

**RETAIL, GROCERY, DISCOUNT, MEDICAL AND FITNESS SPACE**

# 85-10 NORTHERN BLVD

Located between 85th and 86th Streets | On-Site Parking Lot

**JACKSON HEIGHTS**

QUEENS | NEW YORK

**12,065 SF**  
**+ Basement**  
For Lease



**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## LOCATION

Full block on Northern Blvd between 85th and 86th Street

## SIZE

12,065 SF (Divisible) + 4,590 SF Basement

## FRONTAGE

Northern Blvd 116 FT  
 86th Street 97 FT  
 85th Street 97 FT

## POSSESSION

Arranged

## STATUS

Currently Rite Aid

## RENT

Upon Request

## NEIGHBORS

Key Food, Chipotle, Denny's, Dunkin', KFC, Children of America, Red Wing Shoes, Paris Baguette, Advanced Auto Parts, Chick-fil-A, CVS Pharmacy, Popeyes

## PARKING

On-site

## COMMENTS

High-Visibility Corner Property at Signalized Intersection with Heavy Traffic Flow

Full block thru site with over 300 FT of wraparound frontage

Tremendous Signage Opportunity

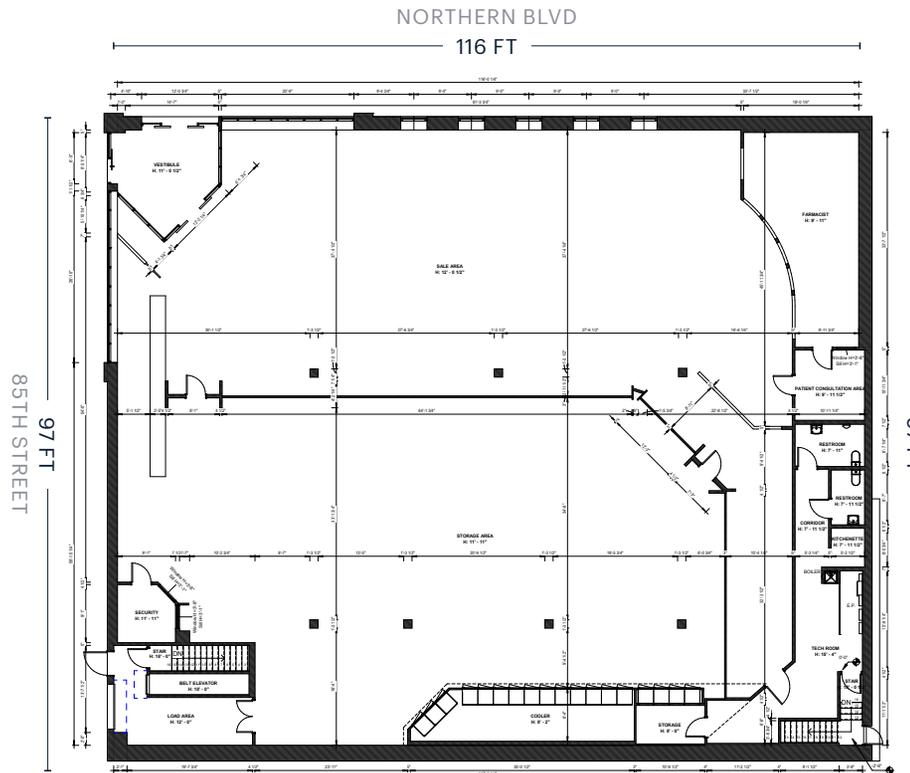
Private Parking Lot

Existing Loading in Place

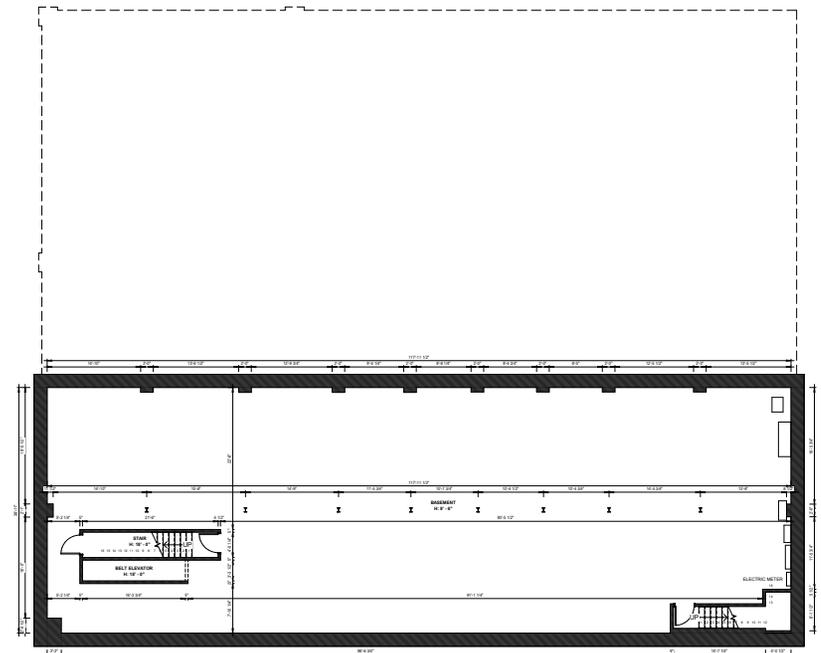
Space can be divided

## FLOOR PLANS

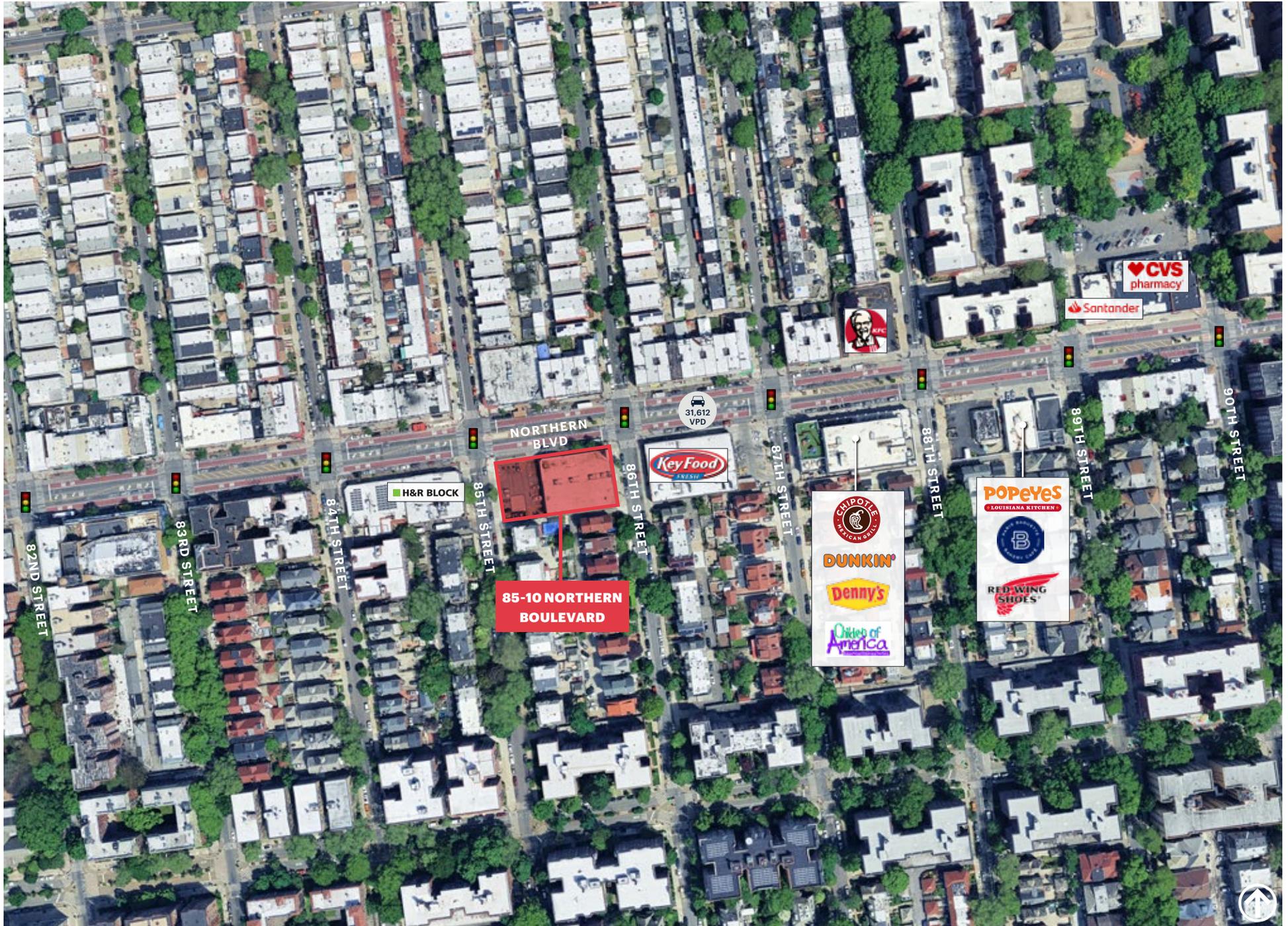
### FIRST FLOOR



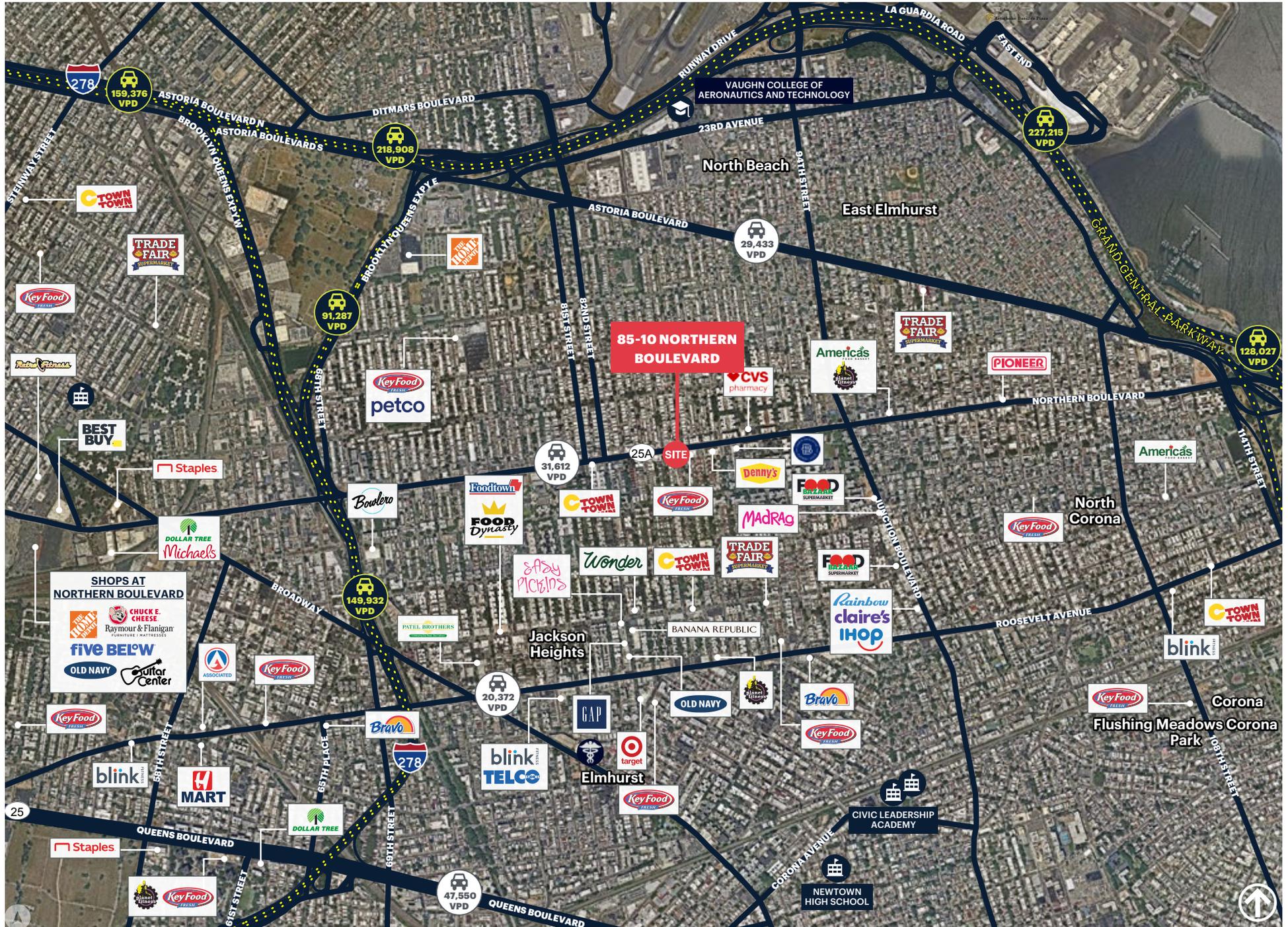
### BASEMENT



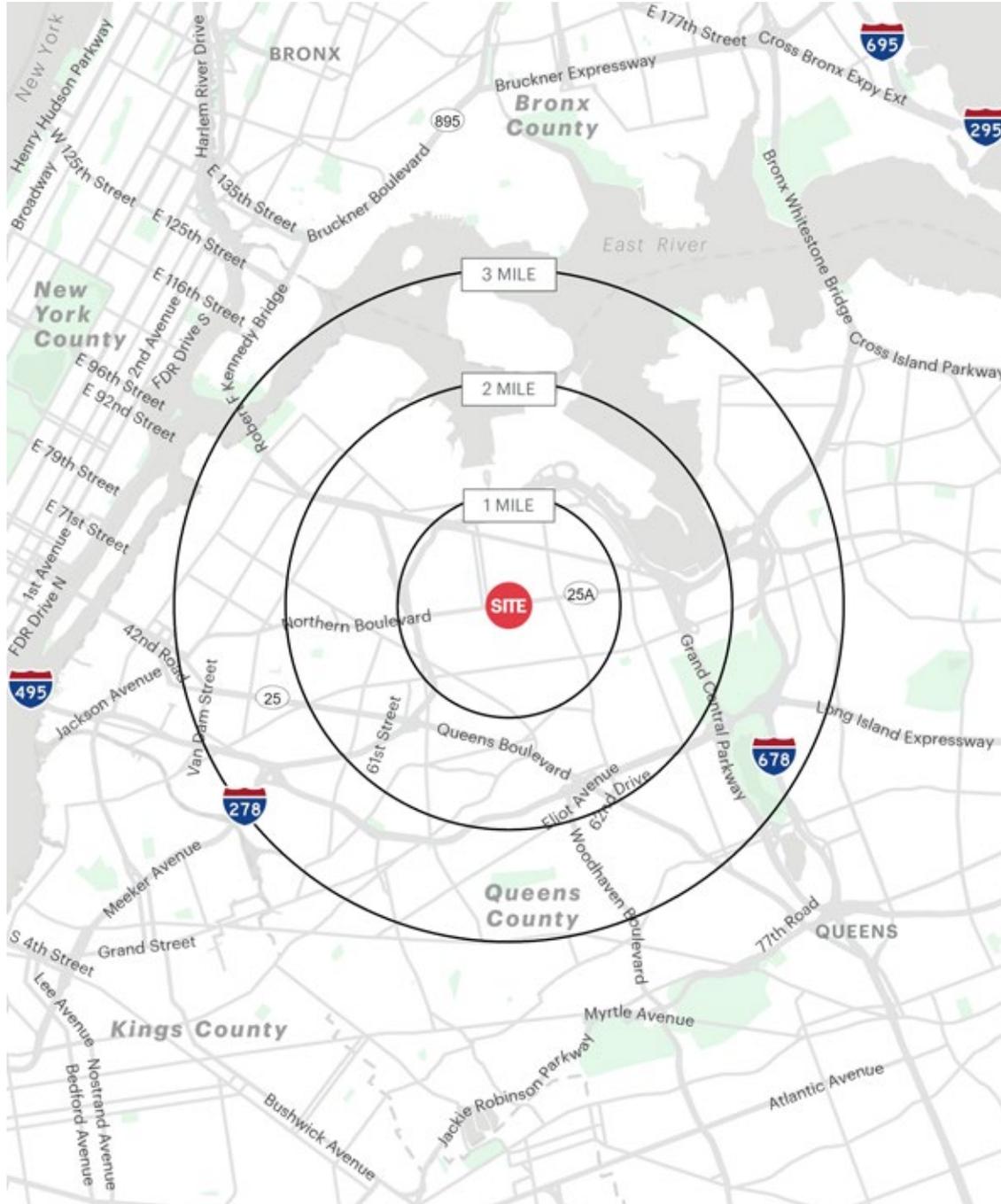
# AREA RETAIL



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## AREA DEMOGRAPHICS



### POPULATION

1 mile	208,739
2 miles	507,577
3 miles	853,122

### TOTAL BUSINESSES

1 mile	3,975
2 miles	10,690
3 miles	23,754

### TOTAL HOUSEHOLDS

1 mile	66,807
2 miles	170,454
3 miles	312,393

### TOTAL EMPLOYEES

1 mile	41,748
2 miles	145,601
3 miles	306,967

### AVERAGE HOUSEHOLD INCOME

1 mile	\$95,414
2 miles	\$101,044
3 miles	\$107,983

### ESTIMATED DAYTIME POPULATION

1 mile	149,471
2 miles	403,113
3 miles	729,200

## CONTACT EXCLUSIVE AGENTS

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