

3939

# QUEENS BLVD

CORNER OF 40TH & QUEENS BLVD | SUNNYSIDE



SPACE D

SPACE C

SPACE B

SPACE A

SPACE E

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## PROPERTY HIGHLIGHTS:

- Prime retail corner
- All uses considered
- Adjacent to 40th/Lowery street 7 train station
- Great for QSR
- Space C formerly *Daziez* restaurant
- Space E can be divided to 3 separate 600 SF stores
- Neighboring tenants include: *NY Sports Club, Capital One Bank, Chip City, Citgo, Speedway, Chipotle, McDonald's, Dollar Tree, Citibank, Gamer's Choice, La Quinta Inns & Suites*

<b>SPACE A:</b>	2,300 SF (Corner)
<b>SPACE B:</b>	700 SF (Medical Office)
<b>SPACE C:</b>	2,700 SF (2nd Gen restaurant)
<b>SPACE D:</b>	2,500 SF
<b>SPACE E:</b>	1,800 SF (Divisible)

<b>FRONTAGE:</b>	A: 97.18' wraparound   B: 13.2' C: 31'   D: 25'   E: 30'
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<b>CEILING HEIGHTS:</b>	14'
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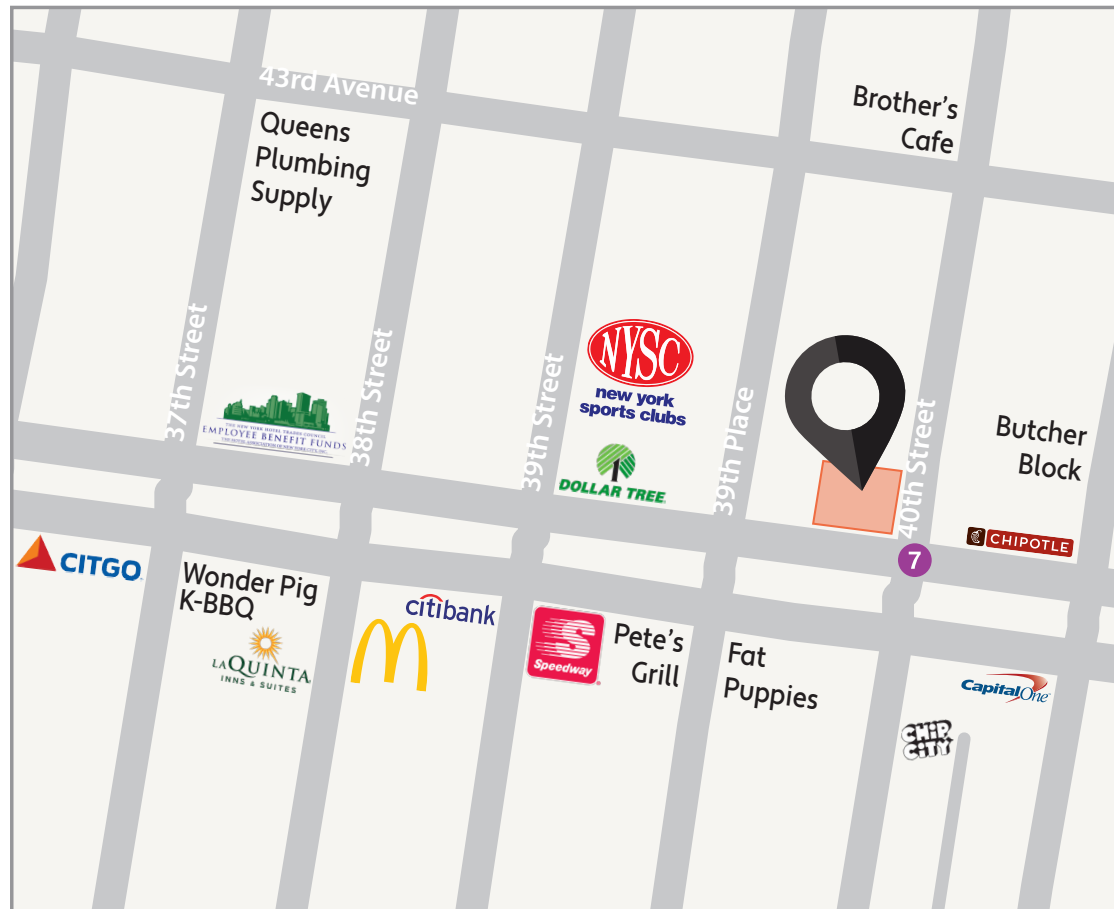
<b>ASKING RENT:</b>	Upon Request
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<b>POSSESSION:</b>	Immediate
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<b>TRANSPORTATION:</b>	  New York City Bus
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SPACE E



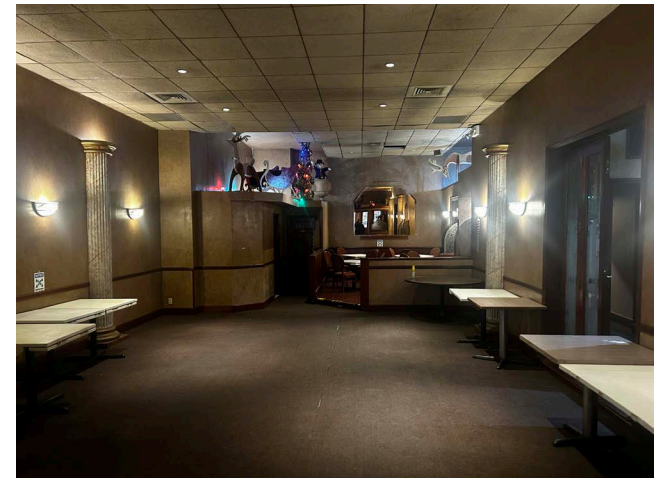
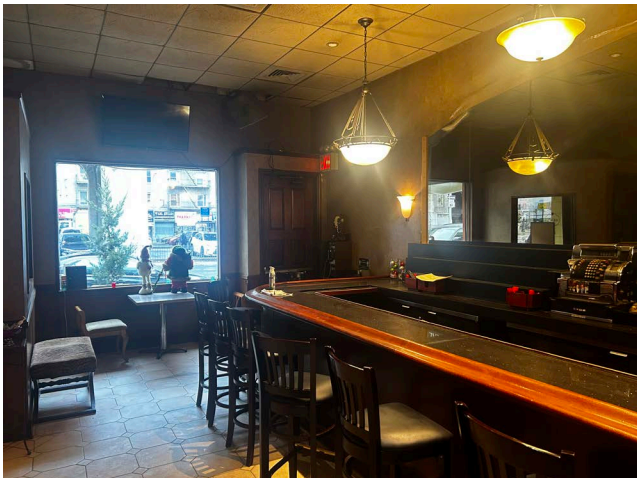
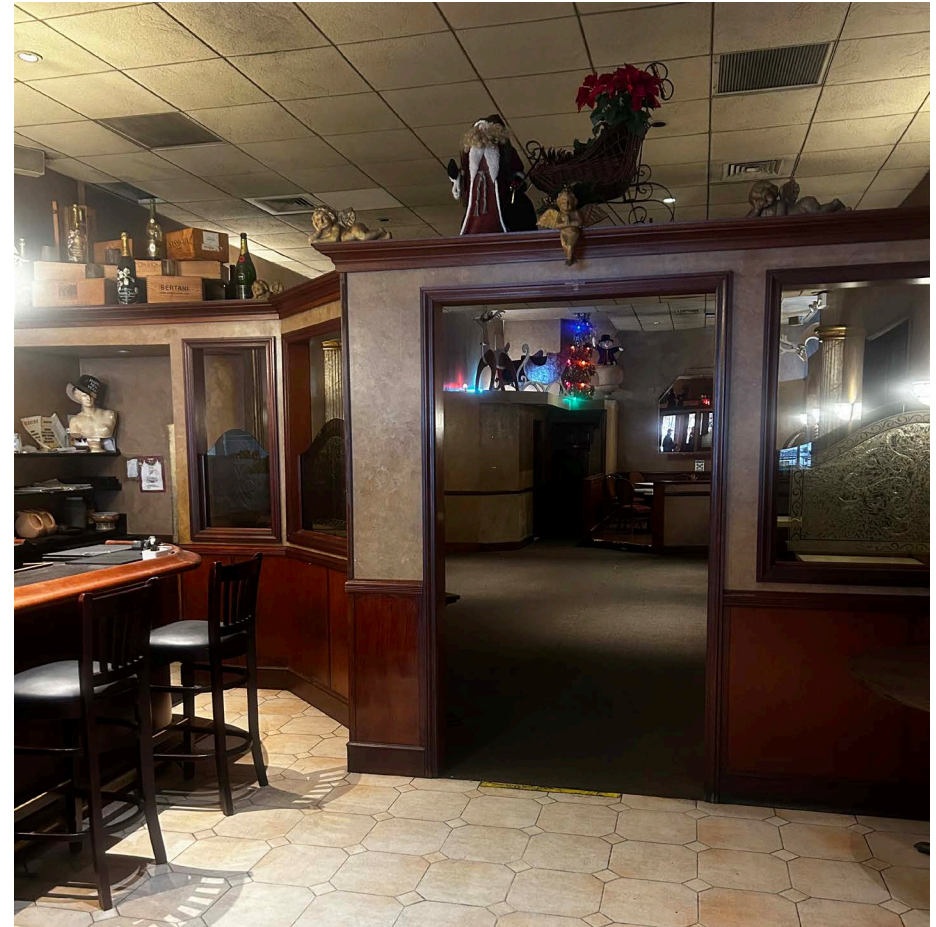
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SPACE C: 2,700 SF

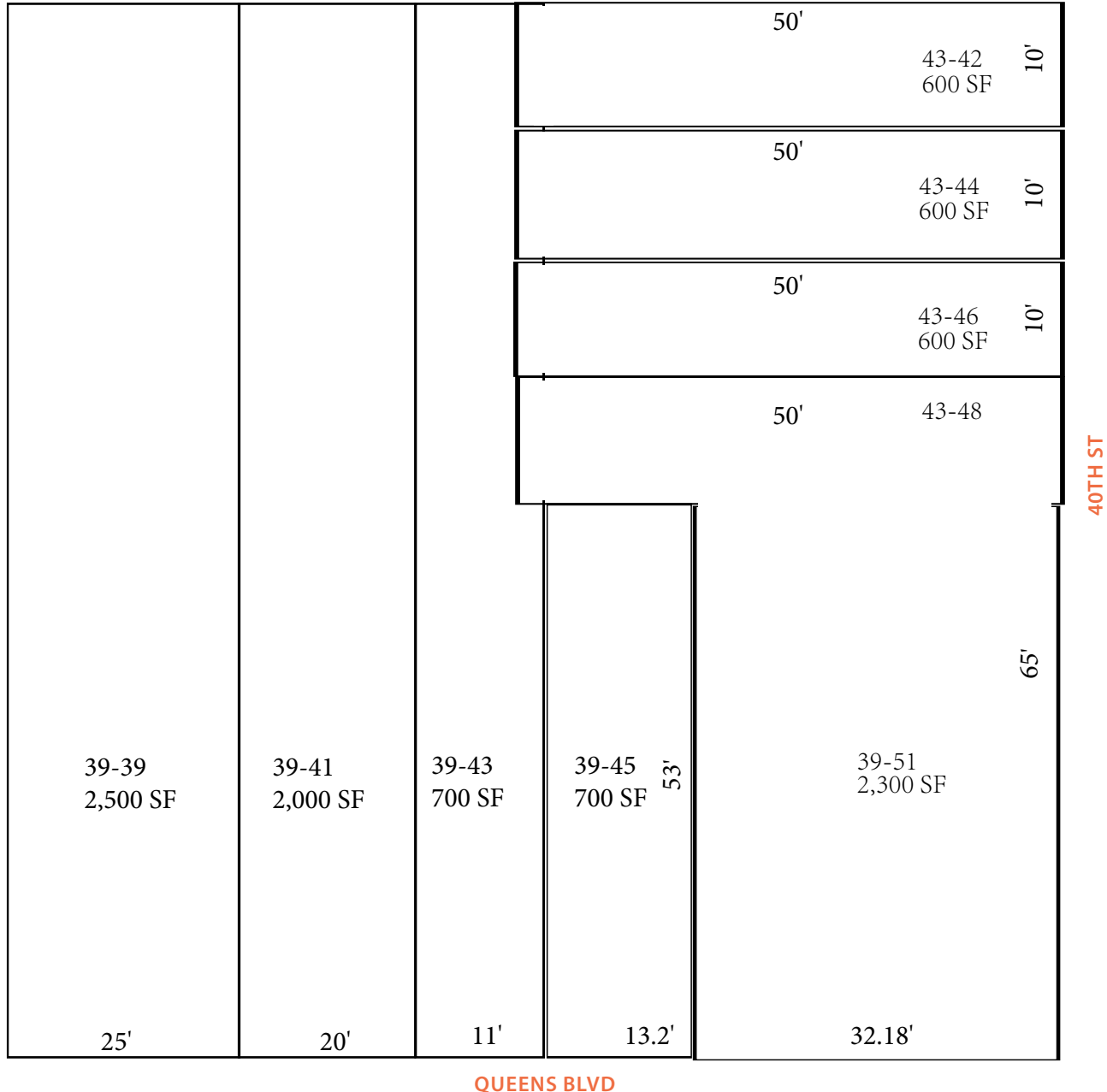


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## FLOOR PLANS:



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FOR MORE INFORMATION,  
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