

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

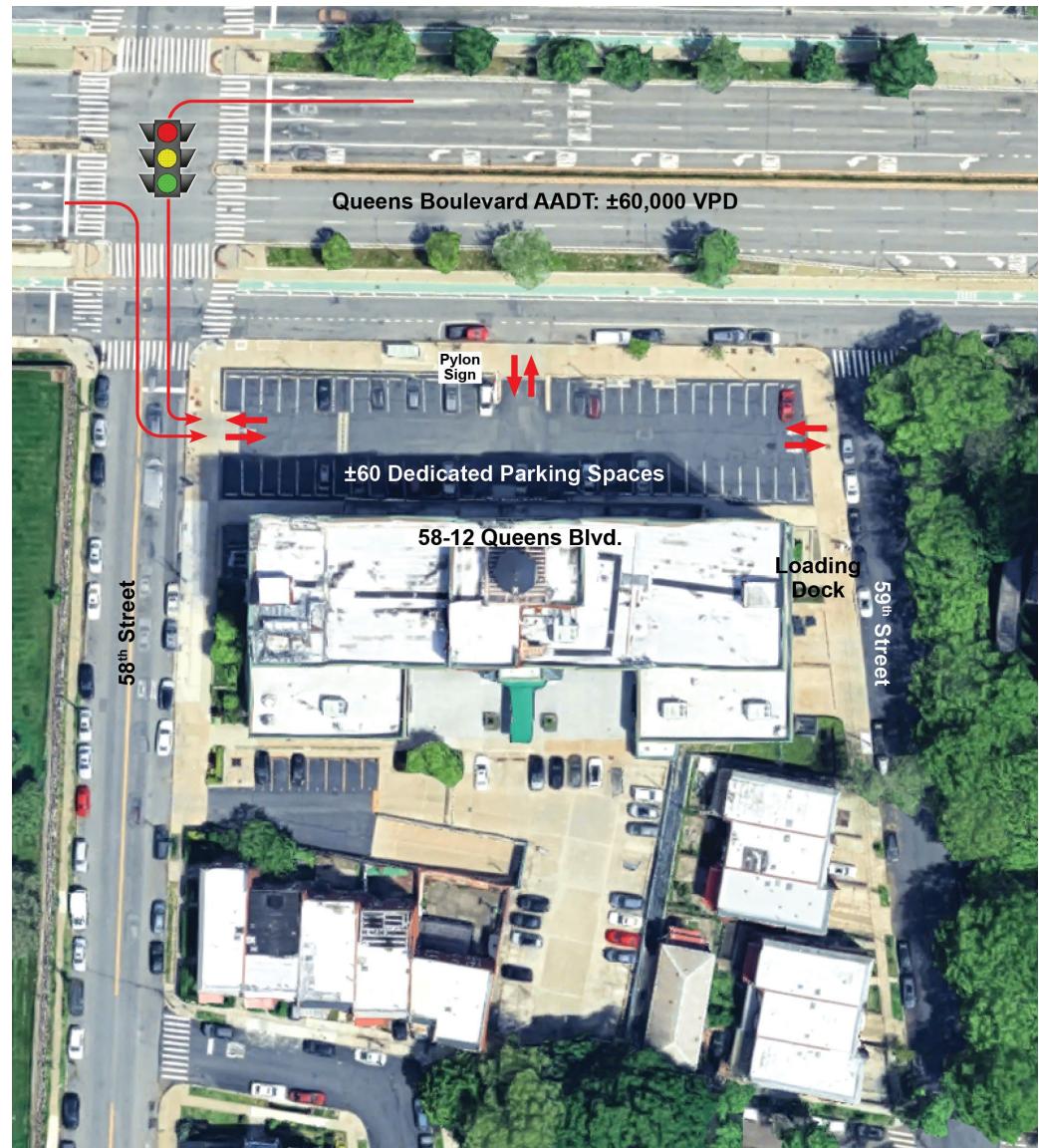
Size(s) Available: 24,512 SF (Ground Floor)

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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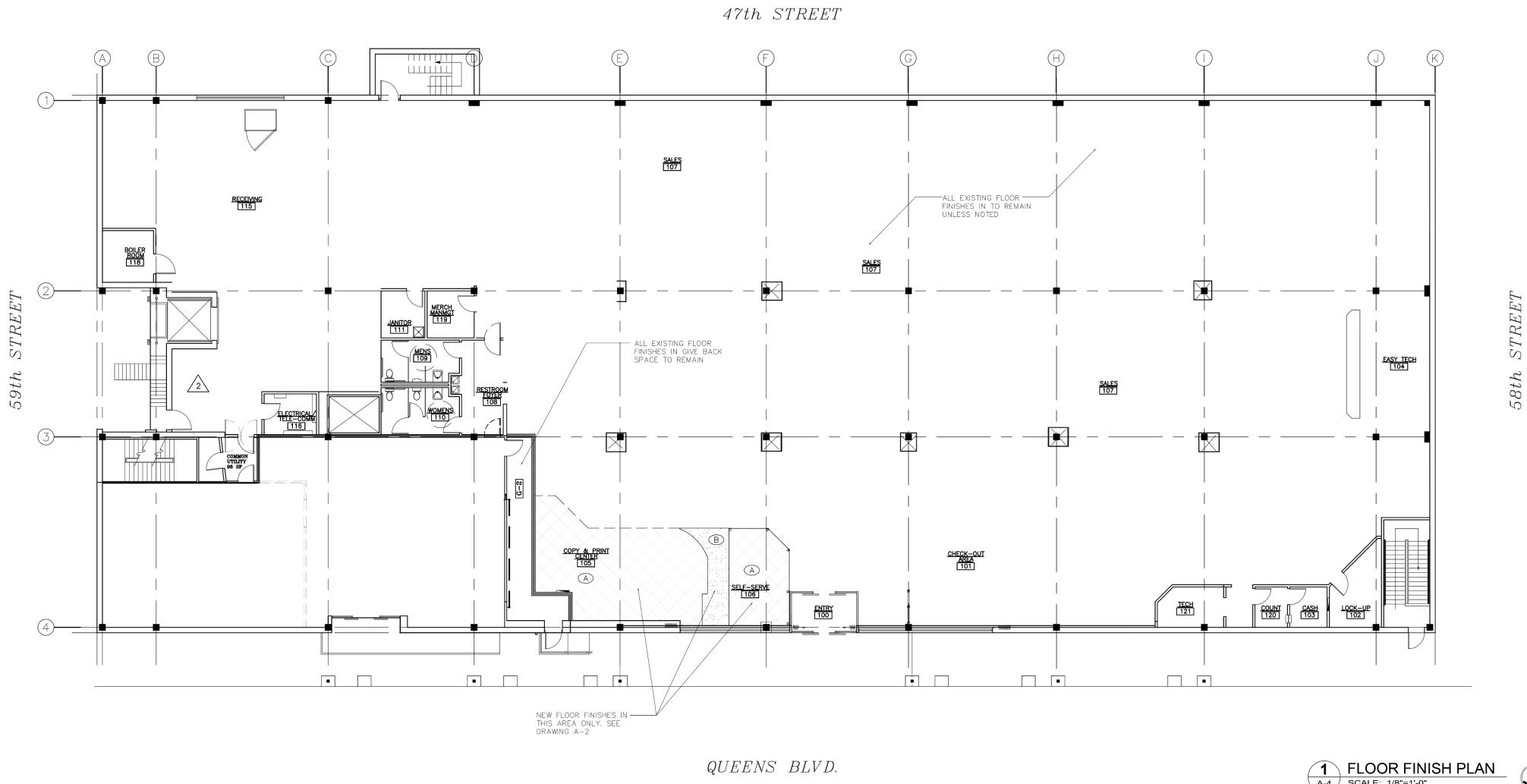
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FLOOR PLAN



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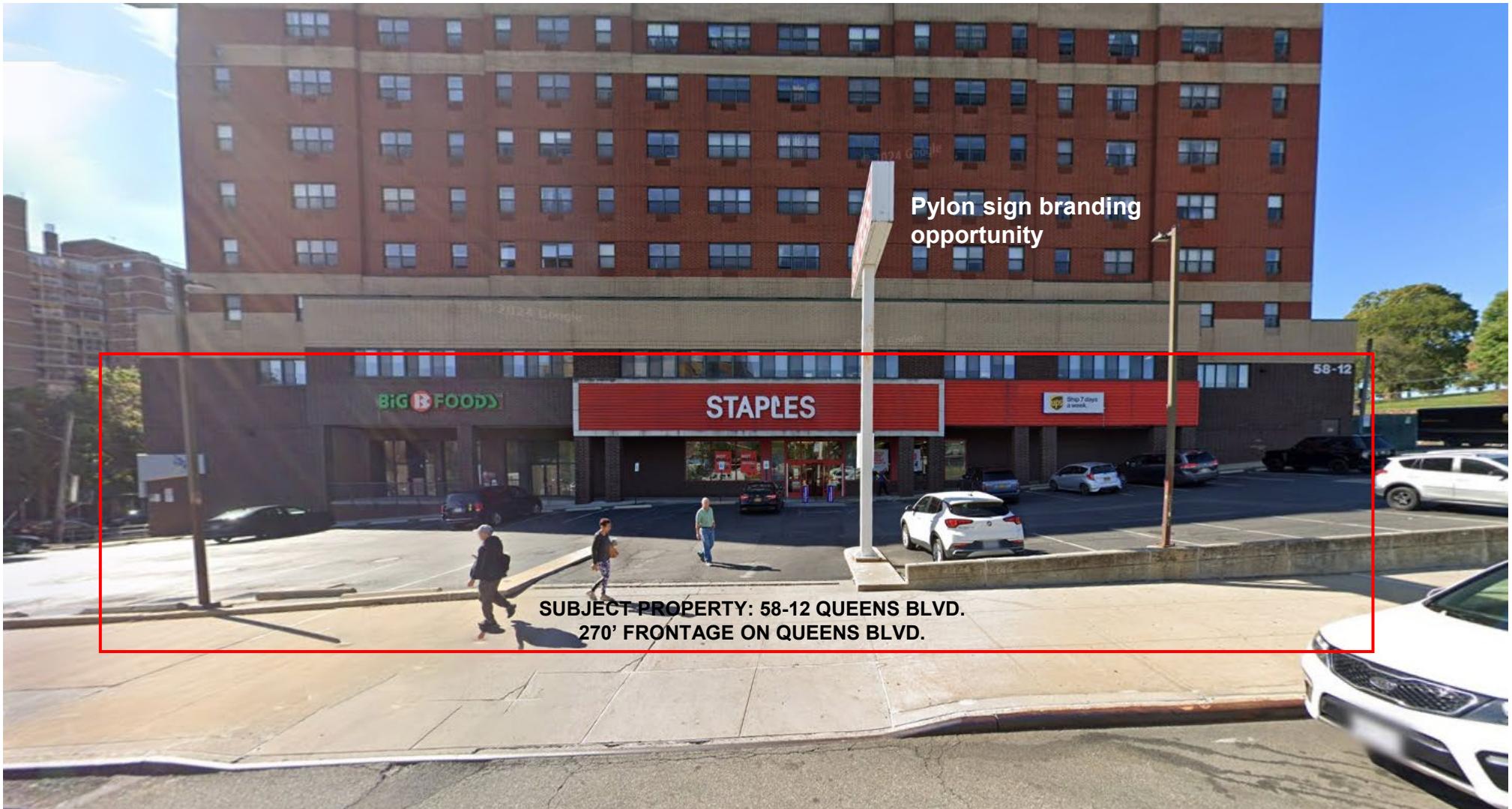
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PHOTO OF EXISTING CONDITIONS



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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 New York-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 Whitestone
- 13 Hematology & Oncology PLLC
- 14 New York Radiation Oncology Associates
- 15 New York Cancer Treatment Centers Northern Boulevard

DIALYSIS

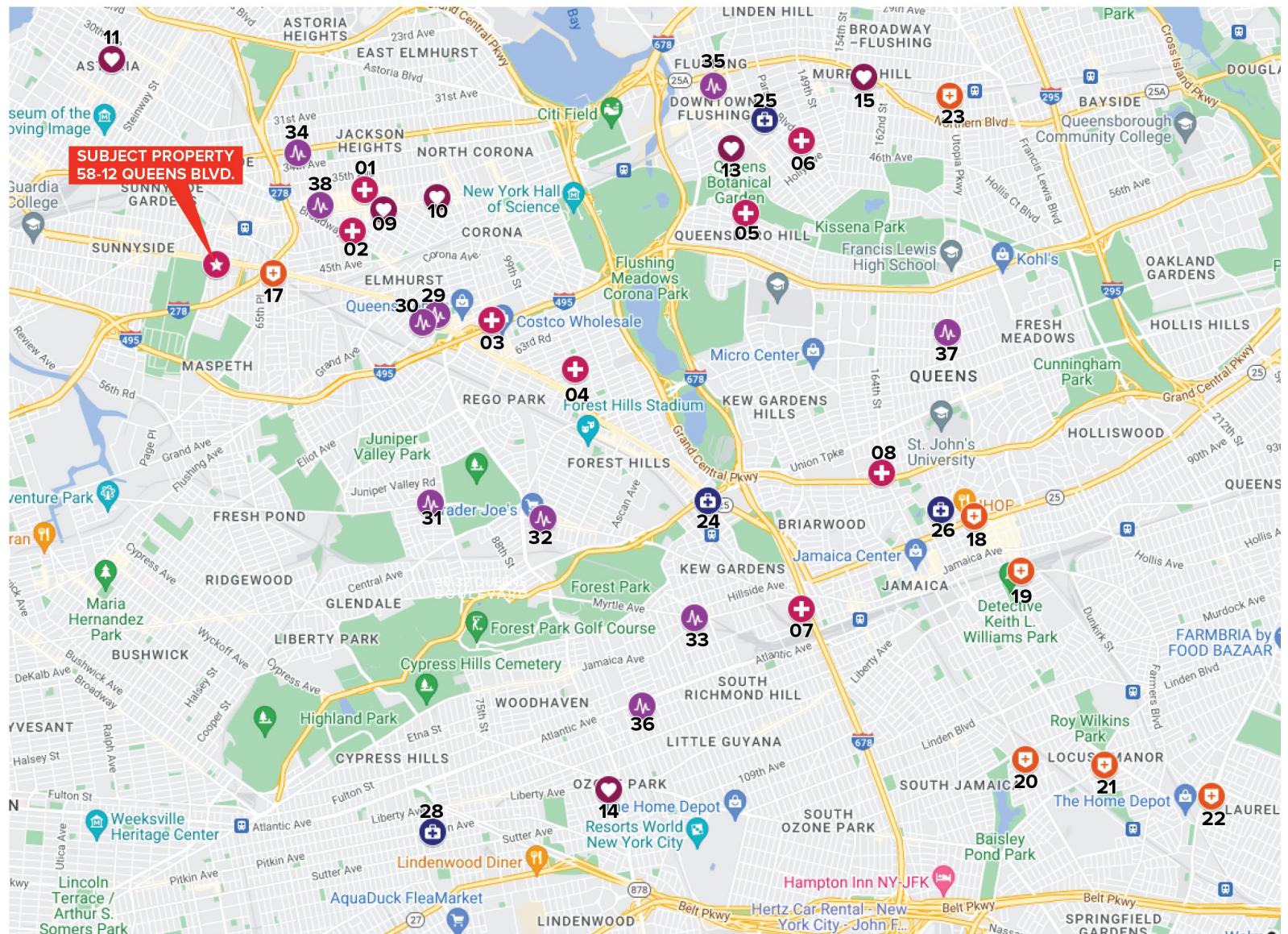
- 17 Rogosin Queens Dialysis
- 18 DaVita Jamaica Hillside Dialysis
- 19 Fresenius Kidney Care Queens
- 20 DaVita Queens Dialysis Center
- 21 Fresenius Kidney Center
- 22 Springfield Dialysis Center
- 23 Auburndale Dialysis Center

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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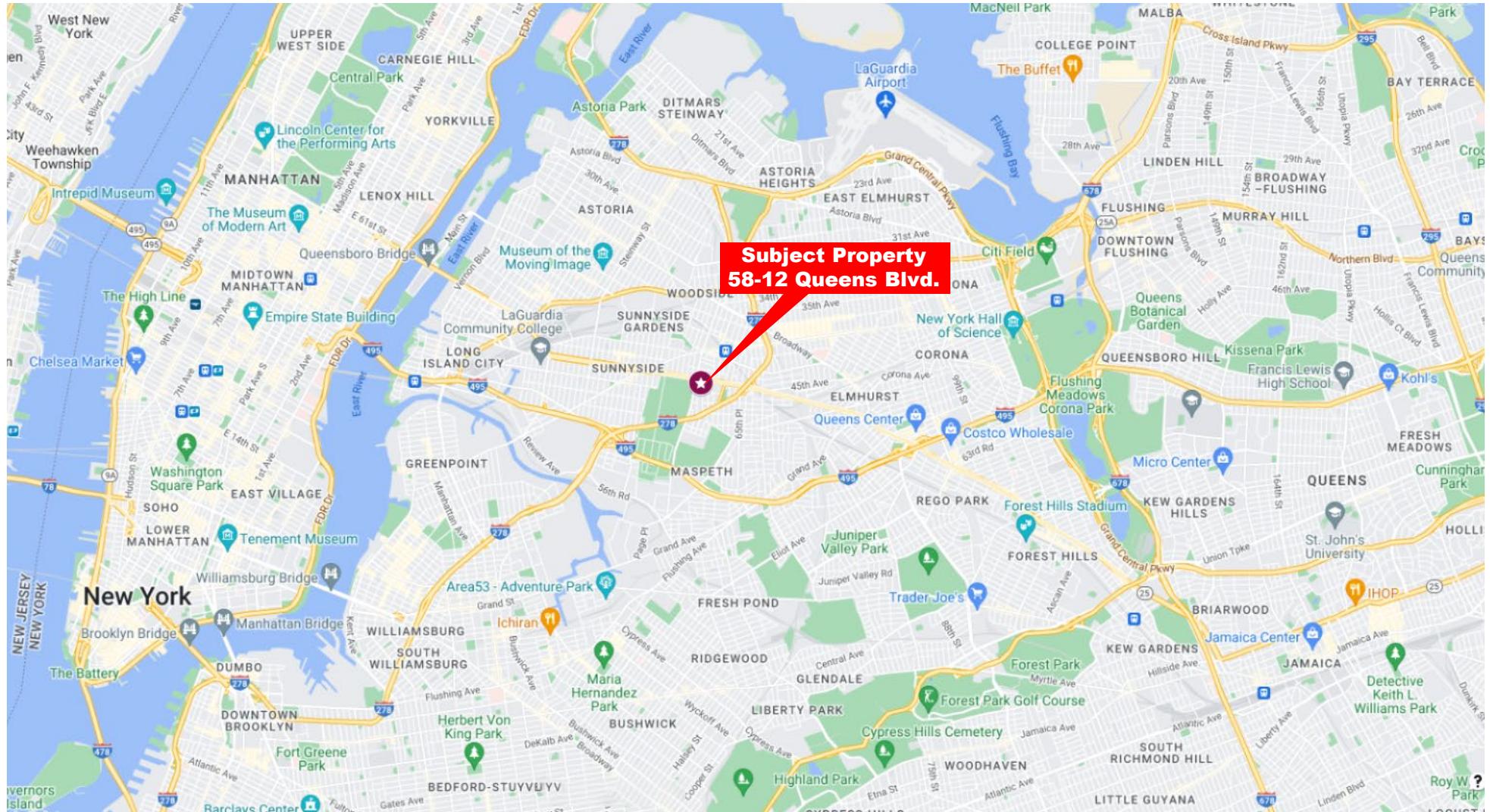
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LOCATION MAP



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AREA RETAIL



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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population			
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
Households			
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
Median Household Income			
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%
Average Household Income			
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%