



2-STORY BUILDING FOR NET LEASE
GROUND FLOOR CAN BE LEASED SEPARATELY
HIGH FOOT-TRAFFIC
FLUSHING, QUEENS CORRIDOR

[CLICK to View Foot-Traffic Timelapse](#)



40-23 MAIN STREET

40-23 Main Street

Between 41st Avenue & 40th Road

2-Story Building for Net Lease

Ground:	2,500 sf (25' x 100')	Frontage:	25' along Main Street
2nd Fl:	1,900 sf (Optional)	Possession:	Arranged
Plus Full Basement		Rent:	Upon Request



View of Sidewalk Foot Traffic in Front of Building

Comments

- Currently Sweet Season Mall (ground level store) and Nail & Spa (2nd floor)
- Best block in Flushing at the #7 Train access used by 18 million riders annually
- Across from Long Island Rail Road (LIRR) Flushing station
- Prominent building and blade signage
- Tremendous foot traffic 7-days
- Neighbors include Duane Reade, Footlocker, T-Mobile (under construction), Chase Bank, TD Bank, Bank of America, Burger King, McDonald's, Starbucks, Citibank, Queens Public Library

By the Numbers

Households
45,578
2021 Est. / 1 Mile Radius

Avg. Household Income
\$66,605
2021 / 1 Mile Radius

Retail Businesses
751
1 Mile Radius

Area Tenants



SKY VIEW PARC LUXURY CONDOMINIUMS

MIXED USE BUILDING



Contact Exclusive Broker:

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