

Corner 7-Eleven in Prime Corona for Lease

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'
POSSESSION: 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, CITIFIELD, 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:



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

Contact Exclusive Brokers for More Information

Jack Bassal
Associate RE Broker
jb@schuckmanrealty.com

Kenneth Schuckman
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ken@schuckmanrealty.com

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AREA RETAIL



SCHUCKMAN
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PROPERTY PHOTOS



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DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile
Population			
2010 Population	13,511	44,393	159,378
2020 Population	14,444	47,350	168,573
2024 Population	14,008	45,708	164,891
2029 Population	13,827	45,090	164,677
2010-2020 Annual Rate	0.67%	0.65%	0.56%
2020-2024 Annual Rate	-0.72%	-0.83%	-0.52%
2024-2029 Annual Rate	-0.26%	-0.27%	-0.03%
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	36.3
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	37.2
Households			
2024 Wealth Index	47	53	60
2010 Households	3,490	12,231	48,177
2020 Households	3,908	13,547	52,380
2024 Households	3,803	13,127	51,594
2029 Households	3,745	12,907	51,614
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	3.17
Median Household Income			
2024 Median Household Income	\$57,324	\$61,792	\$69,870
2029 Median Household Income	\$67,421	\$71,882	\$79,796
2024-2029 Annual Rate	3.30%	3.07%	2.69%
Average Household Income			
2024 Average Household Income	\$85,667	\$88,120	\$95,818
2029 Average Household Income	\$101,277	\$102,738	\$110,059
2024-2029 Annual Rate	3.40%	3.12%	2.81%
Per Capita Income			
2024 Per Capita Income	\$23,797	\$25,311	\$30,005
2029 Per Capita Income	\$28,045	\$29,407	\$34,513
2024-2029 Annual Rate	3.34%	3.05%	2.84%



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