

163 SPACES PARKING GARAGE

*Long Term Lease
New Construction
Downtown Elmhurst*



86-55

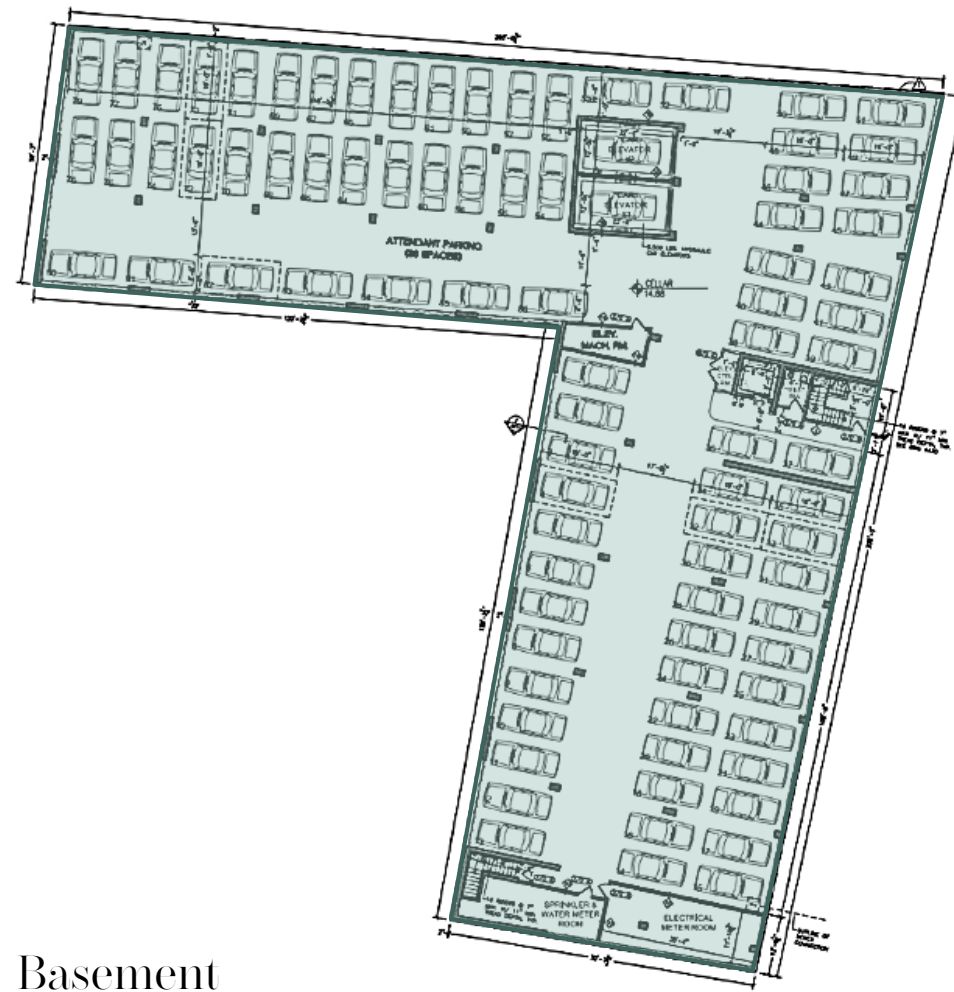
QUEENS BLVD

ELMHURST NY

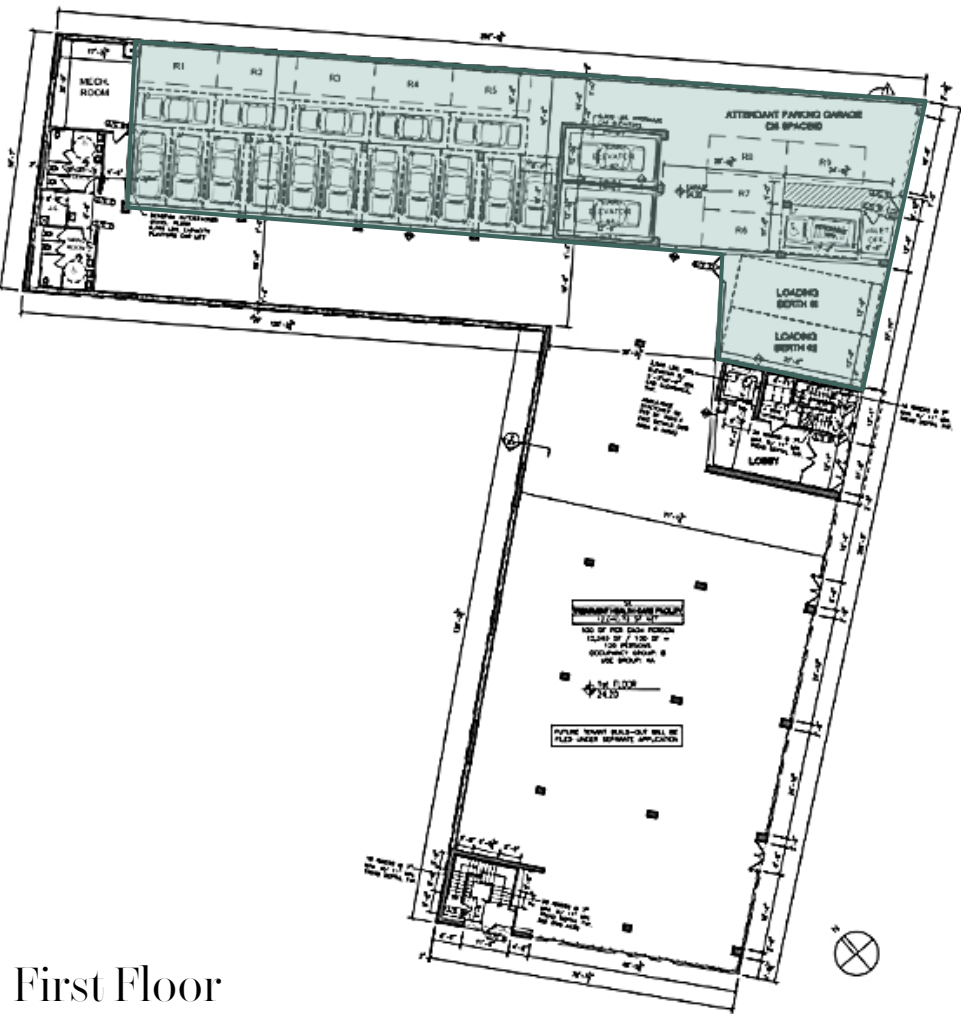
FOR LEASE

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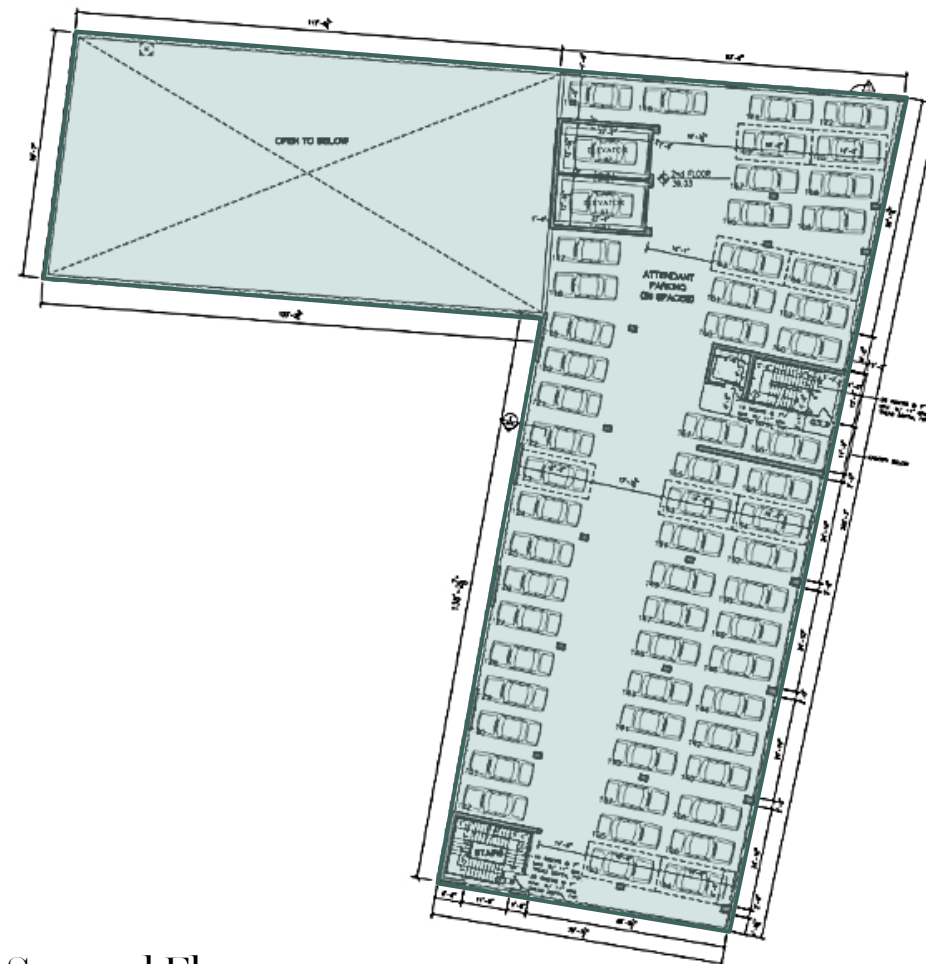
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Basement



First Floor



Second Floor

PROPERTY DETAILS

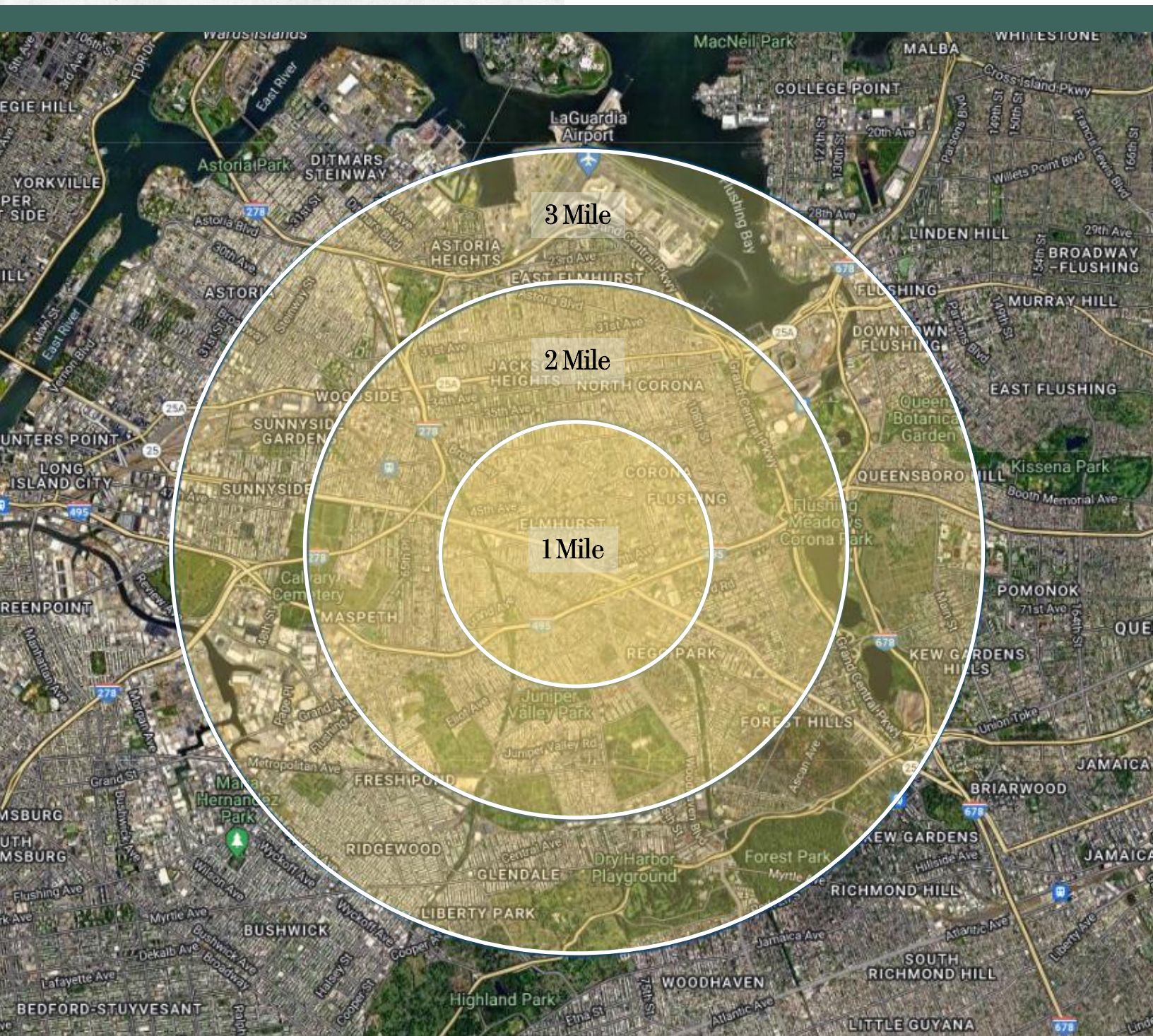
Location	86-55 Queens Boulevard, Elmhurst
Basement	86 Spaces
1 st Floor (highlighted Area)	Around 19 Spaces
2 nd Floor	58 Spaces
Total Spaces	163 Spaces
Year Built	2024
Status	New Construction
Lot Frontage	70.81 Ft
Asking Rent	Upon Request
Possession	Immediate
Lease Term	Long Term

HIGHLIGHTS

- Brand-new Parking Garage spanning three floors, equipped with advanced car elevators.
- Situated at the corner of Queens Boulevard and 55th Avenue
- Located near the Grand Avenue subway station and multiple bus stops
- Directly across from Queens Place Mall and Queens Center Mall, two major shopping destinations
- Surrounded by high-traffic businesses such as Chase Bank, Target, HSBC, Macy's, and T-Mobile
- Convenient access to major routes, including the Long Island Expressway, Midtown Tunnel, Grand Central Parkway, and 495 Highway via Queens Boulevard

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QUEENS BLVD



DEMOGRAPHICS AND ANALYSIS

1 Mile Radius

Population:
183,592
Households:
60,447
Average Household Income:
\$83,961
Median Household Income:
\$62,864
Total Businesses:
5,813
Total Employees:
42,595
Daytime Population:
97,711

2 Mile Radius

Population:
526,400
Households:
179,816
Average Household Income:
\$92,043
Median Household Income:
\$69,242
Total Businesses:
15,186
Total Employees:
105,782
Daytime Population:
190,178

3 Mile Radius

Population:
836,794
Households:
300,278
Average Household Income:
\$94,098
Median Household Income:
\$71,373
Total Businesses:
29,472
Total Employees:
215,913
Daytime Population:
305,178

COMMENTS



Elmhurst Broadway is one of Queens' most dynamic neighborhoods, boasting a diverse population of approximately 183,000 within a one-mile radius and 526,400 within two miles. The area thrives as a high-traffic commercial hub with a robust mix of retail, healthcare, education centers, and local businesses. Its strategic location ensures consistent visibility, with traffic counts exceeding 37,000 vehicles daily. This vibrant neighborhood is supported by 5,813 businesses within one mile and a daytime population of nearly 98,000, highlighting the demand for accessible parking options. Proximity to Elmhurst Hospital, major retail chains, and dense residential communities further enhances its appeal, making it an ideal location for a parking garage to serve local businesses, visitors, and commuters.

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QUEENS BLVD

NEIGHBORHOOD

COMMUTE

Destination	Transportation	Distance
Grand Av Subway Station	Walk 1 min	220ft
		
Queens Blvd/55 Av Bus Stop	Walk 3 min	377ft
		
Queens Place Mall	Walk 3 min	0.1 mile
Queens Center	Walk 8 min	0.3 mile
Rego Center	Drive 10 min	0.8 mile
LaGuardia Airport	Drive 14 min	3.0 mile



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QUEENS BLVD



CONTACT US

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COMPASS
COMMERCIAL