

Former Walgreens Available for Sublease



9108 Roosevelt Ave
Jackson Heights, NY 11372

Robert Nixon
Sales and Leasing Associate
(718) 866-8683
rob@prereal.com

John Pitera
Sales & Leasing Specialist
(917) 939-5673
John@prereal.com

 **PREREAL**
PRENDAMANO REAL ESTATE

THE SPACE

Location

9108 Roosevelt Ave, Jackson Heights, NY,
11372

HIGHLIGHTS

- Former Walgreens available for sublease on the corner of Benham Street and Roosevelt Avenue. The site offers great visibility with tremendous vehicular and pedestrian traffic. Nearby major retailers include McDonalds, IHOP and Chase Bank. The space is close to LaGuardia Airport and offers excellent transportation with commuter rail and local buses directly in front.
- Asking: \$200,000 Modified gross per annum
- Size: 11,217 SF
- Lease Expiration: 7/31/26



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
262,268	922,065	2,399,667



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,433	\$101,244	\$122,518



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
81,392	335,230	922,512

TRAFFIC COUNT

Street	Cross Street	Avg Daily Volume
Whitney Ave	Case St SW	4,416
37th Ave	92nd St E	7,105
Roosevelt Ave	88th St W	15,089
89th St	37th Ave N	1,302
Whitney Ave	Gleane St NE	5,775
Gleane Street	Lamont Ave SE	1,474
Gleane St	Lamont Ave SE	1,413
Whitney Avenue	Gleane St NE	6,024
35th Ave	91st St E	6,466
Hampton St	Britton Ave NW	4,975

