




## 37-02/10 JUNCTION BOULEVARD CORONA, NY

**FIRST TIME ON THE MARKET IN 20 YEARS**

**Size:** 4,322 SF Ground Floor + 7,500 SF Storage Area in Lower Level  
*Between Major National Bank & Anthem Health* 

**Frontage:** 40' feet off the corner of 37th Avenue

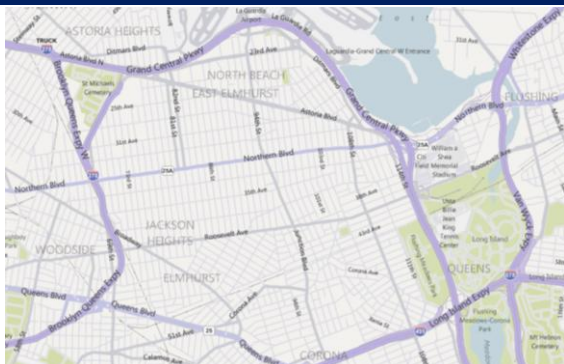
**Rent:** Available upon request ***DIVISIBLE***

**JUNCTION BLVD  
& 37<sup>TH</sup> AVE**

**Comments:**

- 37th Avenue loading area equipped with conveyor belt
- Strong demographics with heavy pedestrian traffic
- Steps to #7 subway & Q72 Bus Line, with over 6.8 M annual riders
- Neighboring retailers include Chase, AT&T, Chipotle, Ihop, Paris Baguette, Claire's, Verizon, Sarku, Taco Bell, McDonalds, VIM, T- Mobile, Young World, City MD, RUME, Bank of America, Sprint, Jardin De China, Singas Famous Pizza, JD Sports, Food Bazaar, Dunkin Donuts and many more

### TRADE AREA INFORMATION: CORONA, NY



**DEMOGRAPHICS: 2021 Data Estimates**

	½ mile	1 mile	1.5 mile
Population	79,005	253,761	388,959
Households	20,181	72,036	117,499
Average HH Income	\$62,406	\$66,997	\$68,476
Average Daily Traffic Counts (ADT)			10,000

 **Sholom &  
Zuckerbrot** Realty LLC  
*Established 1962*

**Marc Durst**

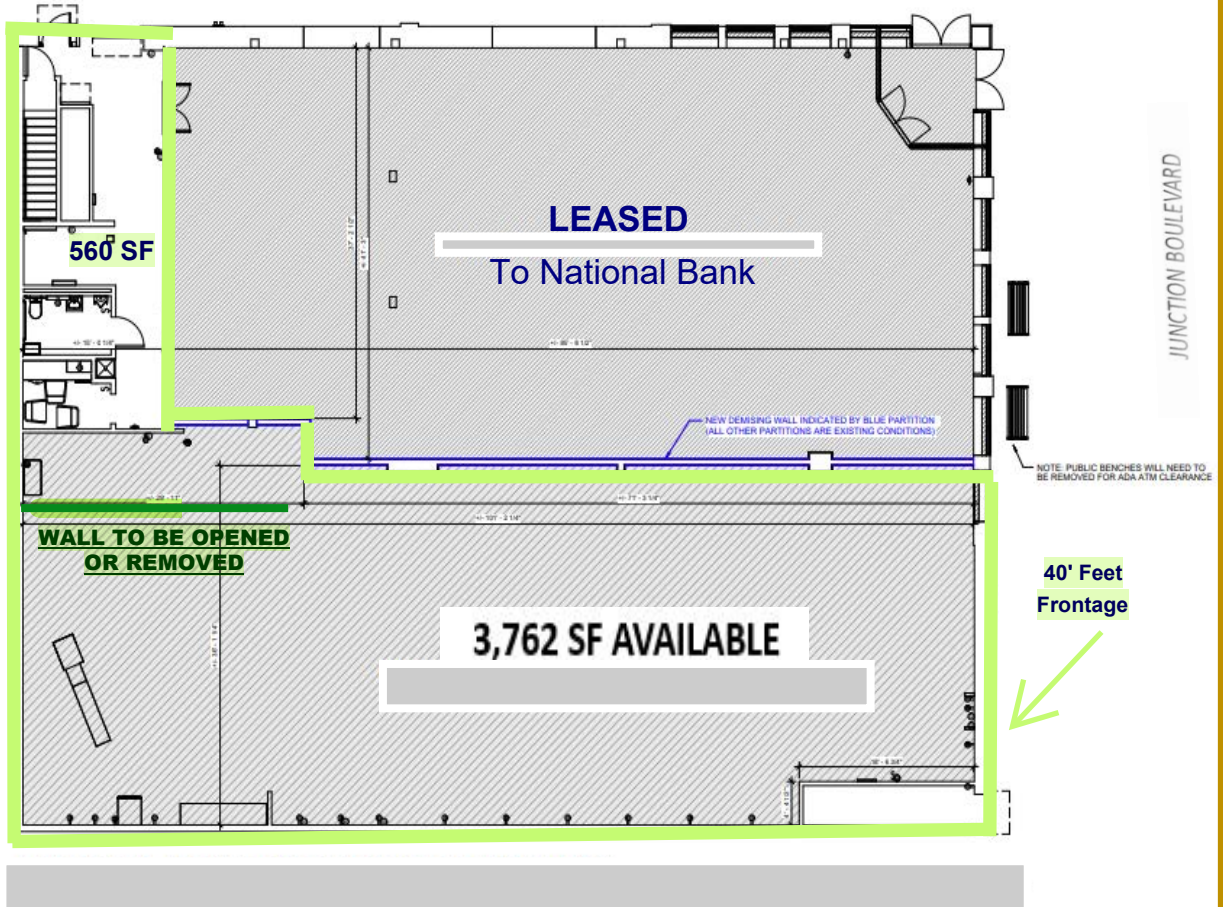
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Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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37<sup>th</sup> AVENUE



**Note the highlighted area, is divisible and can be leased together or separately**

- 1st floor Total area 4,322 SF
- 1st floor @ 3,762 SF
- 1st floor @ 560 SF with direct access of lower level storage and Conveyer Belt

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