

TURN-KEY RESTAURANT SPACE FOR LEASE



FULLY BUILT OUT RESTAURANT SPACE

FOREST HILLS, NY

107-02 QUEENS BOULEVARD

SIZE
3,000 SF

ASKING RENT
Upon Request

FRONTAGE
121' of wraparound frontage on
Queens Blvd & 70th Ave

POSSESSION
Immediate

CO-TENANTS
Planet Fitness, Spear Physical Therapy, NYBC

NEIGHBORS
Trader Joe's, Bank of America, Target, Men's Wearhouse, 7-Eleven, Gap, Dunkin', HSBC Bank, Capital One Bank, AT&T, Jersey Mike's, Paris Baguette, Citibank, Chase Bank, The Vitamin Shoppe, Rite Aid, McDonald's, Shake Shack

- COMMENTS**
- Rare new development in the heart of Forest Hills right on Queens Boulevard
 - 2nd Floor parking garage available for retail and customers
 - At the base of 74 Residential condo units
 - 15-Year ICAP tax abatement
 - Over \$1,500,000 spent on building out restaurant space with high end finishes
 - Space fully built out with dining area, seating with chairs, bar area, and kitchen equipment with venting
 - Join Planet Fitness, Spear Therapy & New York Blood Center
 - Multiple buses, LIRR and subway lines within a minute walk
 - Queens Boulevard which leads to midtown Manhattan - 15 minute drive from property
 - **E F M & R** Subway trains available at the Forest Hills-71st Ave stop
 - Heavy density with over 10,000 apartment units within several blocks radius of the property

CONTACT EXCLUSIVE AGENTS

GREG BATISTA
gbatista@ripcony.com
D: 516.342.8277
C: 516.351.5604

BRIAN KRAKOWER
bkrakower@ripcony.com
D: 718.663.2656
C: 201.566.4226

MICHELLE ABRAMOV
mabramov@ripcony.com
D: 718.663.2652

RIPCO
REAL ESTATE

80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

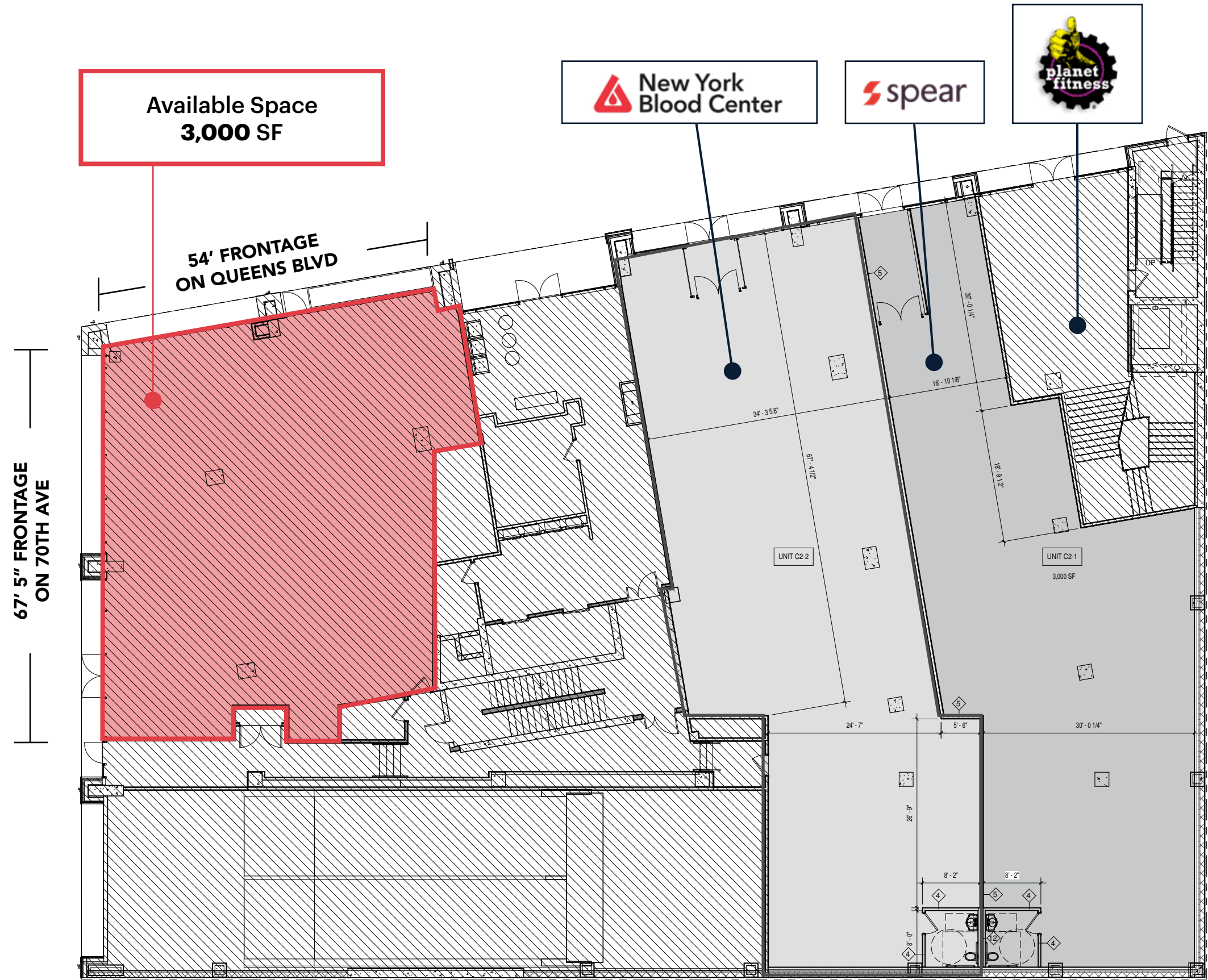
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



SITE PLAN

GROUND FLOOR



Parking Garage Access Spaces for roughly 100 Cars
Parking Garage is on the 2nd Floor

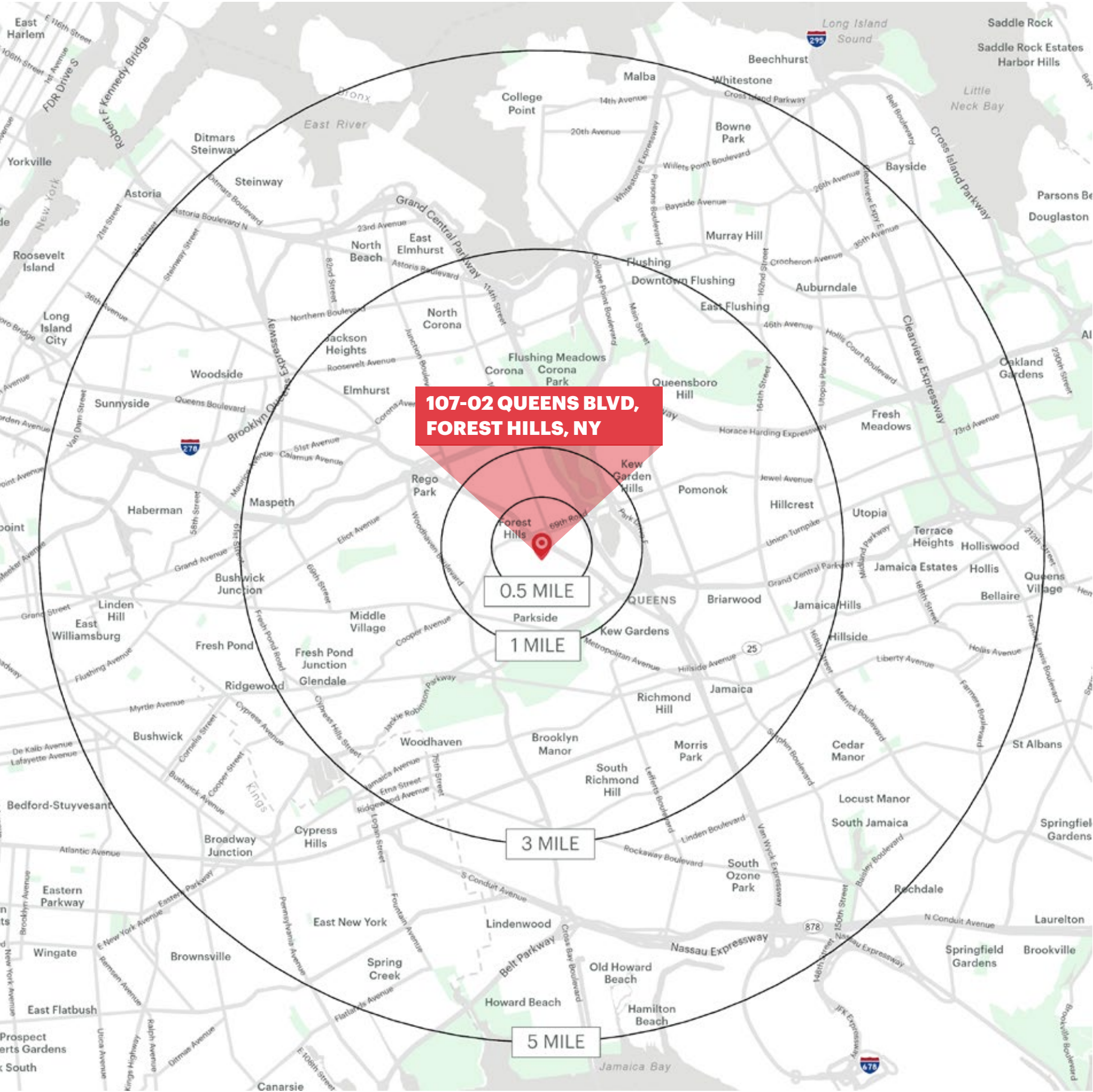
EXTERIOR PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



107-02 QUEENS BOULEVARD FOREST HILLS, NEW YORK

	.5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	32,737	94,262	942,037	2.1M
NUMBER OF HOUSEHOLDS	16,586	43,962	316,218	723,350
AVERAGE HOUSEHOLD INCOME	\$131,559	\$118,548	\$91,324	\$89,696
MEDIAN HOUSEHOLD INCOME	\$98,206	\$88,517	\$67,761	\$66,359
COLLEGE GRADUATES	18,070 70%	45,074 62%	213,403 32%	468,486 31%
TOTAL BUSINESSES	1,184	2,877	21,708	49,006
TOTAL EMPLOYEES	17,008	41,285	302,968	690,607
DAYTIME POPULATION	33,021	90,302	824,166	1.8M

AREA DEMOGRAPHICS

