

218-25

HEMPSTEAD AVENUE

QUEENS VILLAGE I NEW YORK

PRIME RETAIL LEASING OPPORTUNITY WITH PARKING

4,500 SF/5,800 SF/9,000 SF

Colliers



EXECUTIVE SUMMARY

Colliers International has been exclusively retained to facilitate the lease of 218-25 Hempstead Avenue, a 10,800 SF (divisible to 5,000 & 5,800 SF) property located in Queens Village, NY. The property includes shared parking and offers exceptional flexibility for a variety of uses including school, medical, auto-related, parking, office, and distribution purposes.

Additionally, a planned new building of 9,000 SF, divisible to 4,500 SF, further enhances the potential of this site. Zoned R3-2/C2-3 and situated at a prime corner location, the property provides excellent visibility and accessibility, making it an ideal opportunity for tenants seeking strategic positioning in Queens Village.

Situated in the vibrant Queens Village neighborhood of Queens, New York, 218-25 Hempstead Avenue offers businesses a prime location with excellent accessibility. The property is within walking distance to the Queens Village Long Island Rail Road station, providing direct routes to Manhattan and Long Island. Multiple bus lines, including the Q27, Q88, and Q110, serve the area, enhancing connectivity. Proximity to major roadways such as the Cross Island Parkway and Grand Central Parkway facilitates convenient commutes.

The neighborhood boasts a variety of amenities, including dining establishments, retail shops, and service providers, contributing to a dynamic community atmosphere. With its strategic location and robust infrastructure, 218-25 Hempstead Avenue is an ideal choice for businesses seeking to establish or expand their presence in Queens Village.



PROPERTY EXISTING BUILDING

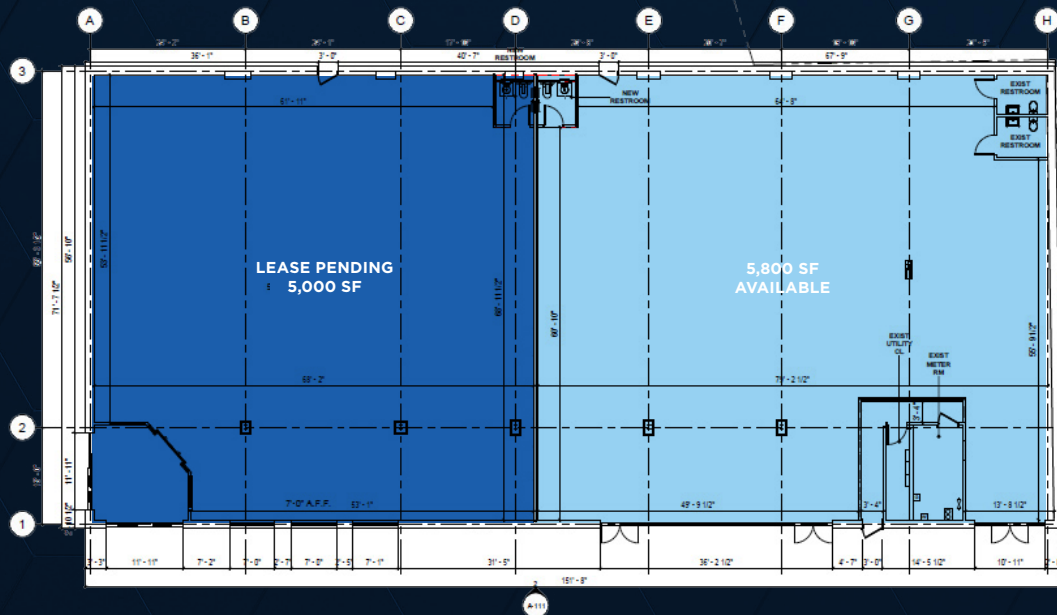
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TOTAL BUILDING: 10,800 SF

AVAILABLE SPACE: 5,800 SF (divisible to 2,900 SF)

BUILDING HIGHLIGHTS

- Prime corner location
- Fully air conditioned
- 20' ceiling heights
- New bathrooms
- Zoning: R3-2/C2-3
- Private parking

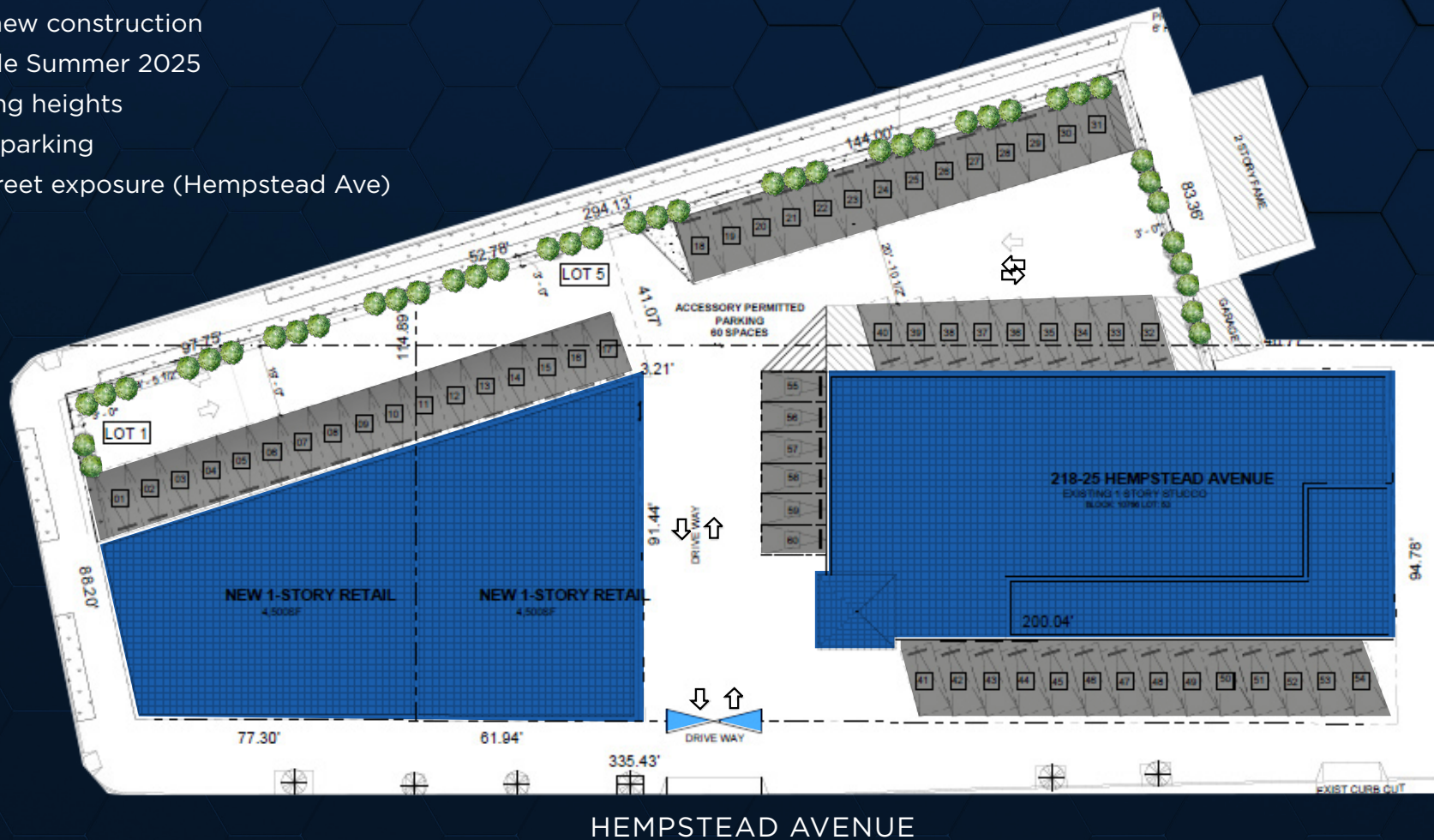


PROPERTY PROPOSED BUILDING

TOTAL BUILDING: 9,000 SF (divisible into 4,500 SF spaces)

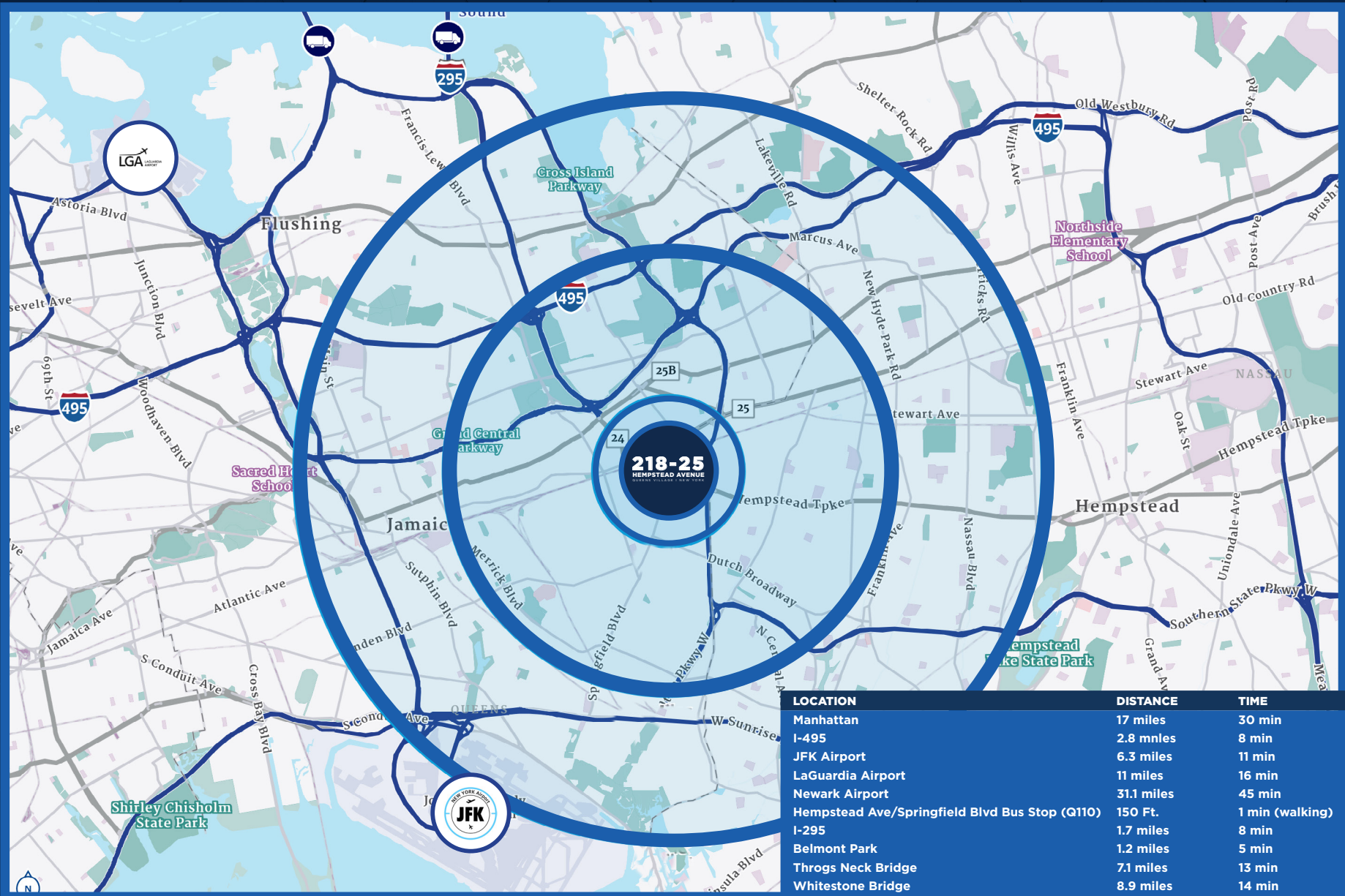
BUILDING HIGHLIGHTS

- Brand new construction
- Available Summer 2025
- 17' ceiling heights
- Private parking
- Main street exposure (Hempstead Ave)

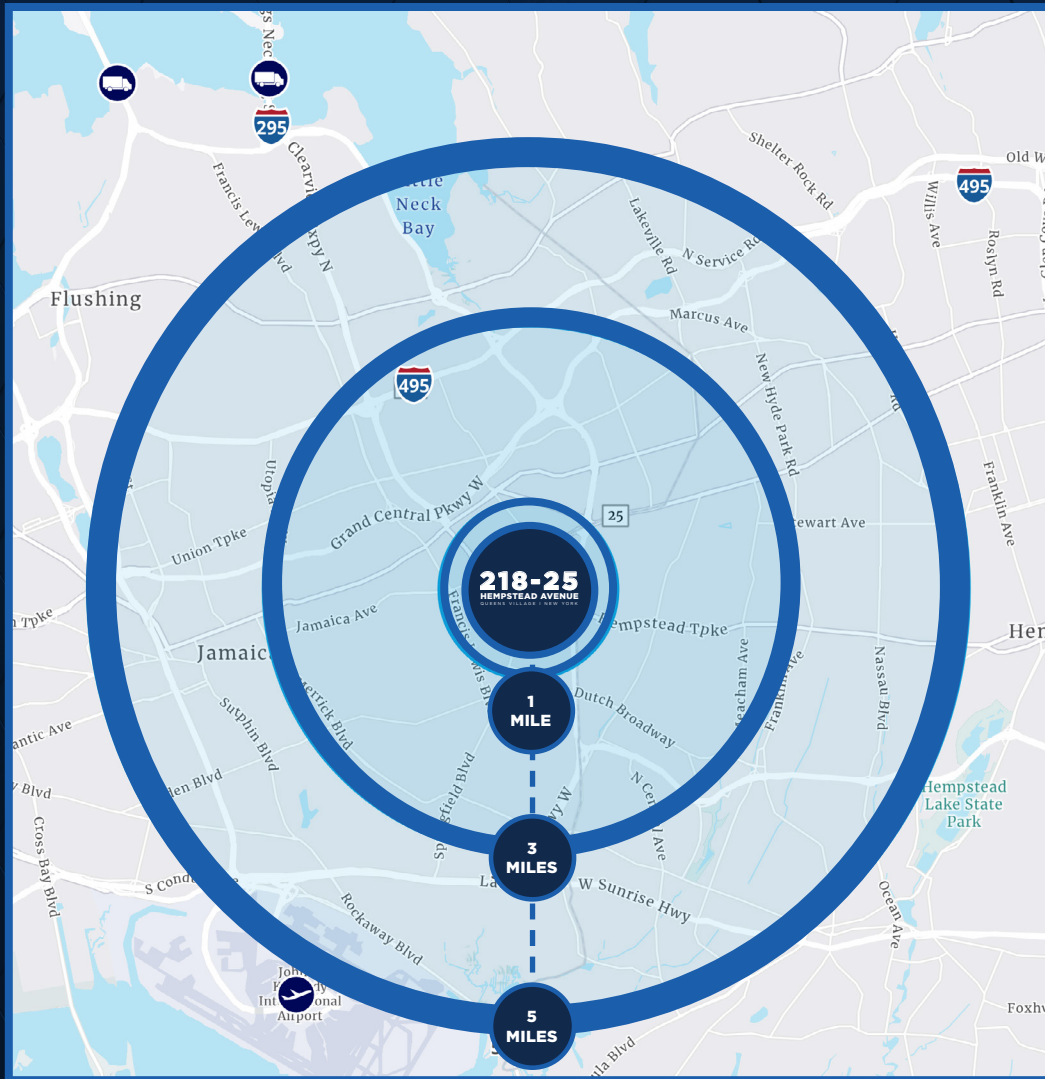


AREA MAP

DRIVE TIMES/DISTANCES



LOCATION DEMOGRAPHICS



55,271
ESTIMATED
POPULATION
2024



16,265
ESTIMATED
HOUSEHOLDS
2024



\$128,586
AVERAGE
HOUSEHOLD INCOME
2024



27.3%
LABOR
FORCE
2024

1 MILE



428,987
ESTIMATED
POPULATION
2024



137,847
ESTIMATED
HOUSEHOLDS
2024



\$133,179
AVERAGE
HOUSEHOLD INCOME
2024



30.5%
LABOR
FORCE
2024

3 MILES



1,102,363
ESTIMATED
POPULATION
2024



360,205
ESTIMATED
HOUSEHOLDS
2024



\$132,974
AVERAGE
HOUSEHOLD INCOME
2024



39.5%
LABOR
FORCE
2024

5 MILES

AVAILABLE FOR LEASE

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