



40-22 & 40-24 82ND STREET JACKSON HEIGHTS, NEW YORK

Size: 2,715 SF UPPER LEVEL – 2ND FLOOR OFFICE (Divisible)

Frontage: 40 FEET - ALL WINDOWS

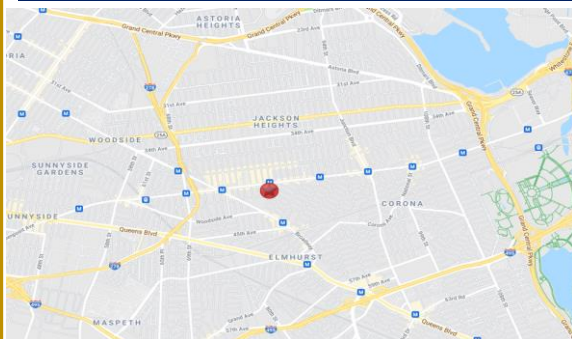
Asking Rent: upon request

Comments:

- Strong demographics with heavy foot traffic
- Located on the primary shopping corridor for Jackson Heights and Elmhurst
- One half block to #7 subway at 82nd Street with over 5,000,000 annual riders
- Directly across from the new retail development that includes Target, Chipotle, Smashburger, Chick Fil a, Starbucks, and more
- Area retailers include Paris Baguette, McDonald's, Popeye's, The Gap, Banana Republic, Old Navy, Carter's, Footlocker, Duane Reade, Chase Bank, and many more national retailers

**PRIME
82ND STREET
OFFICE!
HUGE
WINDOWS!**

TRADE AREA INFORMATION: JACKSON HEIGHTS, NY



DEMOGRAPHICS: 2021 Data Estimates

	<u>½ mile</u>	<u>1 mile</u>	<u>1½ mile</u>
Population	82,437	229,441	398,032
Households	29,951	75,466	130,531
Average HH Income	\$75,273	\$72,568	\$73,489

Please Call Exclusive Broker:

Melissa Grasso
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(718) 371-0127
mgrasso@s-z.com

Robert Elbaz
Salesperson
(718) 732-0629
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**Sholom &
Zuckerbrot Realty LLC**
Established 1962

3333 New Hyde Park Rd, Suite 307, New Hyde Park, NY 11042 (718) 392-5959

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

40-32 & 40-34 82nd STREET JACKSON HEIGHTS, NEW YORK

CLOSE UP



ARIEL VIEW



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**ELMHURST
HOSPITAL**

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