



223-10 UNION TURNPIKE HOLLIS HILLS, NY 11364

LEASE OPPORTUNITY

Asking \$40 NNN PSF
9,750 SF on Ground
9,750 SF in Cellar



Contact Exclusive Advisors: Michelle Abramov at michelle@assetcrg.com or 646-767-6975 / Igor Khasidov at igor@assetcrg.com or 347-445-1040

Confidentiality Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Asset Commercial Realty Group, LLC (“AssetCRG”) and should not be made available to any other person or entity without the written consent of AssetCRG. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. AssetCRG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, AssetCRG has not verified, and will not verify, any of the information contained herein, nor has AssetCRG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Opportunity Highlights

Features

- Single Story building used as a Dollar Store with a full leasable cellar
- Parking available in the front for about 12 cars
- Ceiling Height on the Ground level is 12' and 8' in the cellar
- Good frontage exposure of 150 feet
- High population density neighborhood
- Union Turnpike and Springfield Blvd provide good exposure on both foot and car traffic
- Surrounded by mid and high-rise apartment complexes
- Multiple schools surround the property such as the Martin Van Buren High School, P.S. 188, P.S. 205, etc.
- Surrounded by national and regional tenants

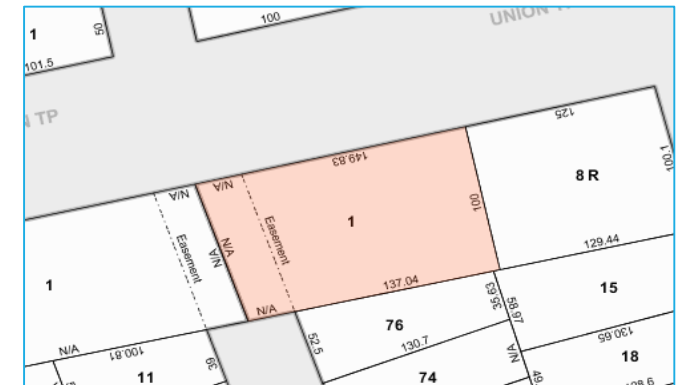
Transportation

- Property is off of the Grand Central Parkway
- Property is one block from the Manhattan Express Bus and the Multiple Bus Lines going to the Local and Express Trains

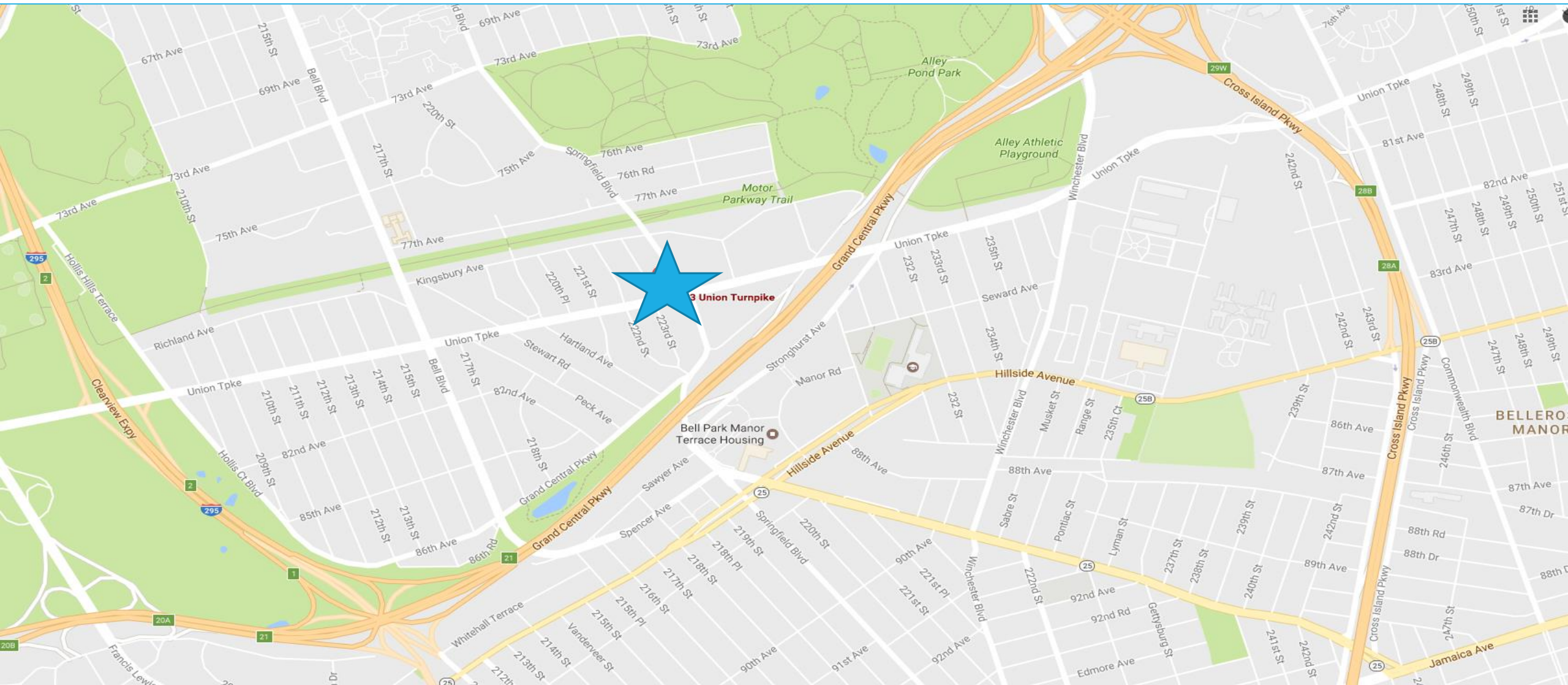
QM6 Q46 Q27 Q88

Property Specifics

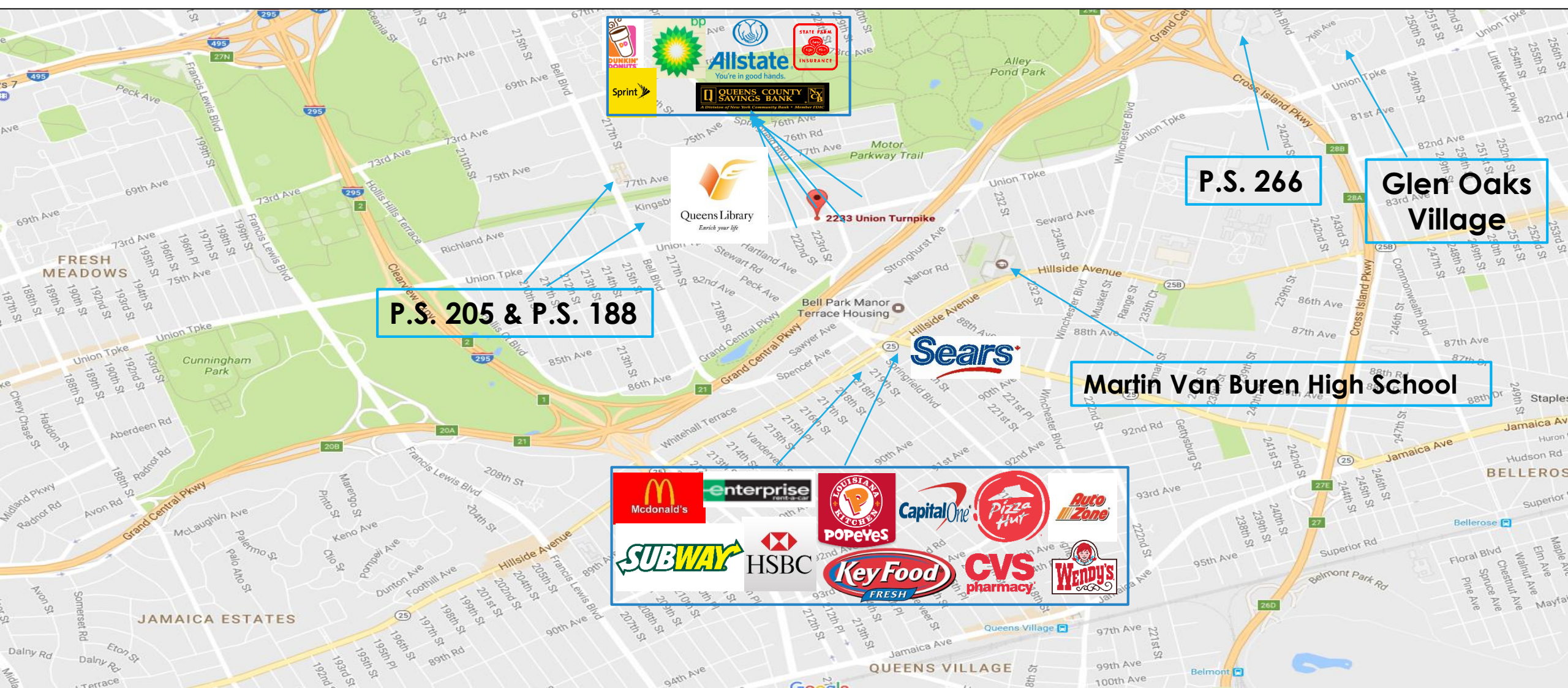
Block & Lot	7799-1
Lot Size	149 x 100
Lot SF	15,000
Building Size	9,750
Building SF	150 X 65
Zoning	R5D/C1-2
Community District	411
School District	26



Map



Retail Map



P.S. 205 & P.S. 188

P.S. 266

Glen Oaks Village

Martin Van Buren High School

Logos for Dunkin' Donuts, bp, Allstate, State Farm, Sprint, and Queens County Savings Bank.

Queens Library logo with the tagline "Enrich your life."

2233 Union Turnpike

A collection of retail logos including McDonald's, Enterprise, Louisiana Kitchen, Popeyes, Capital One, Pizza Hut, Auto Zone, Subway, HSBC, Key Food Fresh, CVS Pharmacy, and Wendy's.

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Total Population	98,331	745,967	1,844,250
2015 Households	33,720	253,349	610,621
2015 Male Population	47,610	358,876	893,602
2015 Female Population	50,721	387,091	950,648
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	34,047	260,965	625,526
2015 Occupied Housing Units	32,740	249,697	599,731
2015 Owner Occupied Housing Units	13,116	108,252	278,960
2015 Renter Occupied Housing Units	19,624	141,445	320,771
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$57,413	\$56,873	\$58,122
2015 Household Income: Average	\$75,009	\$77,187	\$77,930
2015 Per Capita Income	\$26,871	\$26,615	\$26,077

Additional Pictures



Contact For More Information

PLEASE CONTACT EXCLUSIVE ADVISORS:

Michelle Abramov

Managing Principal

michelle@assetcrg.com

Direct: (646) 767-6975

Igor Khasidov

Senior Director

igor@assetcrg.com

Direct: (347)-445-1040

Broker Cooperation is Welcome!

