107-24 Corona Ave. Corona, NY 11368

ADDRESS: 107-24 CORONA AVE.

CITY, STATE: CORONA, NY 11368

COUNTY: QUEENS

SIZE: 3,000 sf

FRONTAGE: +/-20'

POSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- FORMER 7-ELEVEN LOCATED AT THE BUSY 5-POINT INTERSECTION OF CORONA AVE.,
 52ND AVE. & 108TH STREET.
- CLOSE PROXIMITY TO THE QUEENS ZOO, USTA BJK NATIONAL TENNIS CENTER, CITI-FIELD, METS/WILLETS LIRR STOP
- DEVELOPMENT ACTIVITY IN THE MARKET: \$8B PROPOSAL TO DEVELOP ON 50-ACRES OF ASPHALT AROUND CITIFIELD, WHICH WILL INCLUDE 20-ACRES OF ATHLETIC FIELDS & PLAYGROUNDS. HARD ROCK HOTEL-CASINO TO BE FEATURE DIN THE PROJECT WITH A PROJECTED 15,000 NEW JOBS CREATED IN THE AREA.



AREA TENANTS INCLUDE:















Contact Exclusive Brokers for More Information

Jack Bassal

Associate RE Broker jb@schuckmanrealty.com

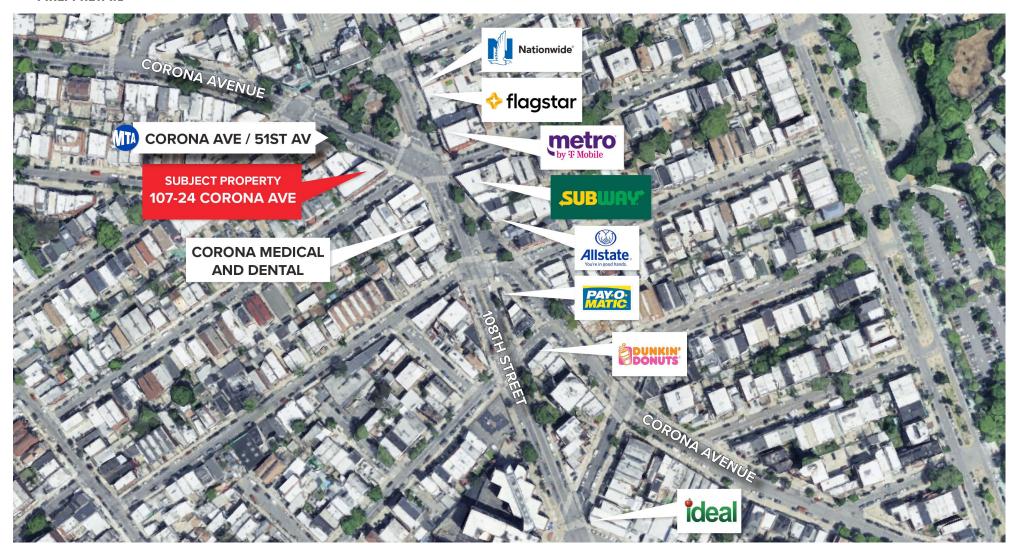
Kenneth Schuckman RE Broker ken@schuckmanrealty.com



120 NORTH VILLAGE AVENUE ROCKVILLE CENTRE, NY 11570 **516-496-8888** schuckmanrealty.com

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AREA RETAIL





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DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile
Population			
2010 Population	13,511	44,393	159,37
2020 Population	14,444	47,350	168,57
2024 Population	14,008	45,708	164,89
2029 Population	13,827	45,090	164,67
2010-2020 Annual Rate	0.67%	0.65%	0.569
2020-2024 Annual Rate	-0.72%	-0.83%	-0.529
2024-2029 Annual Rate	-0.26%	-0.27%	-0.039
2020 Male Population	50.9%	50.9%	50.9
2020 Female Population	49.1%	49.1%	49.1
2020 Median Age	34.0	35.2	36
2024 Male Population	51.8%	51.8%	51.6
2024 Female Population	48.2%	48.2%	48.4
2024 Median Age	34.7	35.8	37
Households			
2024 Wealth Index	47	53	(
2010 Households	3,490	12,231	48,1
2020 Households	3,908	13,547	52,3
2024 Households	3,803	13,127	51,59
2029 Households	3,745	12,907	51,6
2010-2020 Annual Rate	1.14%	1.03%	0.84
2020-2024 Annual Rate	-0.64%	-0.74%	-0.36
2024-2029 Annual Rate	-0.31%	-0.34%	0.01
2024 Average Household Size	3.68	3.44	3.
Median Household Income			
2024 Median Household Income	\$57,324	\$61,792	\$69,8
2029 Median Household Income	\$67,421	\$71,882	\$79,79
2024-2029 Annual Rate	3.30%	3.07%	2.69
Average Household Income			
2024 Average Household Income	\$85,667	\$88,120	\$95,8
2029 Average Household Income	\$101,277	\$102,738	\$110,0
2024-2029 Annual Rate	3.40%	3.12%	2.81
Per Capita Income			
2024 Per Capita Income	\$23,797	\$25,311	\$30,00
2029 Per Capita Income	\$28,045	\$29,407	\$34,53
2024-2029 Annual Rate	3.34%	3.05%	2.84



120 NORTH VILLAGE AVENUE

516-496-8888 schuckmanrealty.com

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