



**RETAIL SPACE, SUPERMARKET,
MEDICAL, OFFICE, FITNESS**

FOREST HILLS, NY

113-25 QUEENS BLVD

SIZE

7,618 SF (Ground) plus basement

ASKING RENT

Upon Request

STATUS OF PREMISES

Former Sam Ash

POSSESSION

Arranged

FRONTAGE

Over 87 FT on Queens Blvd

CO-TENANTS

Fuji Japanese Cuisine, Bagels for You, Mas Tortilla

NEIGHBORS

New York-Presbyterian Medical Group Queens, PC Richard & Son, Metrokids Preschool, Walgreens, Mattress Firm, CVS

COMMENTS

- Rare large format store on prime Queens Blvd. with over 87 FT of frontage
- Former Sam Ash with basement
- Surrounded by a mix of local and national tenants; in a very busy trade area with over 1.5M SF of office, education, medical and government institutions
- Ideal for a variety of users, including supermarkets, medical tenants, office users, fitness tenants, and retailers
- Q60 Bus line directly in front of space
- **E** & **F** subway lines are two blocks away

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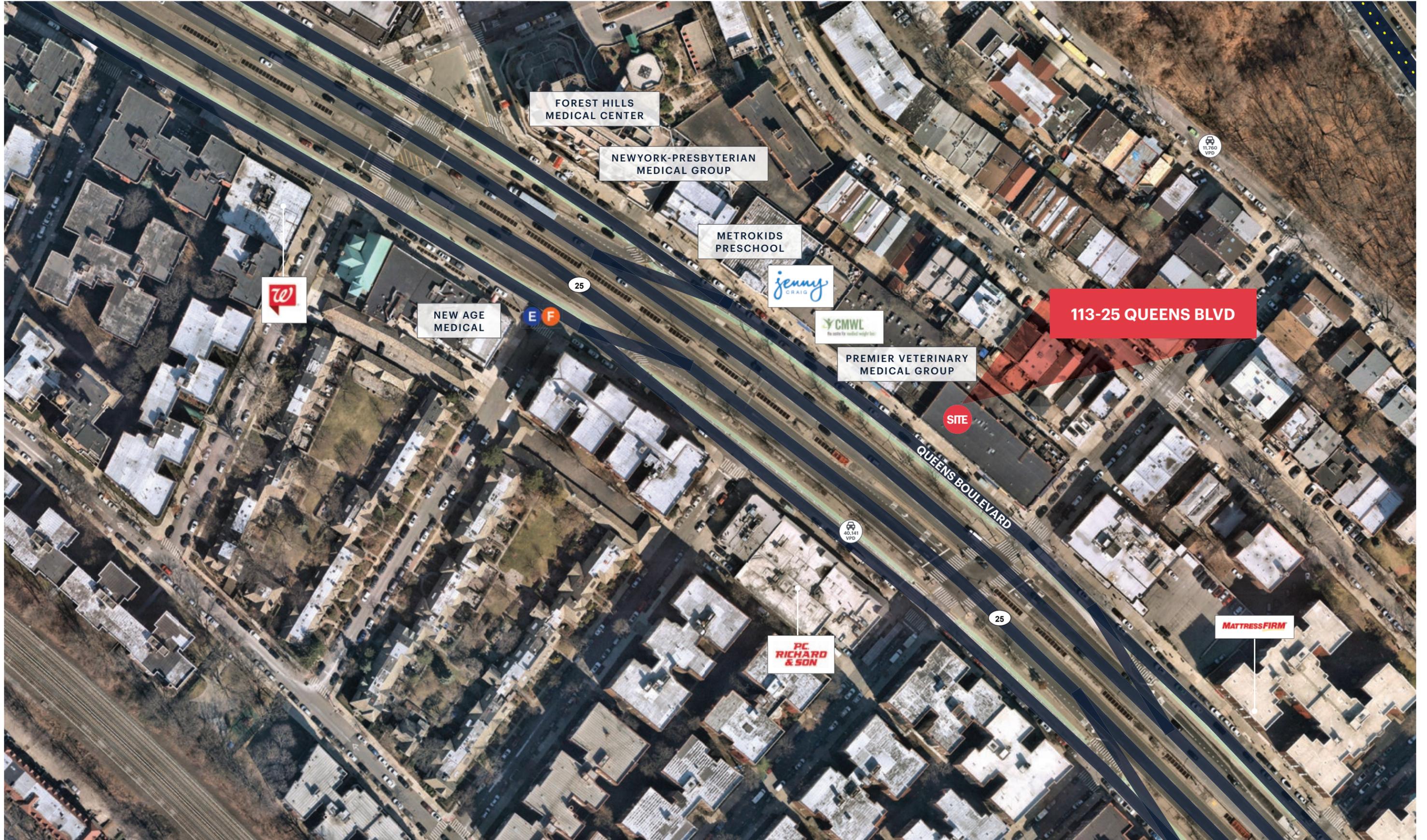
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any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

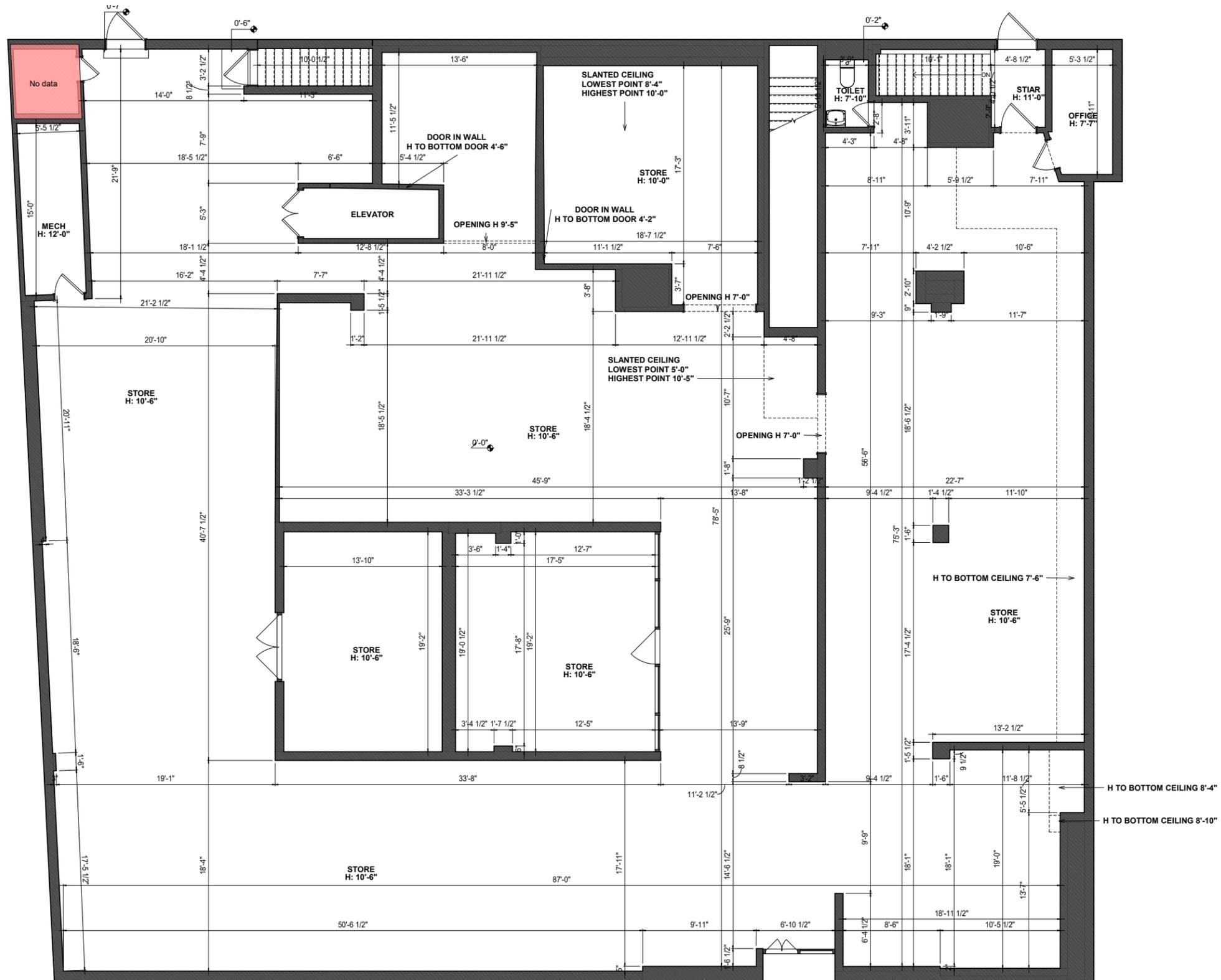
MARKET AERIAL



AERIAL



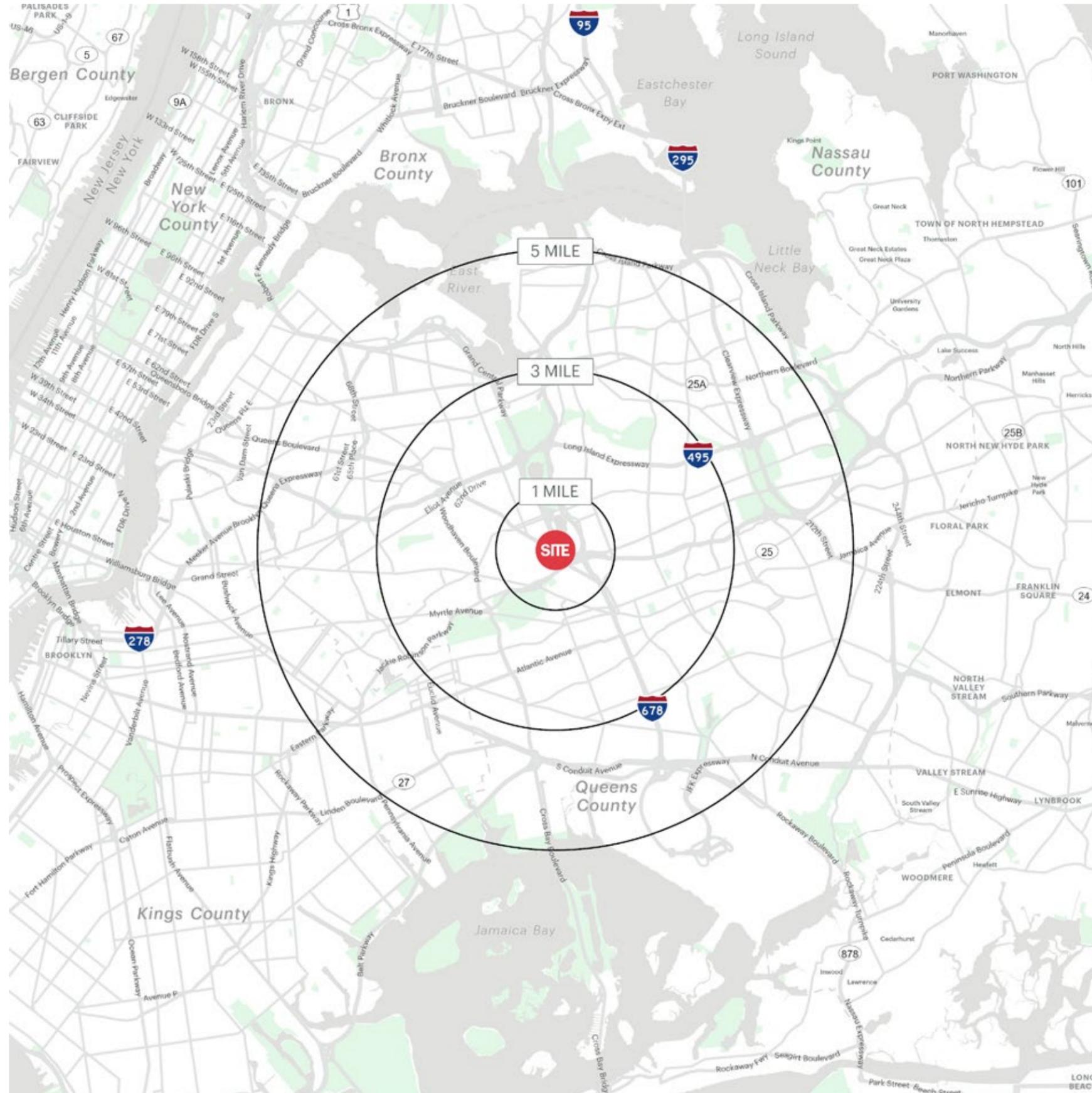
FLOOR PLAN



87 FT OF FRONTAGE

QUEENS BLVD

AREA DEMOGRAPHICS



113-25 QUEENS BLVD FOREST HILLS, NEW YORK

1 MILE RADIUS

POPULATION

77,127

HOUSEHOLDS

35,551

AVERAGE HOUSEHOLD INCOME

\$123,764

MEDIAN HOUSEHOLD INCOME

\$92,298

COLLEGE GRADUATES (BACHELOR'S +)

35,309 - 41.2%

TOTAL BUSINESSES

2,531

TOTAL EMPLOYEES

35,895

DAYTIME POPULATION (W/ 16 YR +)

75,406

3 MILE RADIUS

POPULATION

868,573

HOUSEHOLDS

289,979

AVERAGE HOUSEHOLD INCOME

\$92,707

MEDIAN HOUSEHOLD INCOME

\$69,223

COLLEGE GRADUATES (BACHELOR'S +)

200,089 - 23.5%

TOTAL BUSINESSES

19,182

TOTAL EMPLOYEES

274,284

DAYTIME POPULATION (W/ 16 YR +)

760,201

5 MILE RADIUS

POPULATION

2,038,232

HOUSEHOLDS

687,467

AVERAGE HOUSEHOLD INCOME

\$89,903

MEDIAN HOUSEHOLD INCOME

\$66,736

COLLEGE GRADUATES (BACHELOR'S +)

435,525 - 22.2%

TOTAL BUSINESSES

44,163

TOTAL EMPLOYEES

632,506

DAYTIME POPULATION (W/ 16 YR +)

1,774,505

AREA DEMOGRAPHICS

