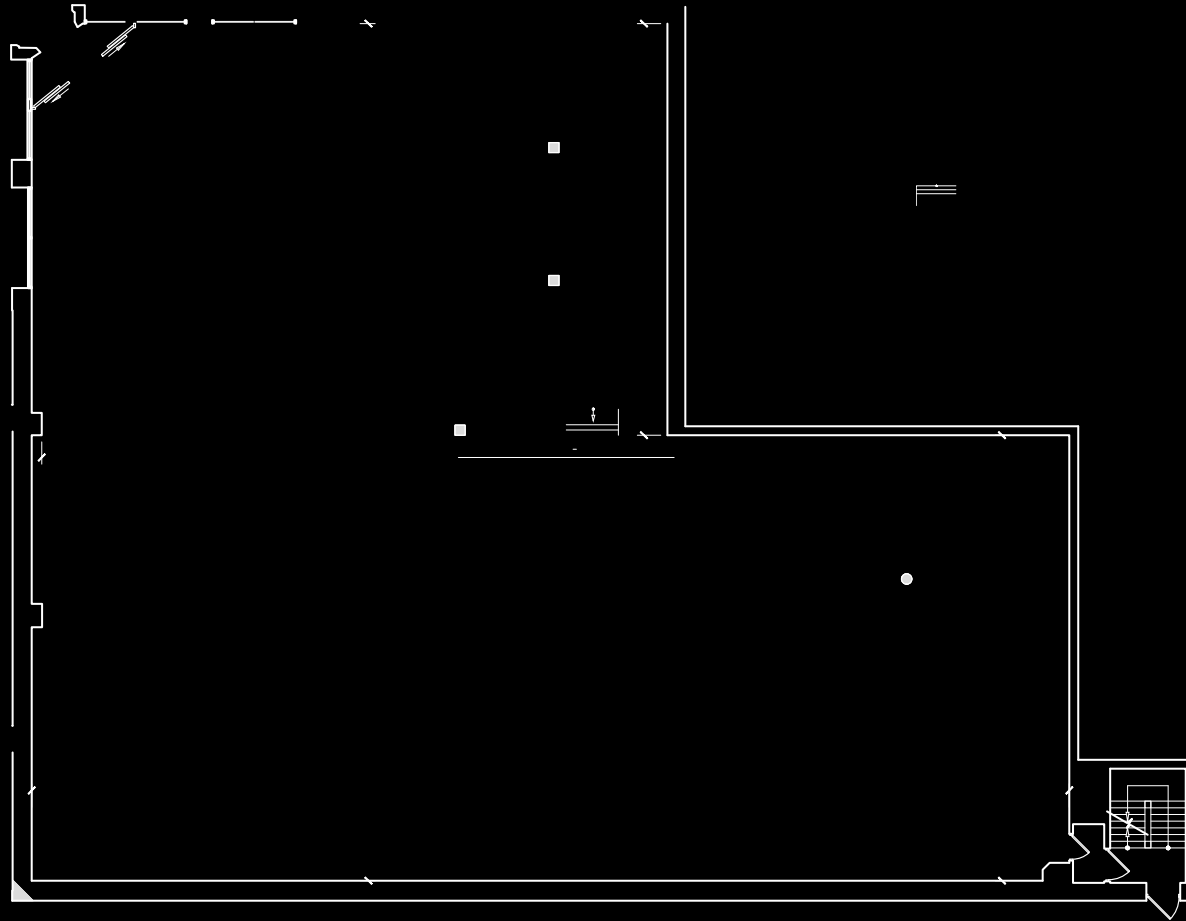
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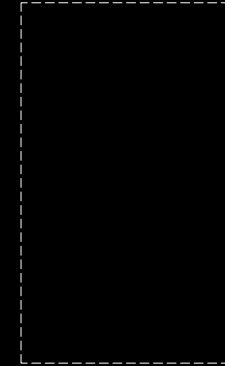


75' FRONTAGE QUEENS BLVD

100' FRONTAGE 63RD DRIVE



1ST FLOOR: 9,291 SF



2ND FLOOR: 1,444 SF

+ FULL BASEMENT

VS

TEAM
of eXp Realty

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OUR NEIGHBORS

Starbucks Pizza Hut Walgreens Dunkin' Paris Baguette Mobil TD Bank Citibank
 Popeyes Capital One Libertyx/Bitcoin Foodtown Marshalls Burlington Costco 7/11
 Target Panera Tiger Schulmann's Petco TJ Maxx NY Sports Club Five Below Auntie Anne's



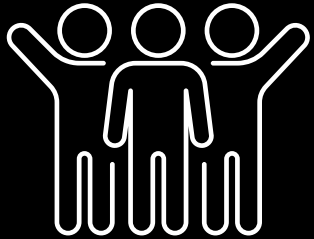
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LOCATION DEMOGRAPHICS

WITHIN A ONE
MILE RADIUS

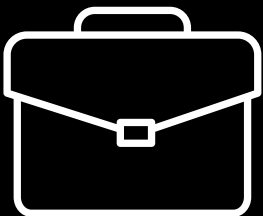


POPULATION

2010:	159,617
2023:	173,943
2028 (P):	178,767

HOUSEHOLDS

2010: 62,752	2023: 68,316	2028 (P): 70,218
Annual Growth	2010-2023: 0.8%	2023-2028: 0.6%

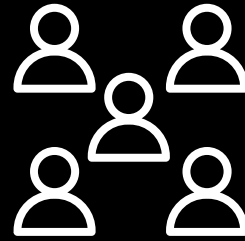


EMPLOYMENT

Civilian Employed:	86,891
Civilian Unemployed:	4,719
Civilian Non-Labor force:	51,235

Household Composition

1-Person: 22,069	3-Person: 11,110	5-Person: 3,799
2-Person: 20,172	4-Person: 8,114	6-Person: 1,627



POPULATION AGE

Age 15+: 145,532
Age 20+: 137,113
Age 55+: 36,195
Median age: 43 Avg Age: 42 ½

HOUSEHOLD INCOME

< \$25k:	11,760	\$100k-125k:	7,354
\$25-50k:	11,501	\$125-150k:	5,038
\$50-75k:	10,971	\$150-200k:	6,969
\$75-100k:	8,480	\$200k +:	6,242



EDUCATION

Some highschool:	18,600
High School Grad:	29,240
Some College:	26,106
College degree:	42,640
Advanced degree:	22,147

MARITAL STATUS

Married:	29,431
Married no children:	17,366
Married w children:	12,065

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REGO PARK | QUEENS | NEW YORK CITY

For more information, please contact:

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