



**RETAIL, RESTAURANT, FITNESS,  
MEDICAL SPACE**

**63-33 108TH STREET**  
**FOREST HILLS**

QUEENS | NY

**SIZE**

Ground Floor: 2,720 SF + Basement

**PARKING**

On-Site in Rear

**ASKING RENT**

Upon Request

**CO-TENANTS**

A&R Gastronom, BZ cleaners, D’angelo’s Pizzeria, Candy Land

**NEIGHBORS**

Long Island Jewish Forest Hills, Burlington, Costo Wholesale, Best Buy, Burlington, Aldi, Petco, Rego Center Shopping Mall, Webster Bank, Dunkin’

**COMMENTS**

- Prime retail space available; 108th Street is a very strong local neighborhood retail corridor with high daytime population
- Supermarket anchored center with free private parking lot in the rear of building
- High residential density neighborhood with over 128,000 residents within a 1-mile radius
- Strong local demographics
- Easy access to LIE (I-495) and Grand Central Parkway
- Basement for storage
- Gas and venting capabilities for restaurant and laundromat use
- Perfect for any retail, medical, restaurant, and fitness use

**CONTACT EXCLUSIVE AGENTS**

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**Please visit us at [ripcony.com](https://www.ripcony.com) for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## MARKET AERIAL

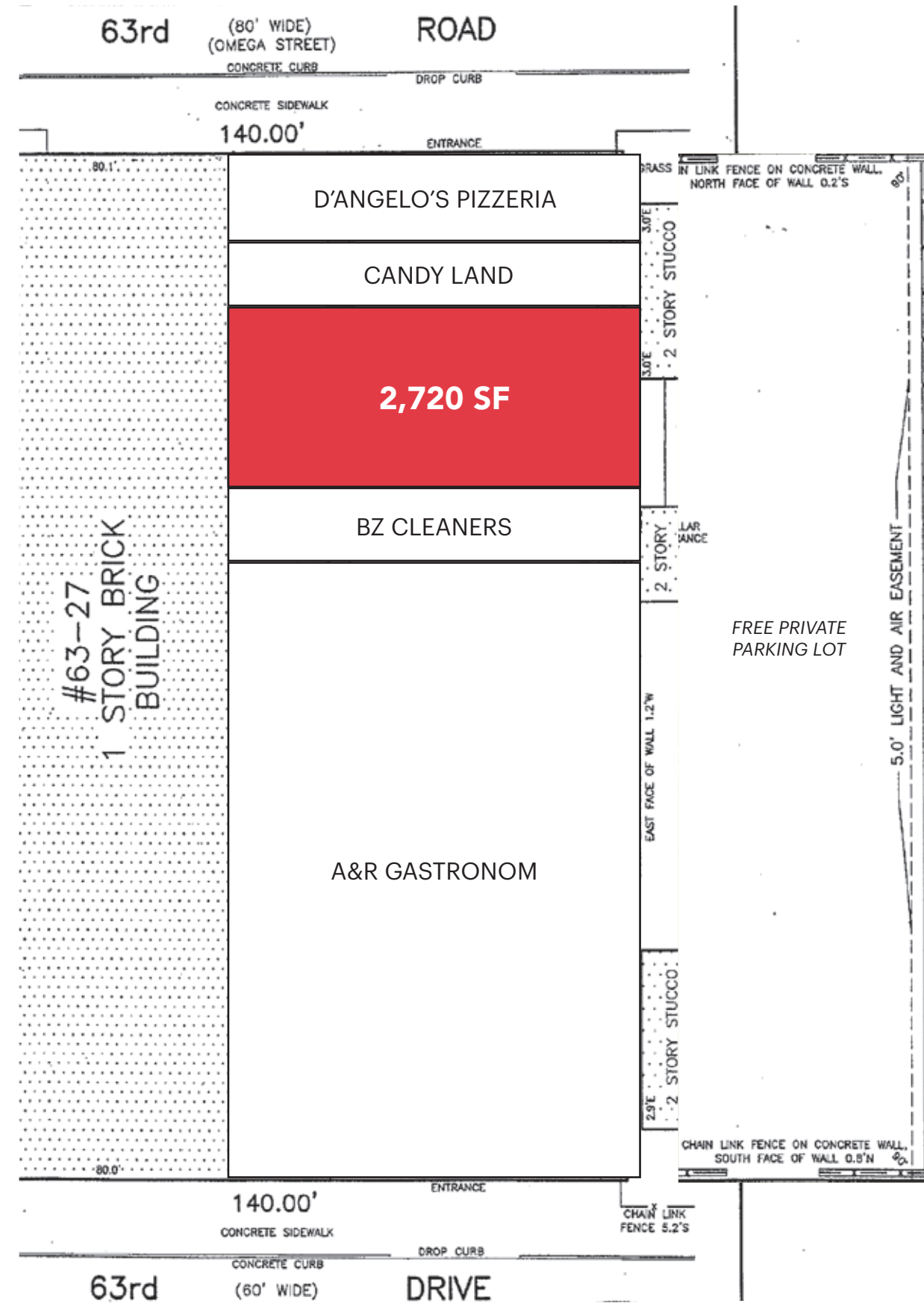




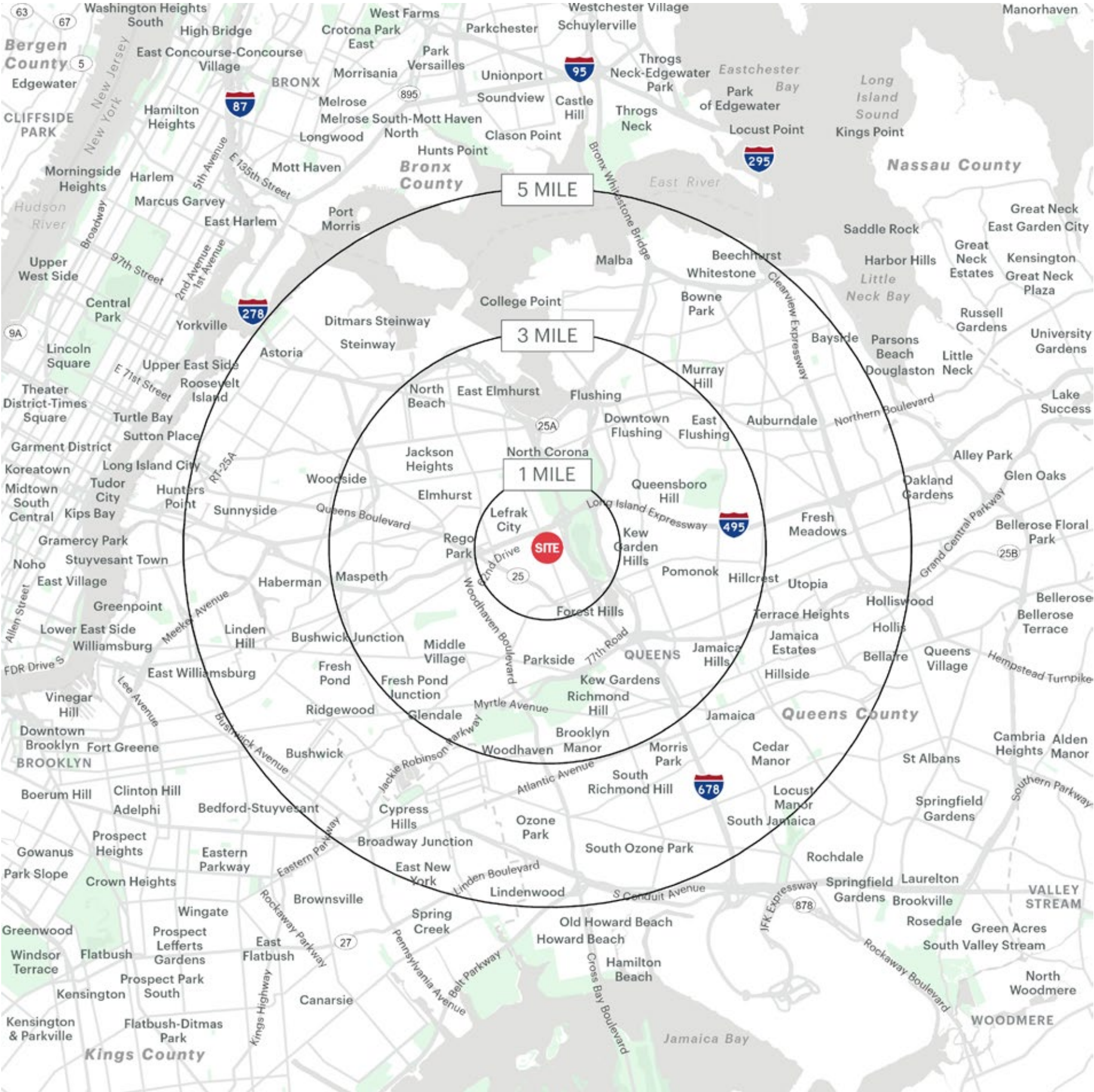




## SURVEY



AREA DEMOGRAPHICS



63-33 108TH STREET FOREST HILLS, NEW YORK

1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
128,756	50,955 - 53.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
53,993	3,085
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$119,707	48,033
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$86,706	113,031

3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
968,149	244,133 - 35.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
334,931	23,116
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$105,473	288,081
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$75,729	795,138

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
2,138,324	556,437 - 36.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
751,706	52,950
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$108,266	677,913
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$78,695	1,783,164



AREA DEMOGRAPHICS

