

PRIME RETAIL FOR LEASE!

40-08 WARREN STREET



BILL MILLER

bmiller@rwrealestategroup.com

929.800.1674



DESCRIPTION

Brokers Protected

Premium retail space in the heart of Elmhurst, Queens! Strategically situated at 95th Street and Roosevelt Avenue, this space is conveniently located, providing easy access to Junction Blvd. and a 5-minute drive off the BQE. Whether you're seeking a high-traffic retail space or a dynamic office environment, the building offers the perfect blend of visibility, accessibility, and functionality to support your new or current business growth and success. Positioned directly off of Roosevelt Avenue, the property boasts excellent visibility and is surrounded by esteemed retailers such as McDonalds, Chick-fil-A, Chipotle, Subway, Taco Bell, CTown, Food Bazaar, Chase Bank, Bank of America, and many popular local restaurants.

Highlights

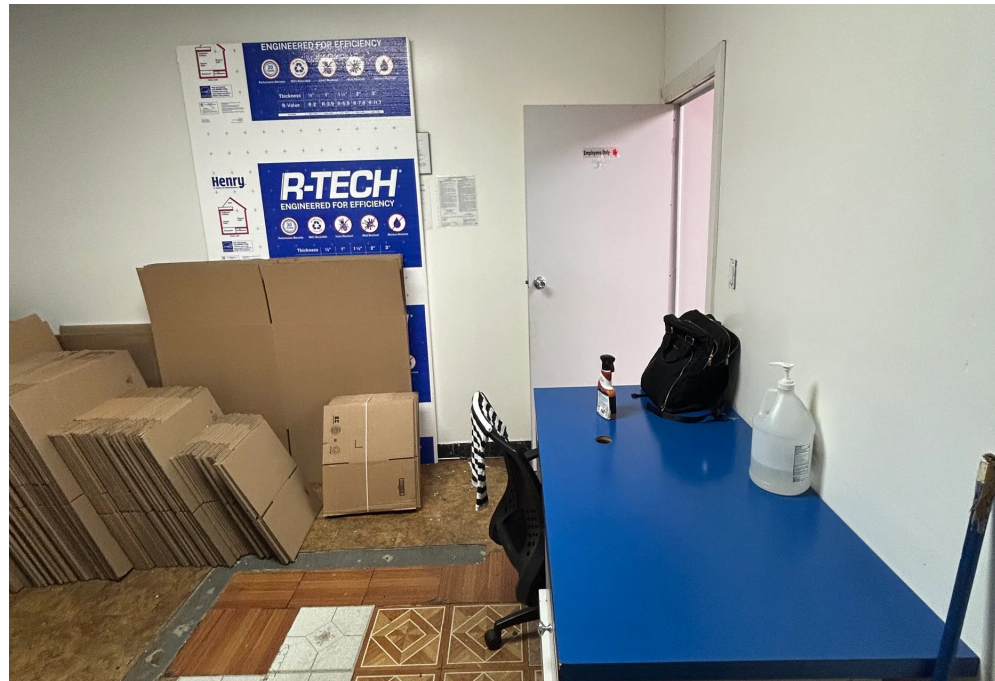
- Prime Retail in diverse and stabilized building
- Basement for additional storage
- Steps from the intersection of Junction Blvd and Roosevelt Avenue.
- In close proximity to public transportation Subways: 7 | Bus Line: Q72.
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SUMMARY

Lease Rate:	Upon Request
Available Retail SF:	1,200 SF
Frontage:	10 Ft

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,754	19,910	73,752
Total Population	17,676	72,030	241,520
Average HH Income	\$81,087	\$83,554	\$88,738



AERIAL



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TRANSPORTATION

Transit/Subway/ Drive / Walk / Distance

Junction Boulevard (7) 1 min / 2 min/0.1 mi

90 Street-Elmhurst Avenue (7) 1 min / 7 min/0.3 mi

103 Street-Corona Plaza (7) 1 min / 9 min / 0.4 mi

82 Street-Jackson Heights (7) 2 min / 15 min / 0.7 mi

Elmhurst Avenue (E,M,R) 3 min / 17 min / 0.8 mi



RETAIL MAP



CONTACT US:

Bill Miller

+1 (929) 800-1674

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4008
WARREN
STREET
ELMHURST, QUEENS