

# Prime Queens Blvd. Medical Space Available

58-12 Queens Blvd. - Woodside, NY 11377



\*RENDERING ONLY

**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

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

Contact Exclusive Brokers for More Information  
**Ryan Adhami**  
Associate RE Broker  
ra@schuckmanrealty.com

**Steven Hakakian**  
Associate RE Broker  
sh@schuckmanrealty.com



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## Property Information:

**Address:** 58-12 Queens Blvd.

**City, State:** Woodside, NY 11377

**Market:** Woodside

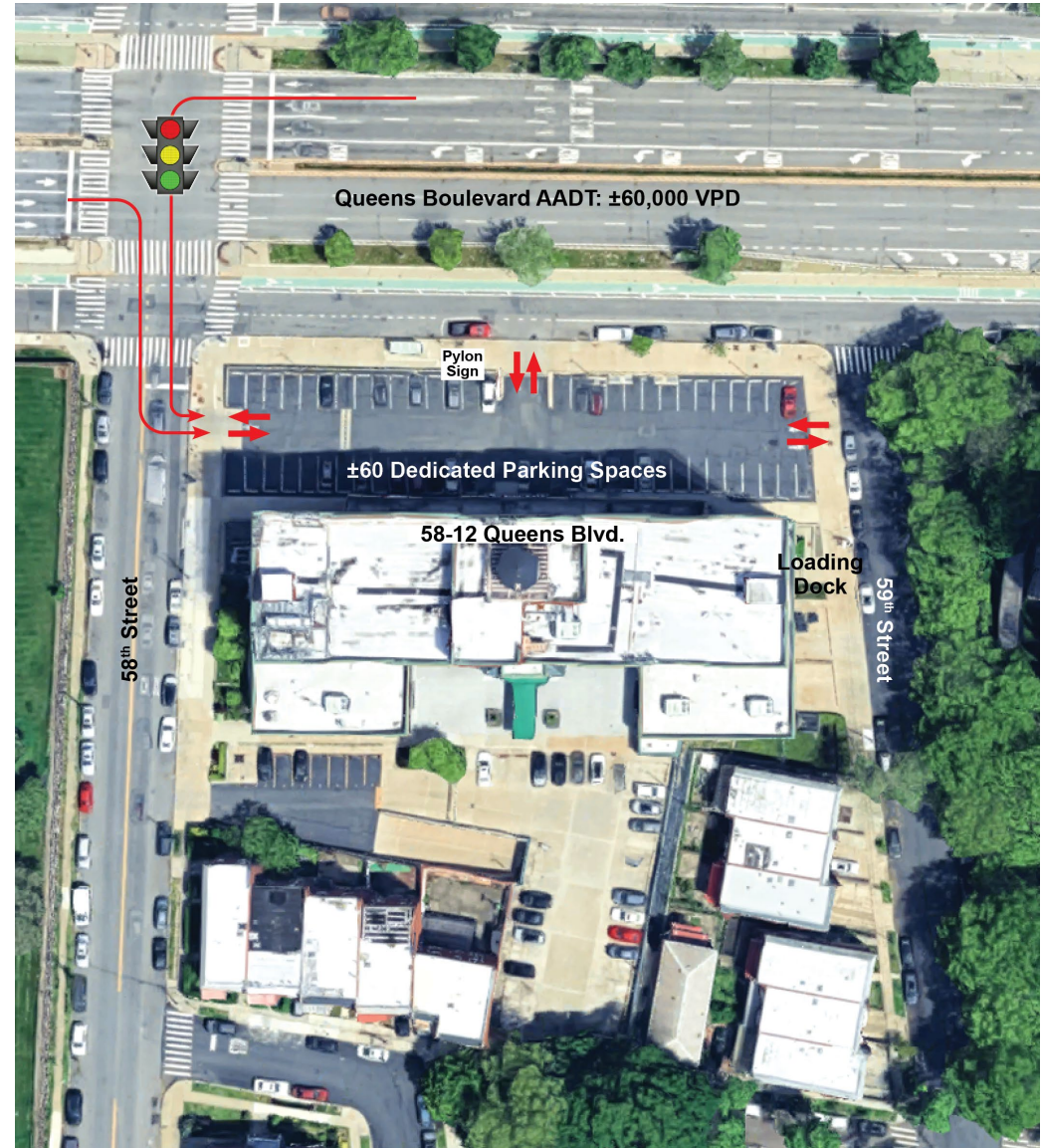
**Size(s) Available:** 24,512 SF (Ground Floor)

**Frontage:** 270' on Queens Blvd.

**Possession:** Arranged

## Property Highlights:

- Located at a signalized intersection with access from both sides of Queens Boulevard and three access points for entrance/exit to and from the parking lot.
- Dedicated parking lot in front with over 60 spaces.
- High-visibility Queens Boulevard location with over 60,000 vehicles passing per day.
- Ground floor of a building with 122 residential units.
- Across the street from Big Six Towers with over 706 residential units.
- New residential towers being built within blocks, adding thousands of new luxury units.
- Loading dock on 59th St. that can accommodate 50' trailers.
- Pylon sign branding opportunity.
- High population density.



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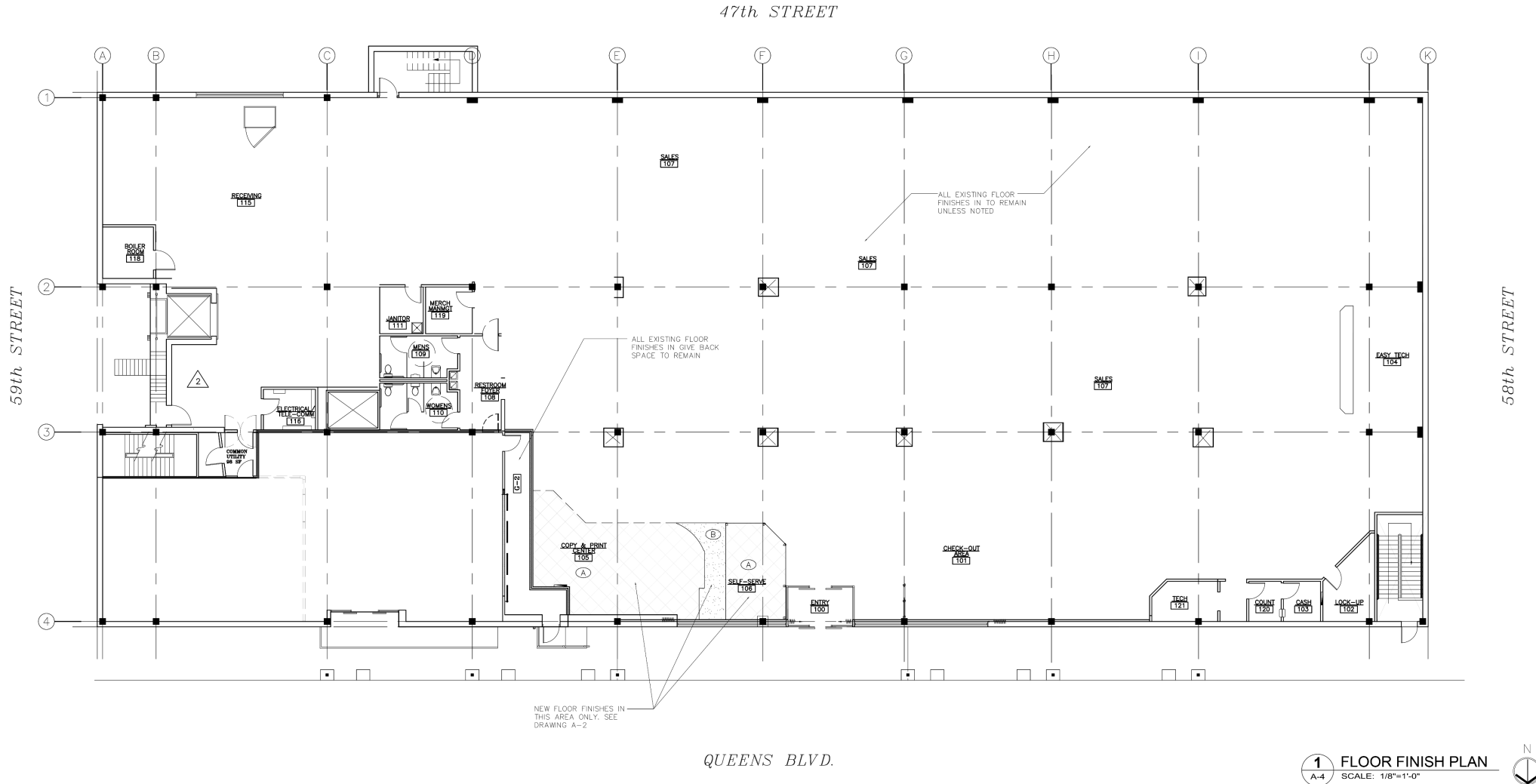
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## FLOOR PLAN

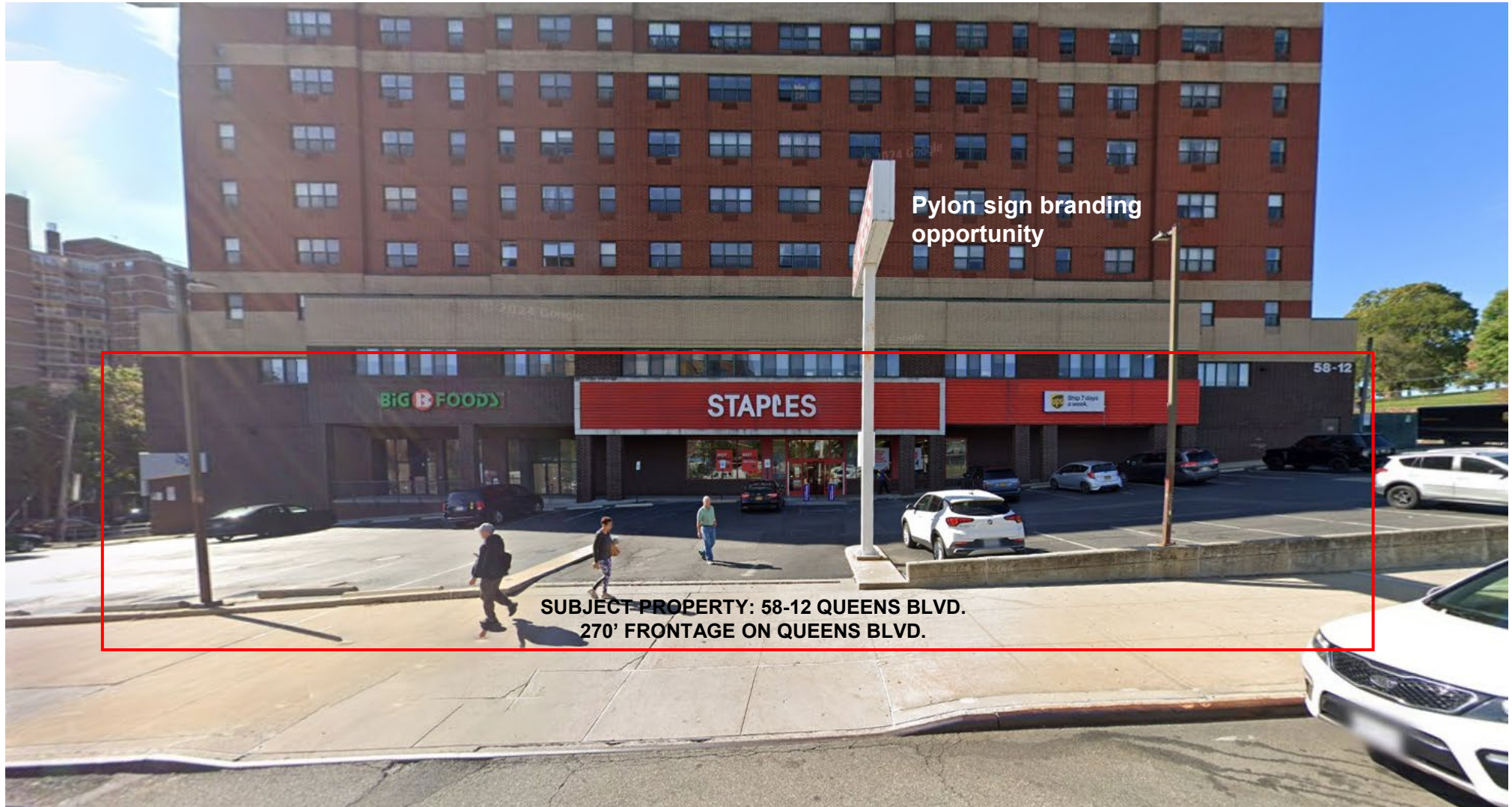




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## PHOTO OF EXISTING CONDITIONS



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## QUEENS MAJOR MEDICAL

### MAJOR HOSPITALS

- 01 Mount Sinai Multispecialty Physicians
- 02 NYC Health + Hospitals/Elmhurst
- 03 NYC Health + Hospitals/Gotham, Lefrak
- 04 Long Island Jewish Forest Hills
- 05 NewYork-Presbyterian Queens Hospital
- 06 Flushing Hospital Medical Center
- 07 Jamaica Hospital Medical Center
- 08 Queens Hospital Center

### CANCER/ONCOLOGY

- 09 New York Cancer & Blood Specialists
- 10 New York Cancer & Blood Specialists
- 11 New York Cancer & Blood Specialists
- 12 New York Cancer & Blood Specialists
- 13 Hematology & Oncology PLLC
- 14 New York Radiation Oncology Associates
- 15 New York Cancer Treatment Centers
- Northern Boulevard

### DIALYSIS

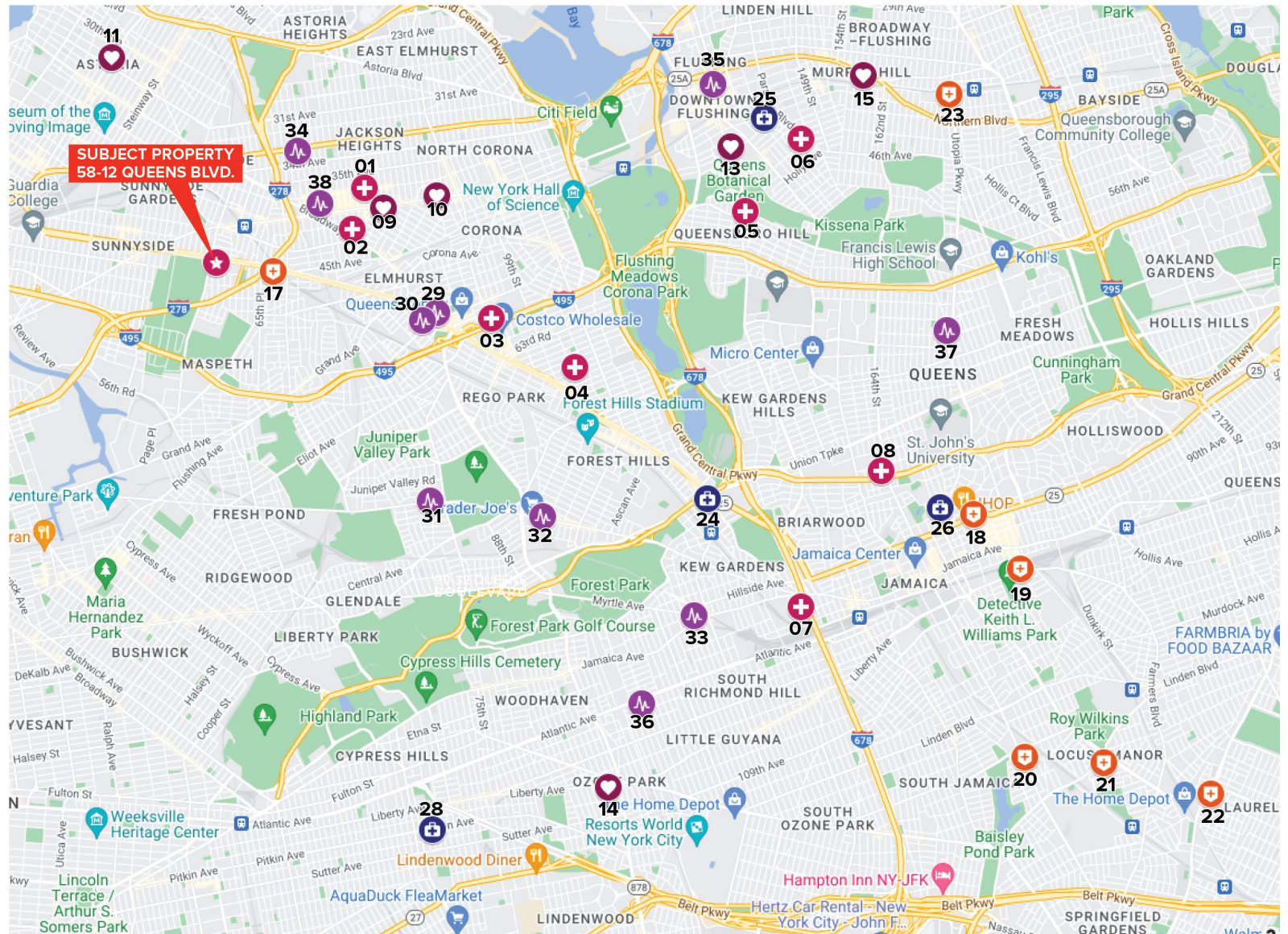
- 17 Rogosin Queens Dialysis
- 18 DaVita Jamaica Hillside Dialysis
- 19 Fresenius Kidney Care Queens
- 20 DaVita Queens Dialysis Center
- 21 Fresenius Kidney Center
- 22 Springfield Dialysis Center
- 23 Auburndale Dialysis Center

### DOCTORS/MEDICAL GROUPS

- 24 AMG Medical Group
- 25 Family Medicine Doctors
- 26 RiteCare Medical Office P.C.
- 28 Doctor's Office Comfort Medical Care

### RADIOLOGY

- 29 Lenox Hill Radiology | Elmhurst
- 30 Lenox Hill Radiology
- 31 Radiologist: Dr. Richard Rafal
- 32 Neighborhood Radiology Services
- 33 Richmond Hill Radiology
- 34 Main Street Radiology
- 35 Main Street Radiology
- 36 Lenox Hill Radiology
- 37 Stat Portable X-Ray Inc
- 38 Diagnostic X-Ray & Imaging Inc



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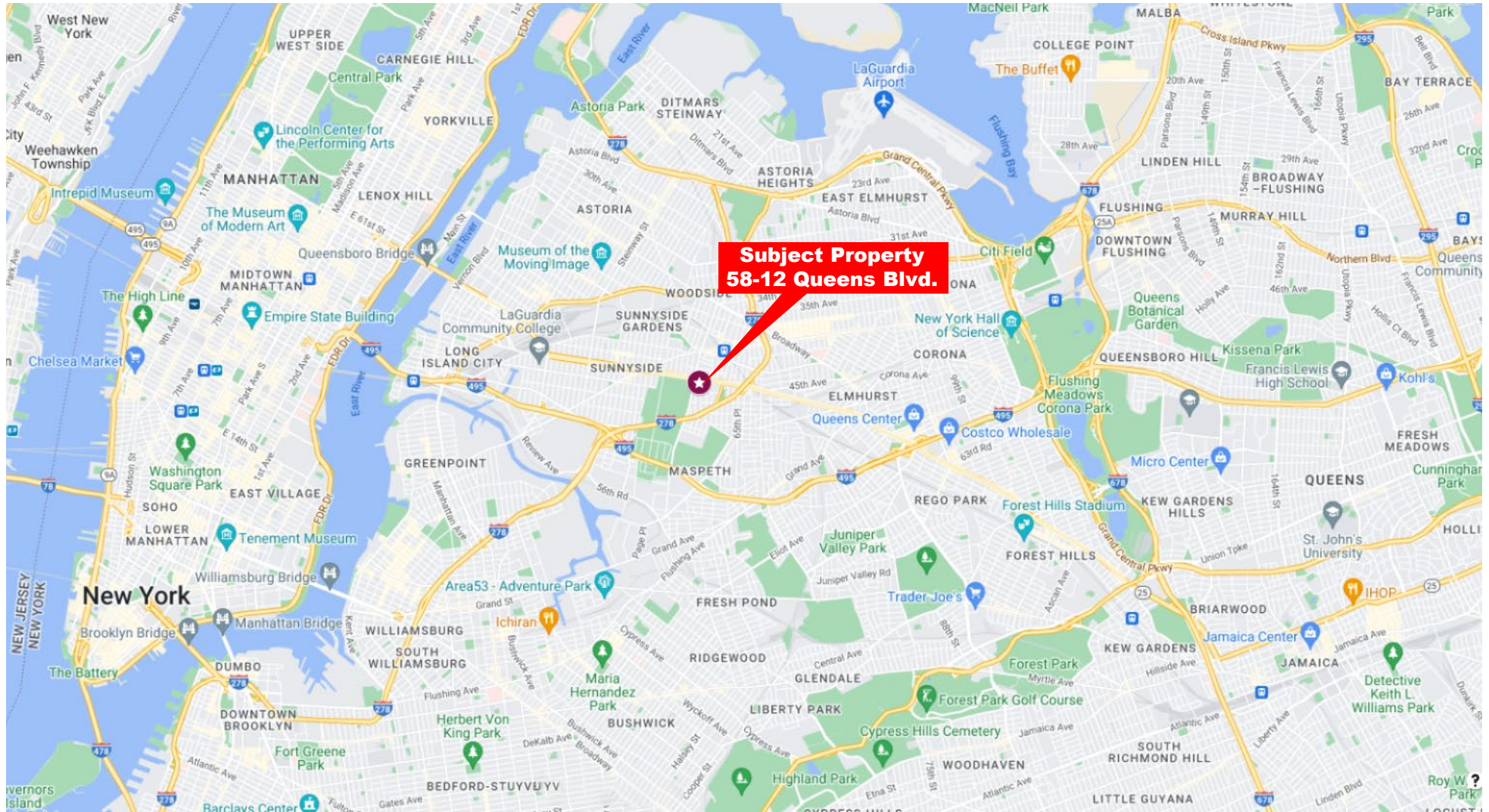
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## LOCATION MAP



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## AREA RETAIL



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## DEMOGRAPHICS

	1 mile	2 miles	3 miles
<b>Population</b>			
2010 Population	123,809	443,670	957,608
2020 Population	127,877	474,515	1,031,192
2024 Population	125,112	466,301	1,015,103
2029 Population	126,133	473,071	1,031,078
2010-2020 Annual Rate	0.32%	0.67%	0.74%
2020-2024 Annual Rate	-0.51%	-0.41%	-0.37%
2024-2029 Annual Rate	0.16%	0.29%	0.31%
2020 Male Population	49.6%	49.6%	49.5%
2020 Female Population	50.4%	50.4%	50.5%
2020 Median Age	38.6	37.6	36.4
2024 Male Population	50.3%	50.3%	50.3%
2024 Female Population	49.7%	49.7%	49.7%
2024 Median Age	39.7	38.7	37.4
<b>Households</b>			
2024 Wealth Index	67	69	73
2010 Households	45,208	162,231	350,859
2020 Households	47,546	179,499	392,318
2024 Households	46,702	176,973	388,387
2029 Households	46,842	180,172	397,215
2010-2020 Annual Rate	0.51%	1.02%	1.12%
2020-2024 Annual Rate	-0.42%	-0.33%	-0.24%
2024-2029 Annual Rate	0.06%	0.36%	0.45%
2024 Average Household Size	2.66	2.61	2.59
<b>Median Household Income</b>			
2024 Median Household Income	\$77,099	\$80,328	\$84,426
2029 Median Household Income	\$86,816	\$91,765	\$97,391
2024-2029 Annual Rate	2.40%	2.70%	2.90%
<b>Average Household Income</b>			
2024 Average Household Income	\$106,192	\$112,022	\$120,110
2029 Average Household Income	\$121,151	\$128,140	\$137,313
2024-2029 Annual Rate	2.67%	2.73%	2.71%