



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Ground Up Development - Retail Storefronts Facing Sutphin Blvd For Lease

4,000 - 5,000 SF • 2 Units

94-15 Sutphin Boulevard • Queens • NY

For Pricing **Call: 212-433-3355**

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Location Overview

Located in the Jamaica neighborhood of Queens between 94th Ave & 95th Ave.

One block away from the Jamaica Transit Hub (LIRR, Shuttle to JFK, MTA Subway). National tenant corridor. Heavy foot and car traffic. Massive re-development of the area to provide more housing opportunities.

Nearby tenants include Dunkin', Chipotle Mexican Grill, Pollo Campero, Chase Bank, Bank of America, Subway, Cricket Wireless, CubeSmart Self Storage, Key Food Supermarket, Walgreens, La playita, Primark, Shake Shack, Wendy's, Old Navy, Target, Blink Fitness, Spectrum Store, O Lavrador, United States Postal Service, Tim Hortons, and more!

Main Highlights

- ▶ Brand new development
- ▶ Space 1 (Corner) - 5,000 SF
- ▶ All glass wraparound frontage from 95th Avenue running along Sutphin Blvd
- ▶ Space 2 (Inline) - 4,000 SF
- ▶ All new glass / retail storefront
- ▶ Inline space along Sutphin Blvd



527,000 SF
Total Building Size



2
Number of Units

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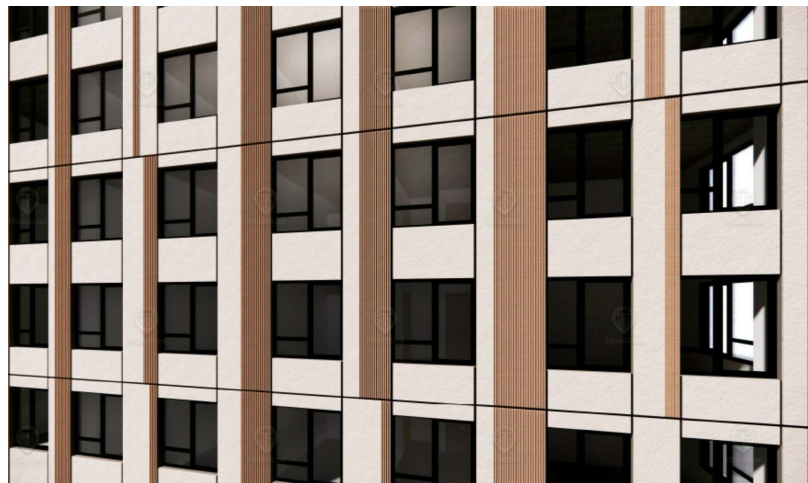
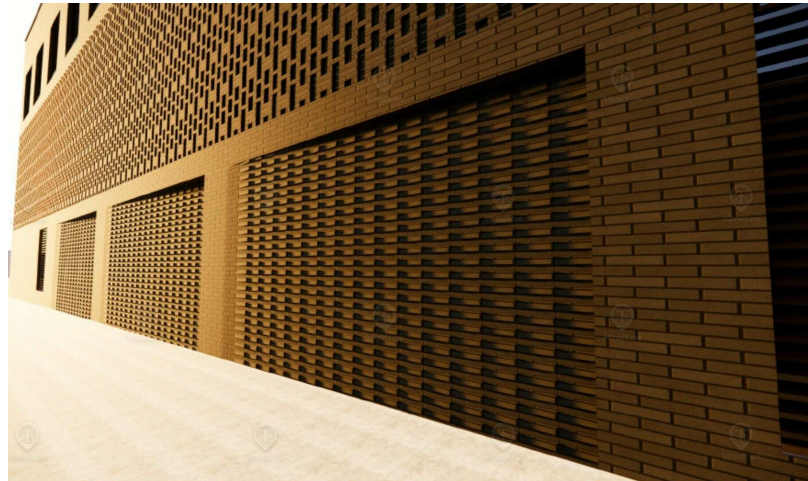
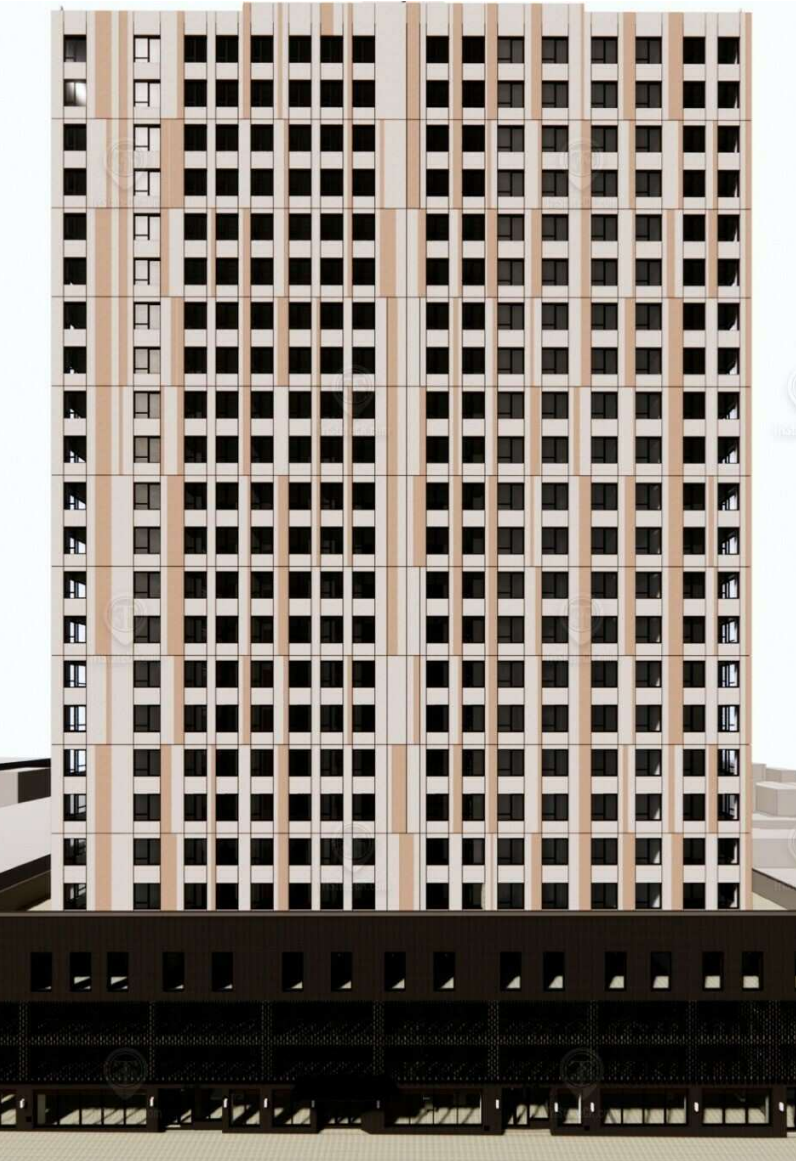
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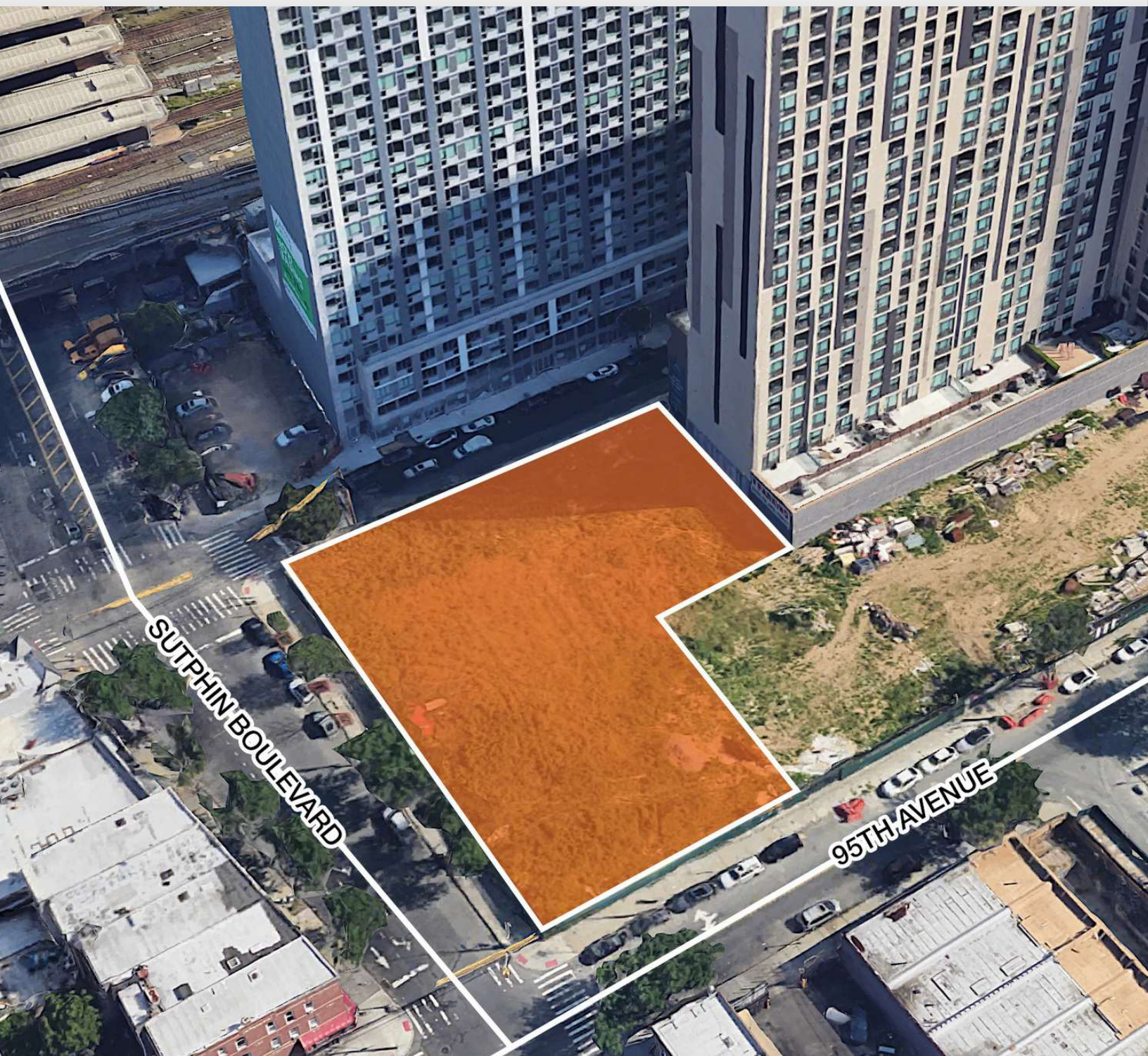
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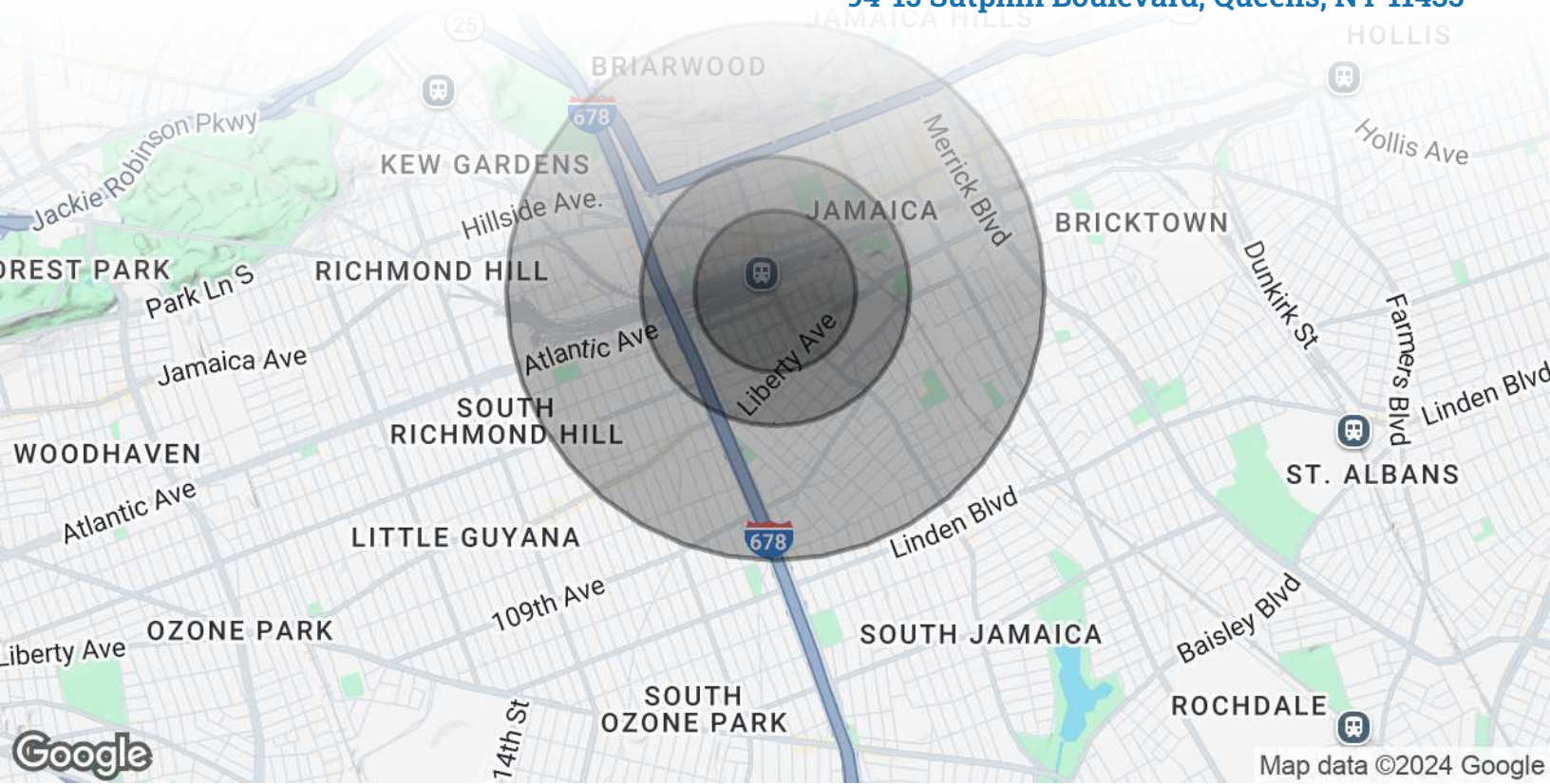
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,297	26,686	110,353
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,702	8,483	34,389
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$95,595	\$88,689	\$95,616
Average House Value	\$793,819	\$691,568	\$718,591



110,353

People within 1 Mile



\$95,616

Avg Household Income

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