



FORMER RESTAURANT SPACE

KEW GARDENS, NY

71-04 KISSENA BLVD

SIZE

Approx. 850 SF (Ground) plus storage basement

ASKING RENT

Upon Request

FRONTAGE

Approx. 9 FT

CEILING HEIGHTS

10 FT 3 IN

STATUS OF PREMISES

Former Chinese Restaurant

CO-TENANTS

LaundryBee, Hair Salon, Pay-O-Matic, Amy's Deli, Halal Xtreme, Kissena Golden Liquor Wine

NEIGHBORS

Queens College, Micro Center, PAY-O-MATIC, Ivy Day School, Aron's Kissena Farms, Citizens Bank, McDonald's, Chase Bank, Walgreens, BP, Key Food, Townsend Harris High School

COMMENTS

- Former restaurant space with infrastructure in place
- Prime Queens location on heavily trafficked Kissena Boulevard
- Surrounded by a mix of national and local Tenants
- Within a few blocks from the CUNY Queens College which has over 20,000 students and over 800 faculty
- Parking and loading available in the rear
- New roof installed in 2023
- Multiple bus lines steps from the space

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

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.

MARKET AERIAL



ENROLLMENT
Over 20,000 Students attend Queens College with a faculty staff of over 800

GRADUATE PROGRAMS ON CAMPUS
Accounting & Taxation, Art, Biology, Chemistry, Computer Science, Data Analytics and Applied Social Research, Earth & Environmental Sciences, Education, English, French, History, Italian, Liberal Studies, Library Science, Linguistics & Community Disorders, Mathematics, Media Studies, Mental Health Counseling, Music, Nutrition & Exercise Science, Photonics, Physics, Psychology, Risk Management, Spanish, Speech-Language Pathology, Urban Affairs

STUDENT HOUSING
2% of students live in college affiliated housing or dorms

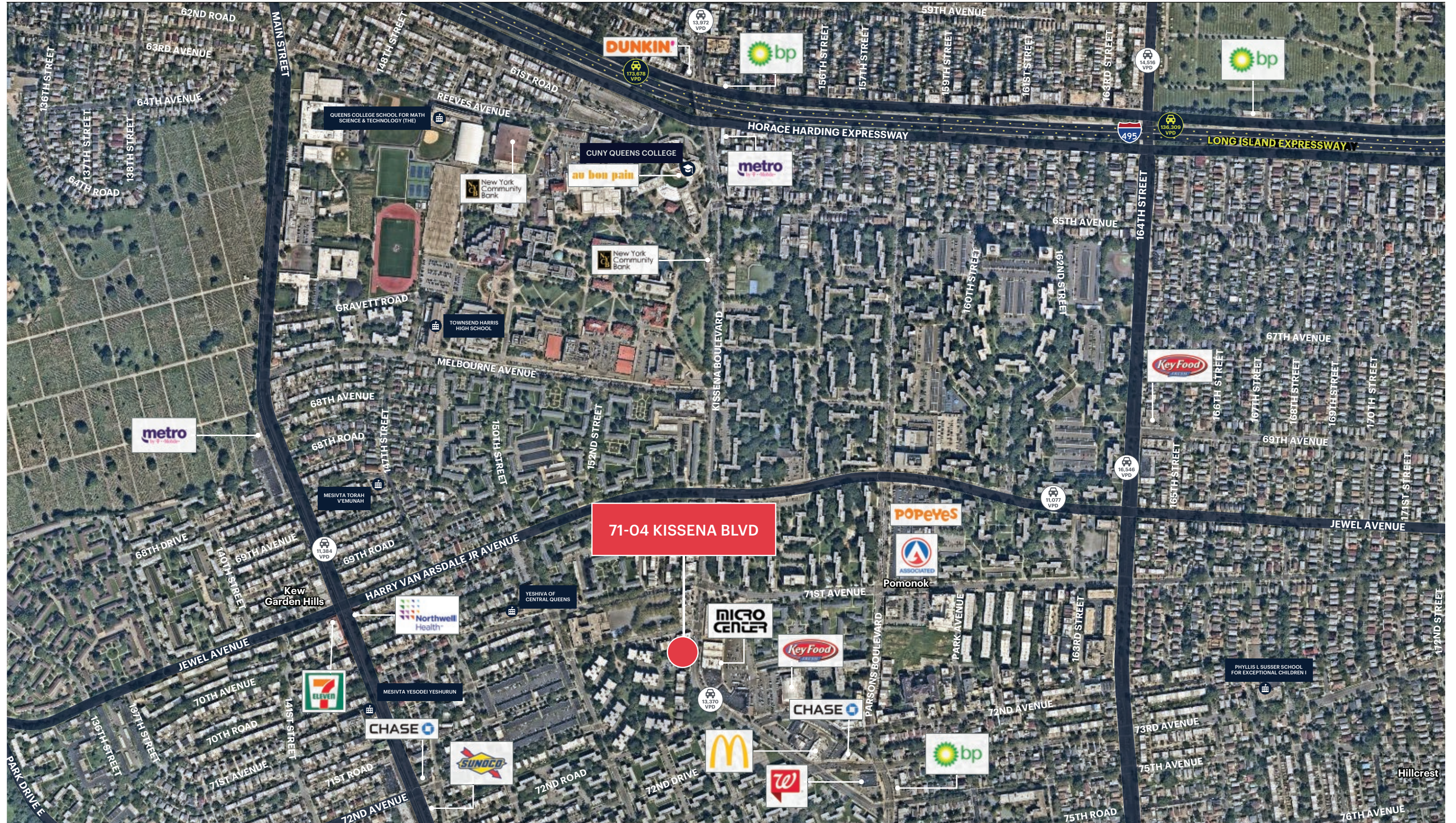
98% live off campus

SPORTS
Men's Sports - Baseball, Basketball, Cross Country, Soccer, Tennis, Track & Field

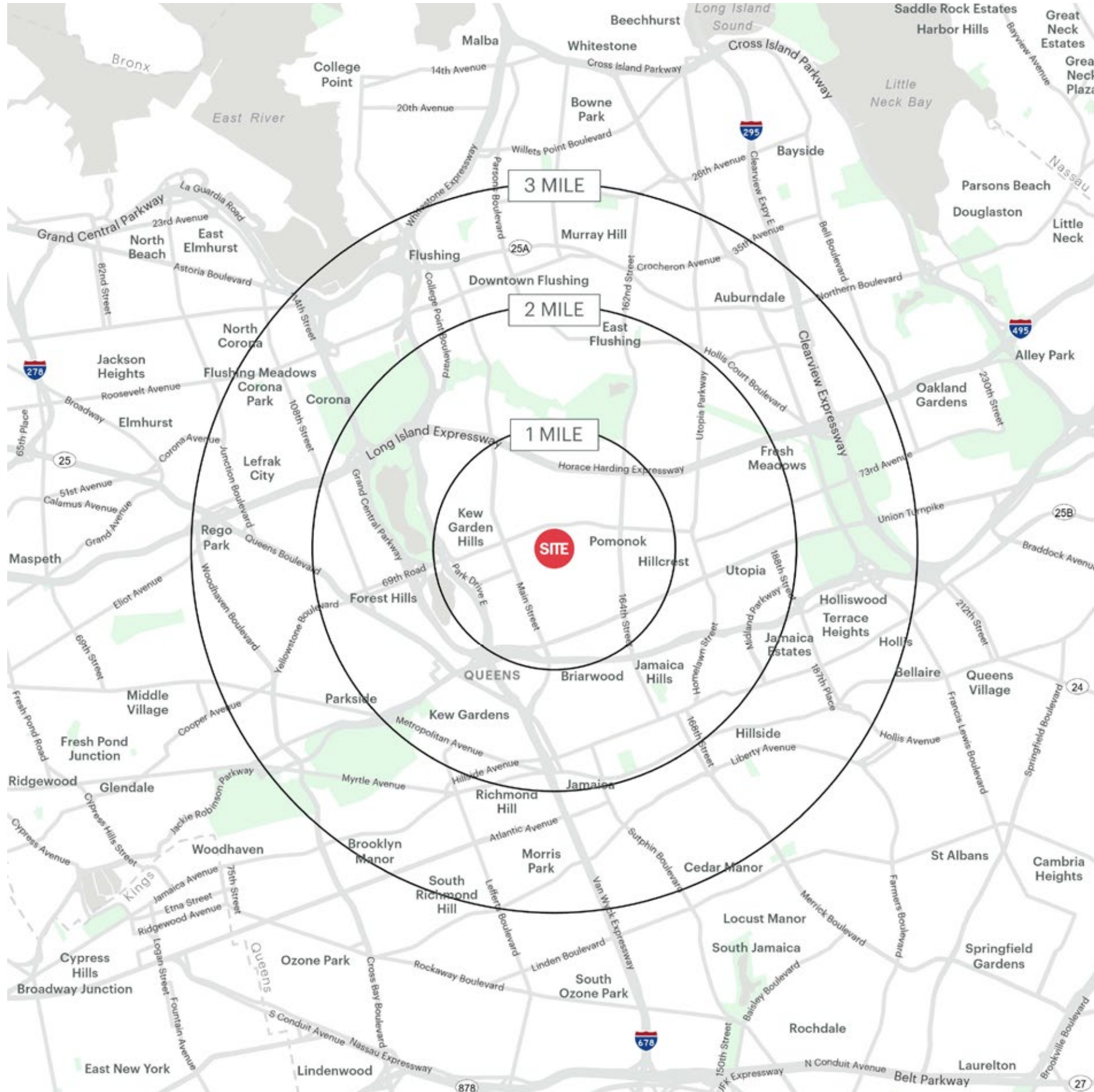
Women's Sports - Basketball, Cross Country, Dance, Soccer, Softball, Tennis, Track & Field, Volleyball

*Information from QC Website

71-04 KISSENA BLVD



AREA DEMOGRAPHICS



71-04 KISSENA BLVD KEW GARDENS, NY

1 MILE RADIUS

POPULATION

78,200

HOUSEHOLDS

28,104

AVERAGE HOUSEHOLD INCOME

\$98,597

MEDIAN HOUSEHOLD INCOME

\$71,891

COLLEGE GRADUATES (BACHELOR'S +)

23,904 - 29.5%

TOTAL BUSINESSES

1,418

TOTAL EMPLOYEES

20,179

DAYTIME POPULATION (W/ 16 YR +)

64,868

2 MILE RADIUS

POPULATION

350,712

HOUSEHOLDS

128,983

AVERAGE HOUSEHOLD INCOME

\$103,343

MEDIAN HOUSEHOLD INCOME

\$70,160

COLLEGE GRADUATES (BACHELOR'S +)

112,561 - 30.6%

TOTAL BUSINESSES

8,368

TOTAL EMPLOYEES

122,595

DAYTIME POPULATION (W/ 16 YR +)

314,449

3 MILE RADIUS

POPULATION

811,640

HOUSEHOLDS

285,740

AVERAGE HOUSEHOLD INCOME

\$99,265

MEDIAN HOUSEHOLD INCOME

\$68,132

COLLEGE GRADUATES (BACHELOR'S +)

218,549 - 26.2%

TOTAL BUSINESSES

20,256

TOTAL EMPLOYEES

259,089

DAYTIME POPULATION (W/ 16 YR +)

705,116

AREA DEMOGRAPHICS

