



For Lease

RIPCO
RETAIL LEASING

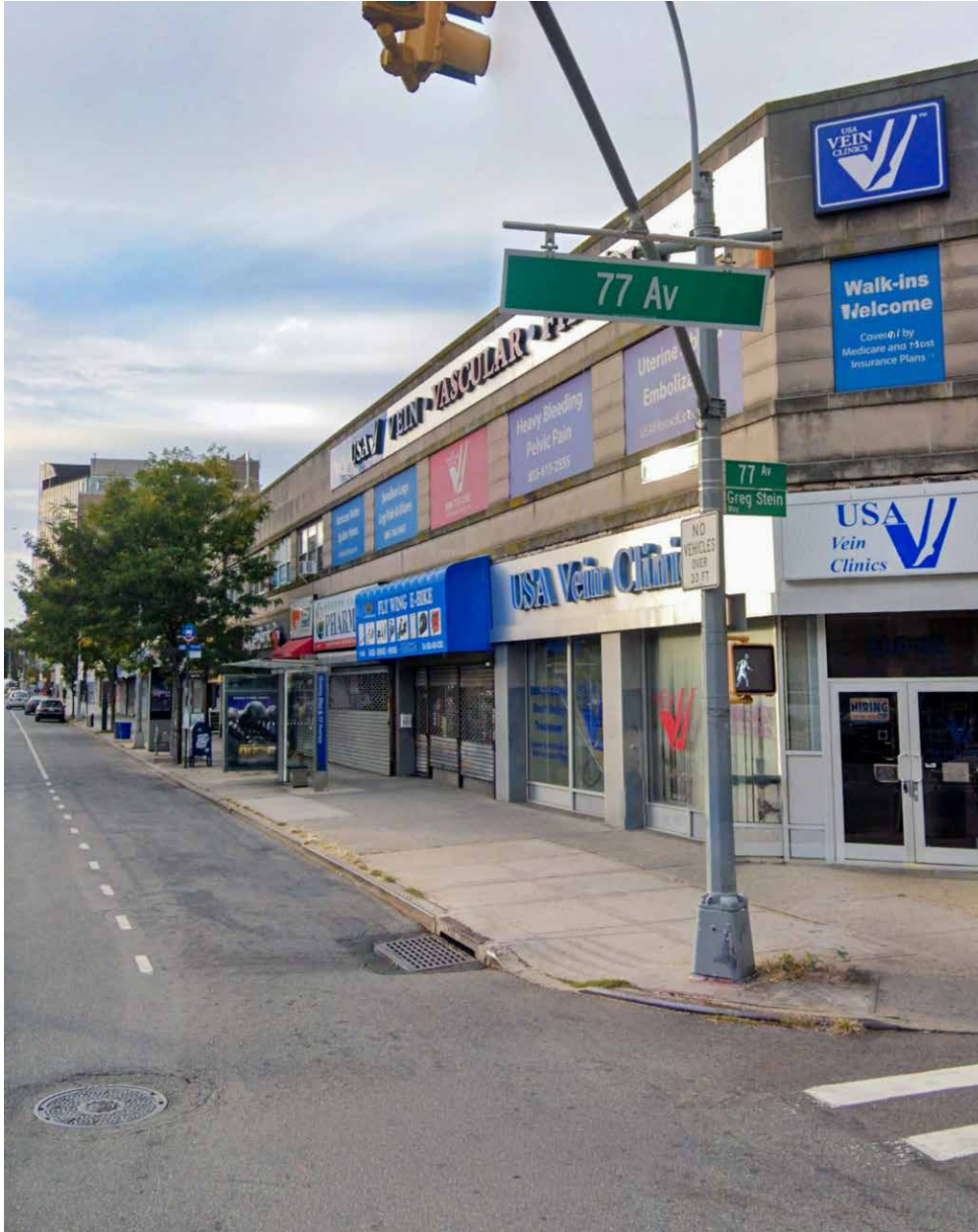
116-16 Queens Boulevard

Between 77th and 78th Avenues
Forest Hills, Queens, NY 11375

Ground Floor & Second Floor Spaces Ranging from:
307 - 2,522 SF

Retail, Restaurant, Medical, and Office Space

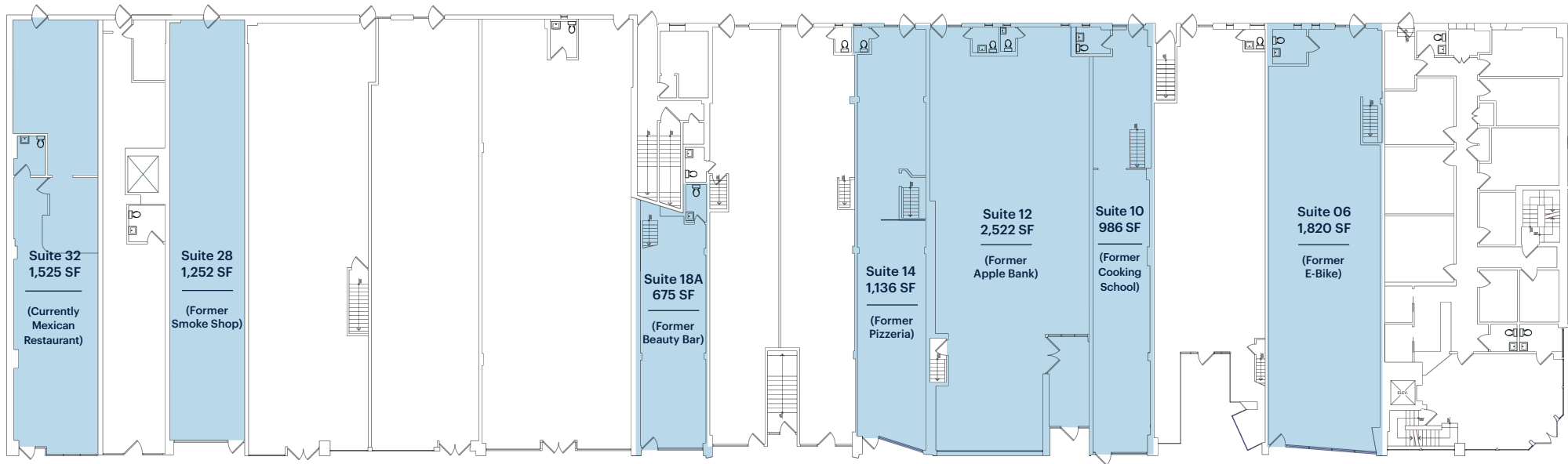
Space Details



Size	Ground Floor		Second Floor	
	Suite 06	1,820 SF	Suite 206	2,231 SF
	Suite 12	2,522 SF	Suite 222	321 SF
	Suite 14	1,136 SF	Suite 225	403 SF
	Suite 18A	675 SF	Suite 230	1,548 SF
	Suite 28	1,252 SF	Suite 235	365 SF
	Suite 32	1,525 SF	Suite 243	307 SF
			Suite 244*	552 SF
			Suite 245*	920 SF
			Suite 250*	572 SF
			Suite 252*	439 SF
	Ground Floor Total	8,930 SF	Second Floor Total	7,658 SF
	*All spaces have basements		*Spaces can be combined for a total of 2,483 SF	

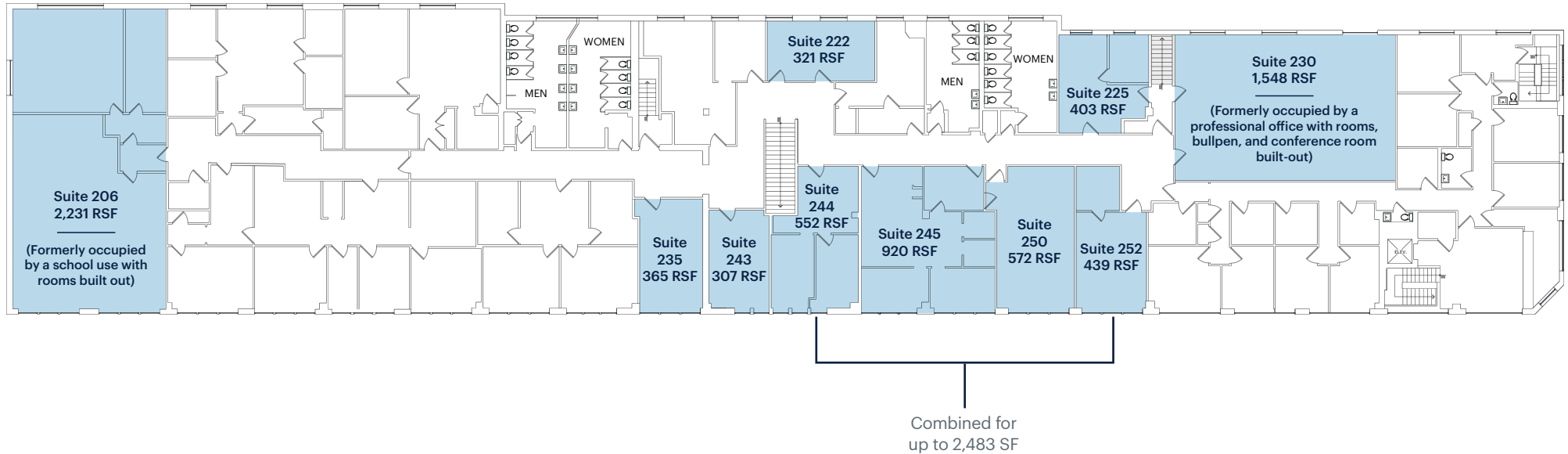
Possession	Immediate
Rent	Upon request
Co-Tenants	Surreal Icecream, Sunnyvale Physical Therapy, Musculoskeletal Wellness Clinic, Dental Made Easy, MyDoc Urgent Care, Fancy Nail & Beauty, Beijing Dumpling, Young Chefs Academy, Queens Central Pharmacy, USA Vein Clinics
Neighbors	New York-Presbyterian Medical Group of Queens, Starbucks, Chase Bank, PC Richard & Son, Metrokids Preschool, CVS, Mattress Firm, Kumon, KeyFood, Cobblestones, Queens Borough Hall, Queens County Courthouse
Comments	All ground floor spaces have basements; smallest space available is 675 SF and the largest is 2,522 SF Second floor has multiple means of egress, shared men's and women's bathrooms, and windows for light and air Heavy walking traffic as well as over 40,000 vehicles per day passing Surrounded by a mix of local and national tenants; in a very busy trade area with over 1.5M SF of office, education, medical, and government institutions One block from the E & F train lines at Kew Gardens - Union Tpke Q60 Bus Stop directly in front of the space Ideal for multiple uses, including all general retail, restaurant, medical, and office

Ground Floor

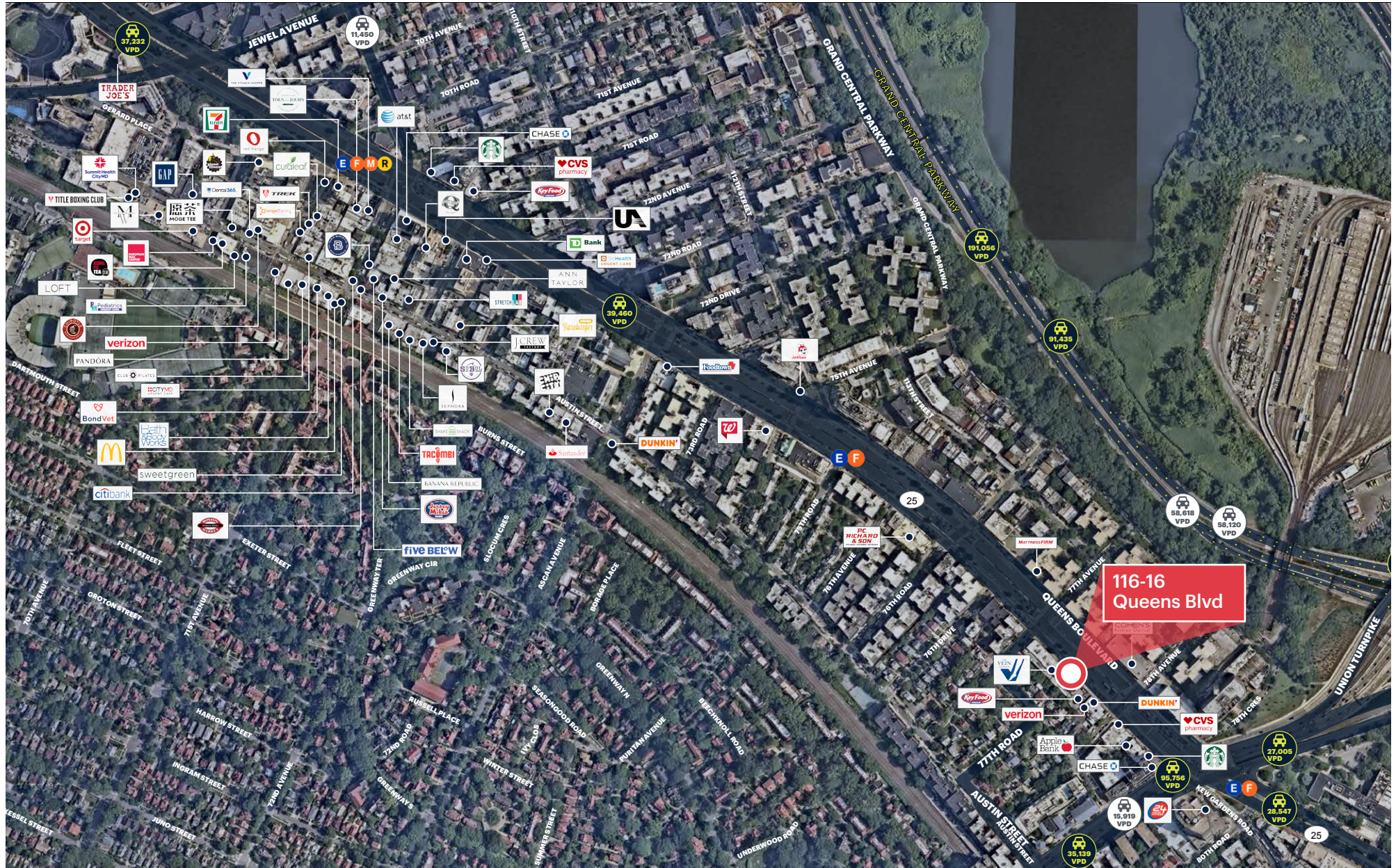


Queens Boulevard

Second Floor



Market Aerial

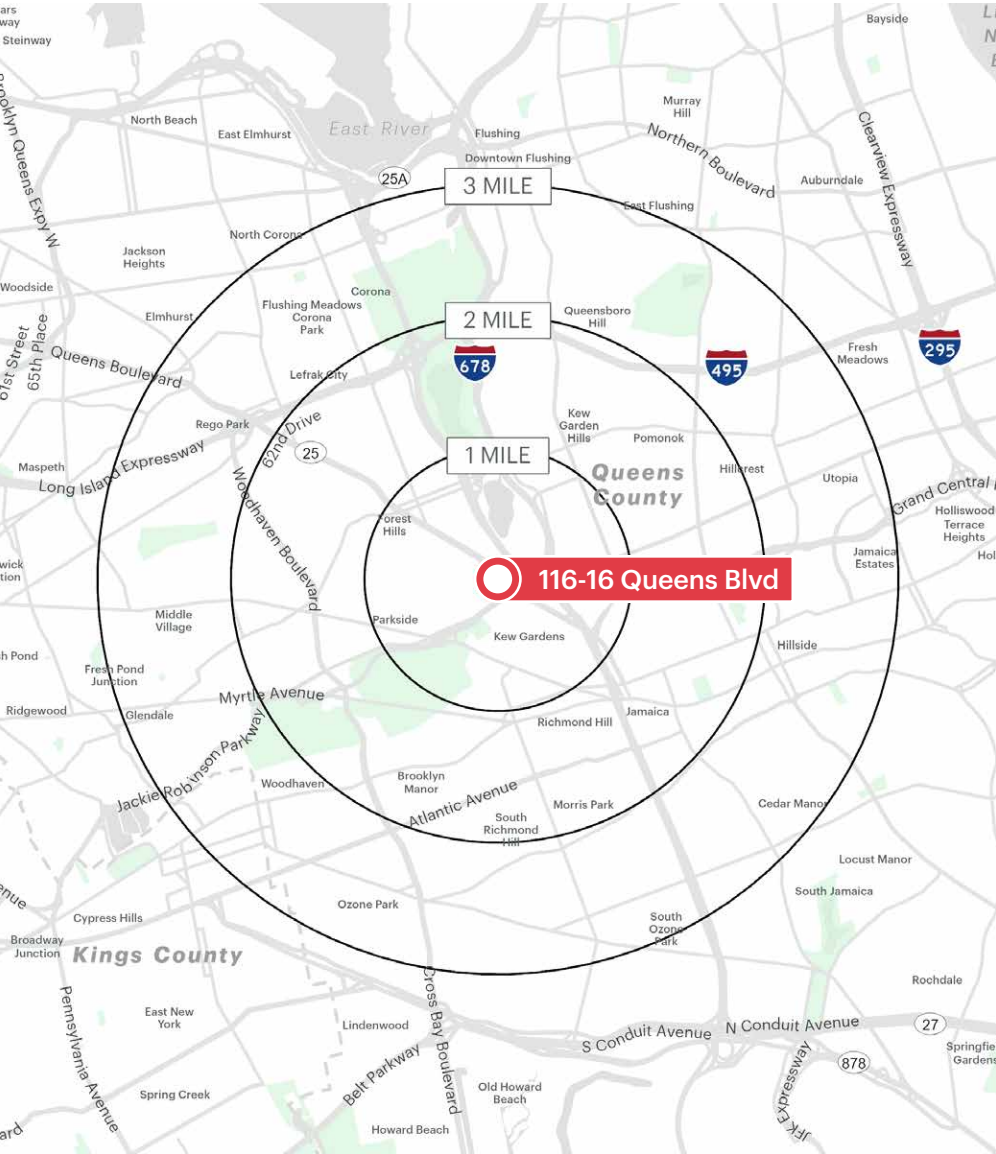


Area Retail



Area Demographics

2026 ESRI Summary Report



	1 mile	2 miles	3 miles
Total Population	81,142	378,767	899,470
Total Households	35,548	141,952	305,454
Average Household Income	\$143,209	\$121,380	\$115,142
Median Household Income	\$103,742	\$89,564	\$84,272
Population with Bachelors +	36,239	122,474	227,010
Daytime Population	74,998	328,308	754,551
Total Daytime Employees	2,801	9,023	18,924
Total Businesses	19,416	78,096	174,680

Transportation

75th Avenue	Annual	745,630
E F	Weekday	2,382
	Weekend	2,530