



**For further information, kindly contact exclusive agents:**

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**PROPERTY INFORMATION**

**Property Address:** 5011 Queens Boulevard, Woodside, NY 11377  
**Alternate Address:** 5017 Queens Boulevard, Woodside, NY 11377  
**Location Description:** South East Corner of Queens Blvd and 51st Street  
**Block, Lot:** 1319 / 21  
**Zoning:** R7X, R6, C2-3  
**Lot Size:** 100' x 116'89" (11,945± SF)  
**Ground Floor Available Space:** Total 8,675± SF  
 Divisible to Four Units:  
 Commercial Space 1: 1,760± SF  
 Commercial Space 2: 4,625± SF  
 Commercial Space 3: 960± SF  
 Commercial Space 4: 1,330± SF  
**Ceiling Height:** 10' -12'  
**Underground Parking:** 32  
**Property Tax:** 15 Years Tax Abatement  
**Lease Price:** Upon Request

**OTHER FEATURES AND AMENITIES:**

- Corner property with good exposure
- 100 FT Frontage on Queens Blvd
- Floor-to-ceiling windows
- Each unit has separate store front, private ADA compliance bathroom, separate meter for utilities, HVAC and fully sprinklered

**LOCATION HIGHLIGHT:**

- Centrally located, close to Midtown Tunnel, Queensboro Bridge, LIE 495, BQE 278 and public transportation
- Surrounded by many new developments, hotels and mixed-use buildings
- Dense population, trending neighborhood
- Good for food use, supermarket or convenient store, medical office, urgent care, school and other uses

**PUBLIC TRANSPORTATION:**

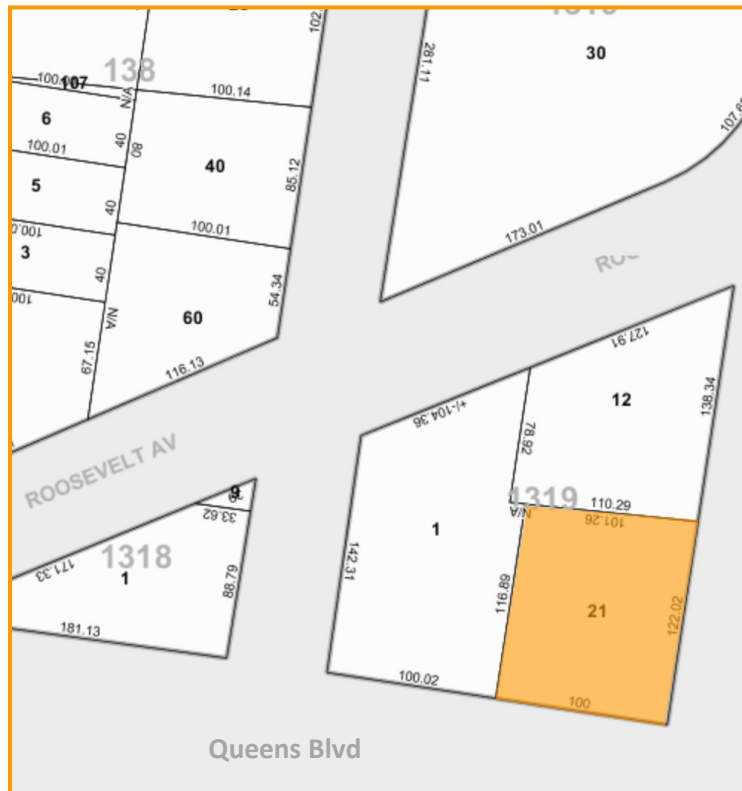
- Two blocks to 52 Street-Lincoln Avenue Station and three blocks to 46 Street-Bliss Street Station, serviced by the 7 train
- One block to Q32 and Q60 bus stations. Two blocks to Q104 bus station

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**TAX MAP**



**DEMOGRAPHIC:**

Demographic by Zip Code	
Total Population	89,830
Median Age	39.7
Average Household Income	\$71,990
Family Households	61.6%

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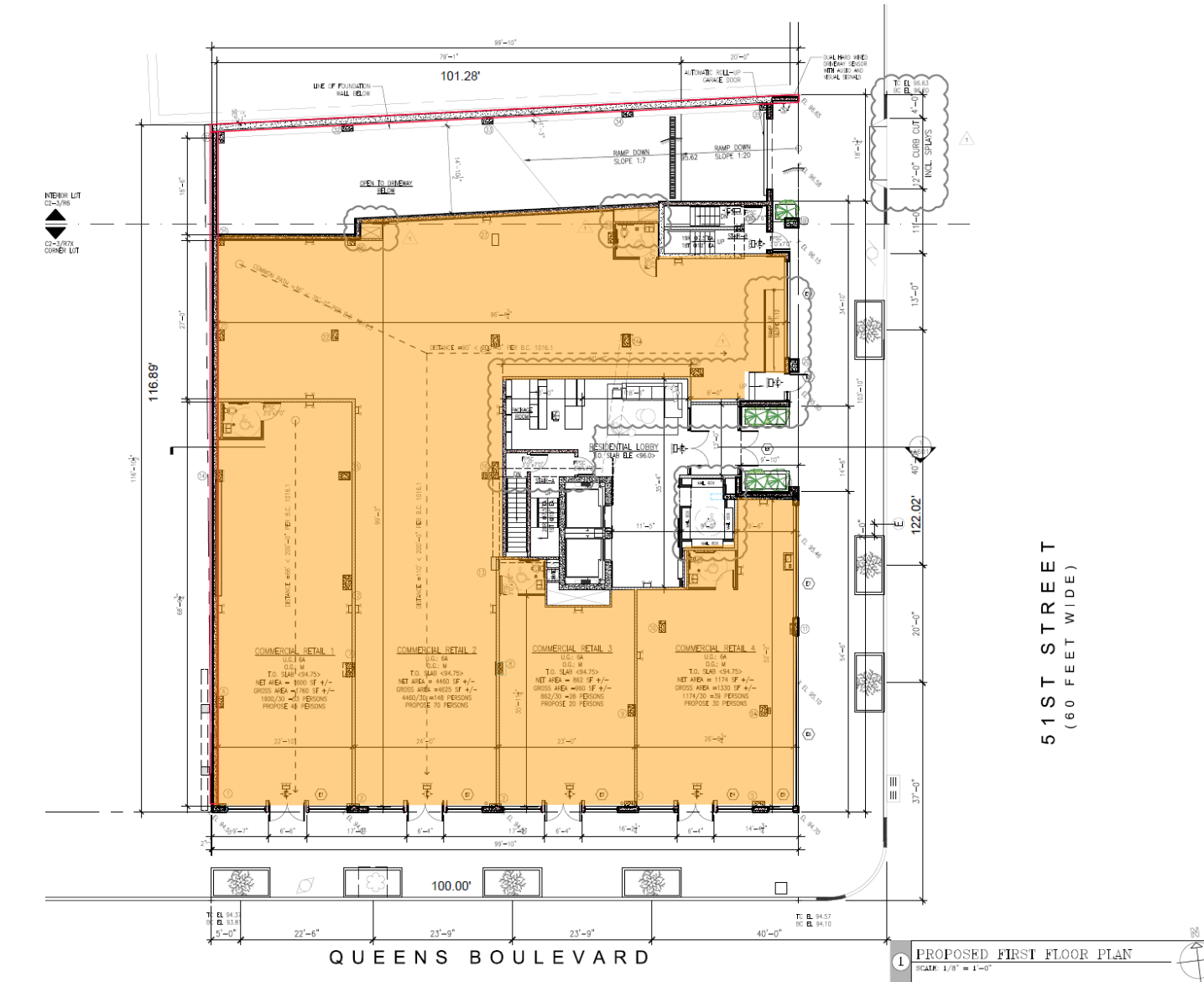
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**Brand New 8,675± SF Commercial Space for Lease**  
**At the Base of Nine-Story Modern Residential Building**  
**5011 Queens Boulevard, Woodside, NY 11377**

**Floor Plan**



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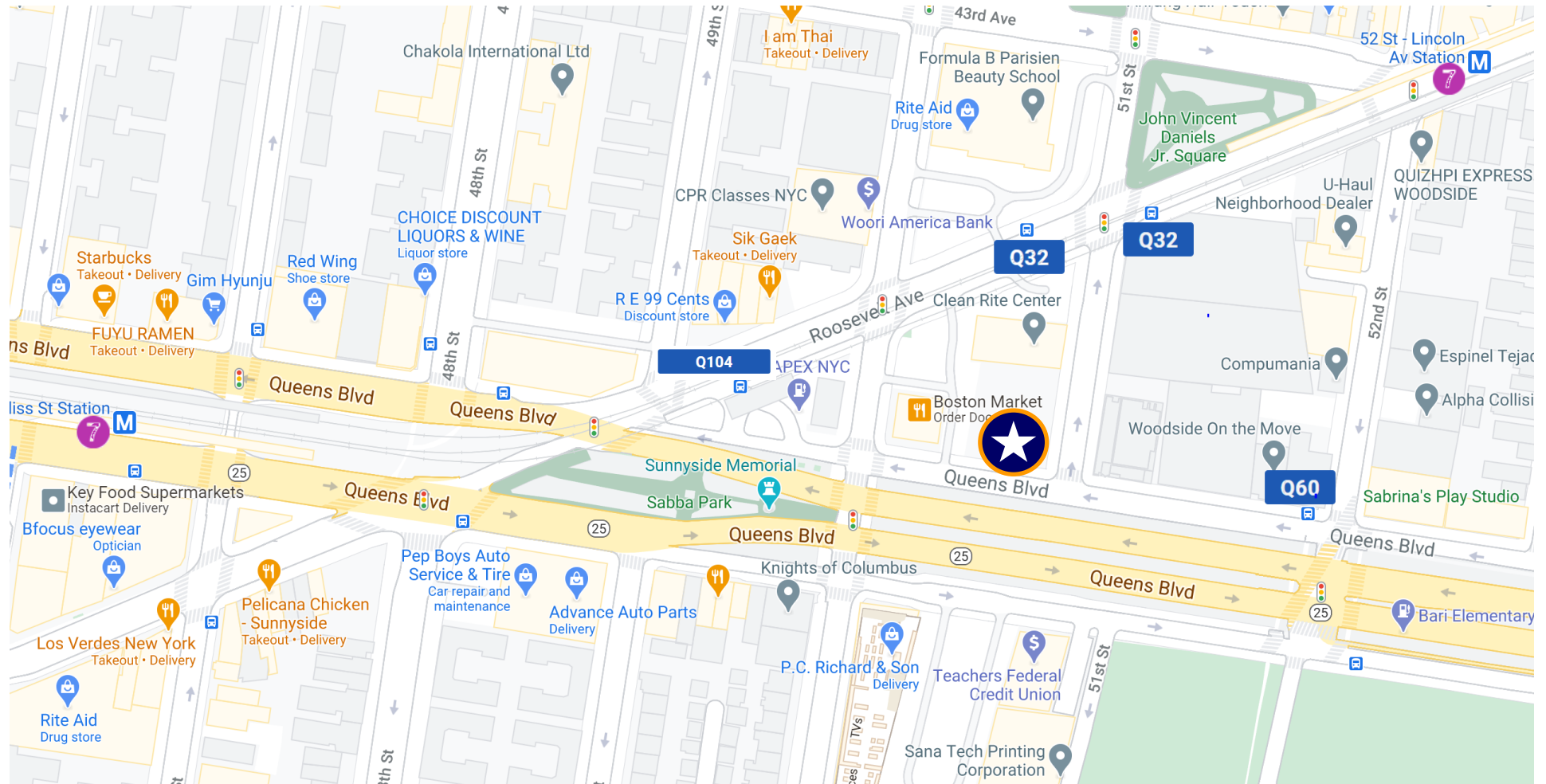
NEIGHBOR MAJOR RETAILERS



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**MAP AND TRANSPORTATION**



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