



**PERFECT FOR ALL RETAIL,
MEDICAL & FITNESS USES**

JACKSON HEIGHTS, NY

95-40 ROOSEVELT AVENUE

SIZE

2,213 SF + 1,654 SF Lower Level

ASKING RENT

Upon Request

POSSESSION

Immediate

CO-TENANTS

Metro by T-Mobile, Don Alex, Pulcingo Mexican

NEIGHBORS

Starbucks, Terriyaki One, Paris Baguette, Taco Bell, ABC Superstores, Chase Bank, IHOP, NYC Health + Hospitals, Food Bazaar, Key Food, Bank of America, Chipotle, Mattress Firm

COMMENTS

- Prime corner available on the very busy Roosevelt Ave retail corridor
- Steps to the entrance of the 7 train and Junction Blvd which is the 7th busiest subway station in Queens with over 8 million annual riders
- Surrounded by national and local retailers, medical and education facilities
- Dense neighborhood with over 250,000 residents within 1-mile radius
- Heavy pedestrian and vehicle traffic
- Store has finished basement
- Ideal for a variety of different uses including retail, fitness, education, medical, and office tenants

CONTACT EXCLUSIVE AGENTS

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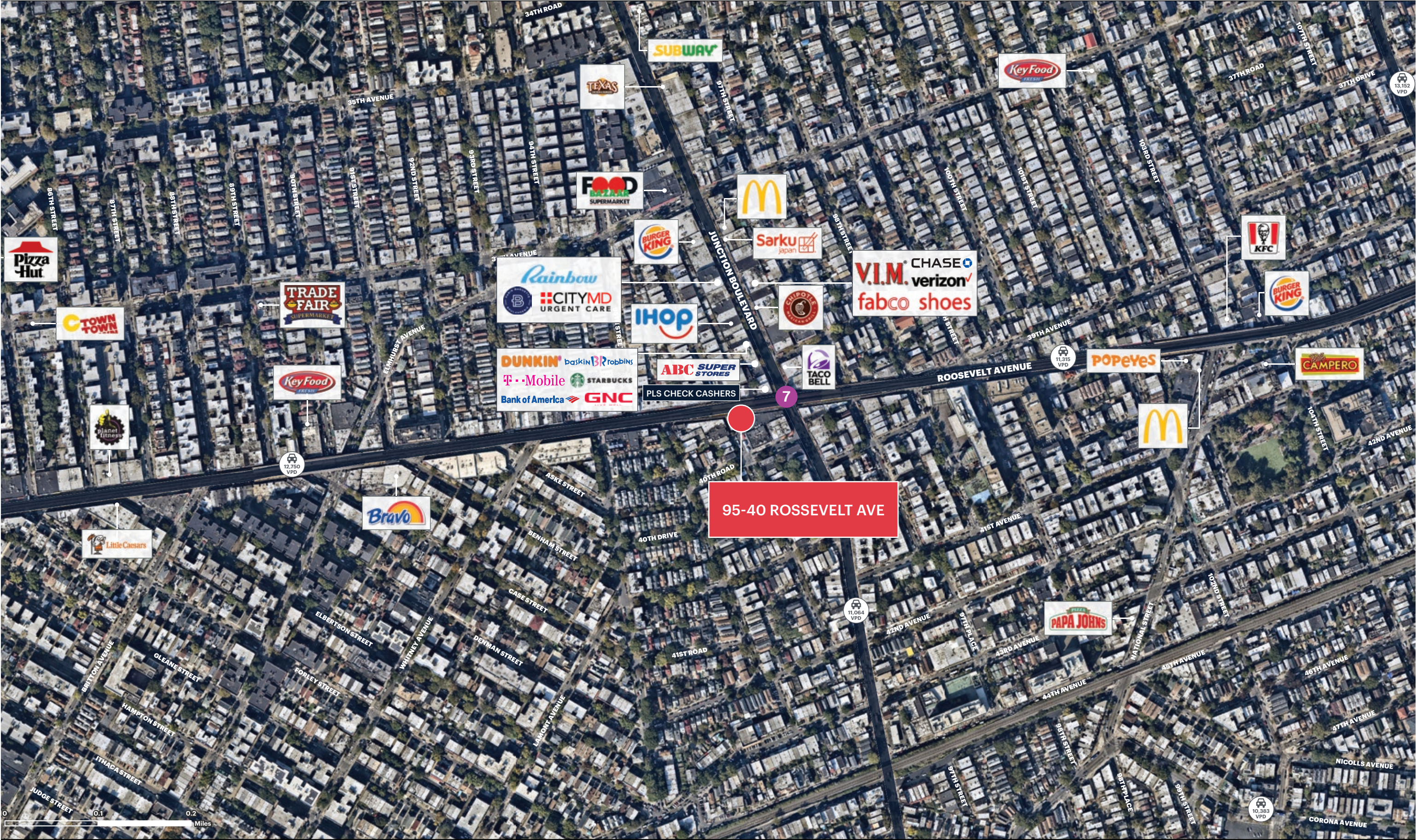
RIPCO
REAL ESTATE

80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

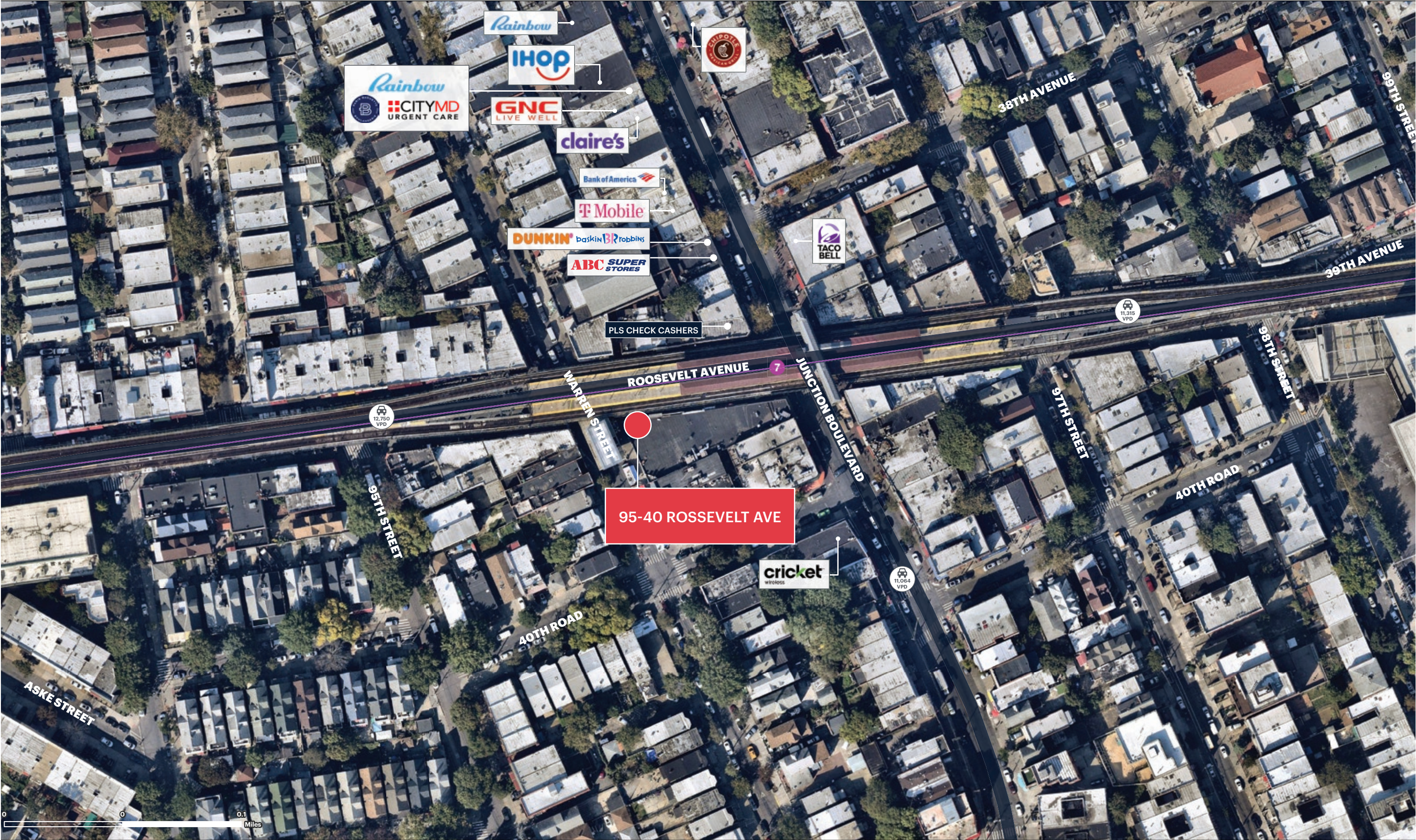
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

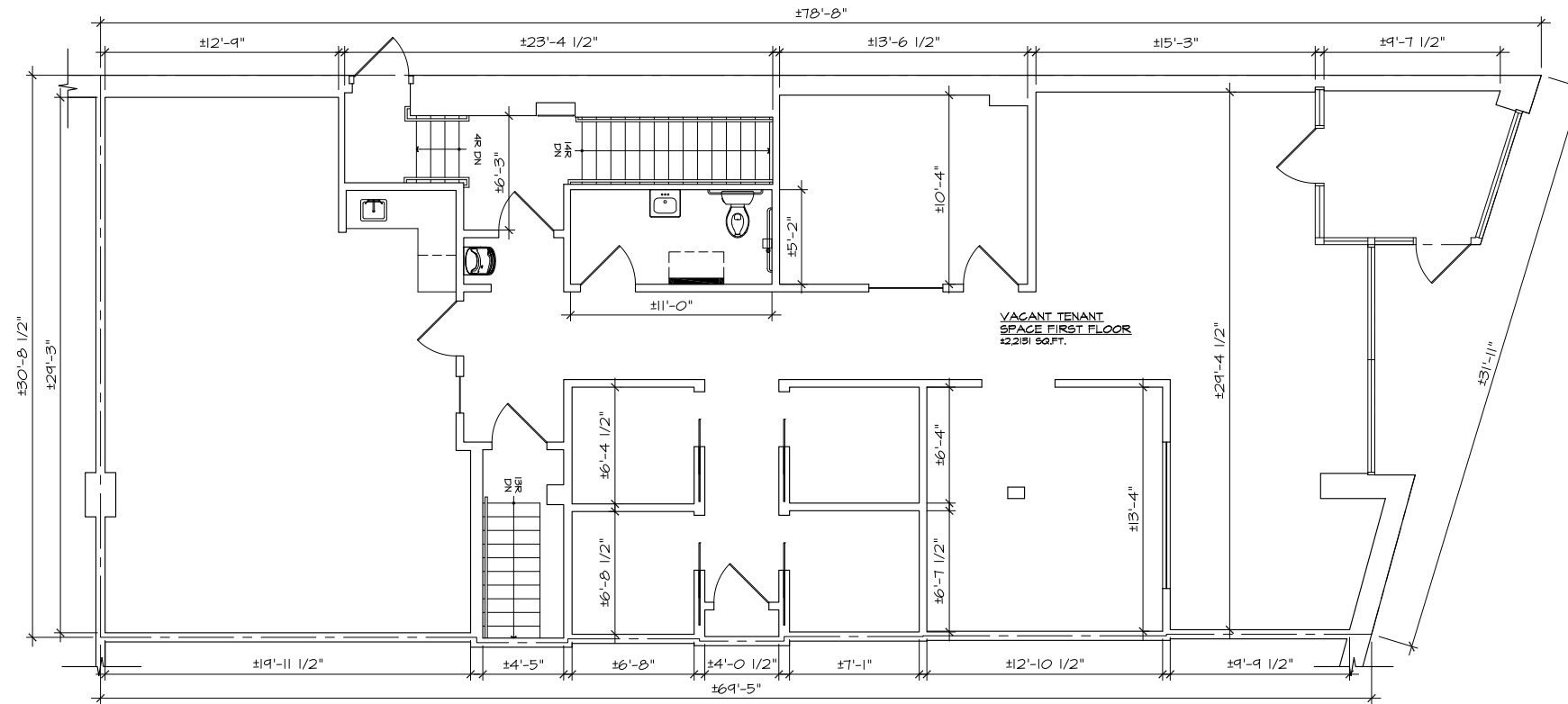
MARKET AERIAL



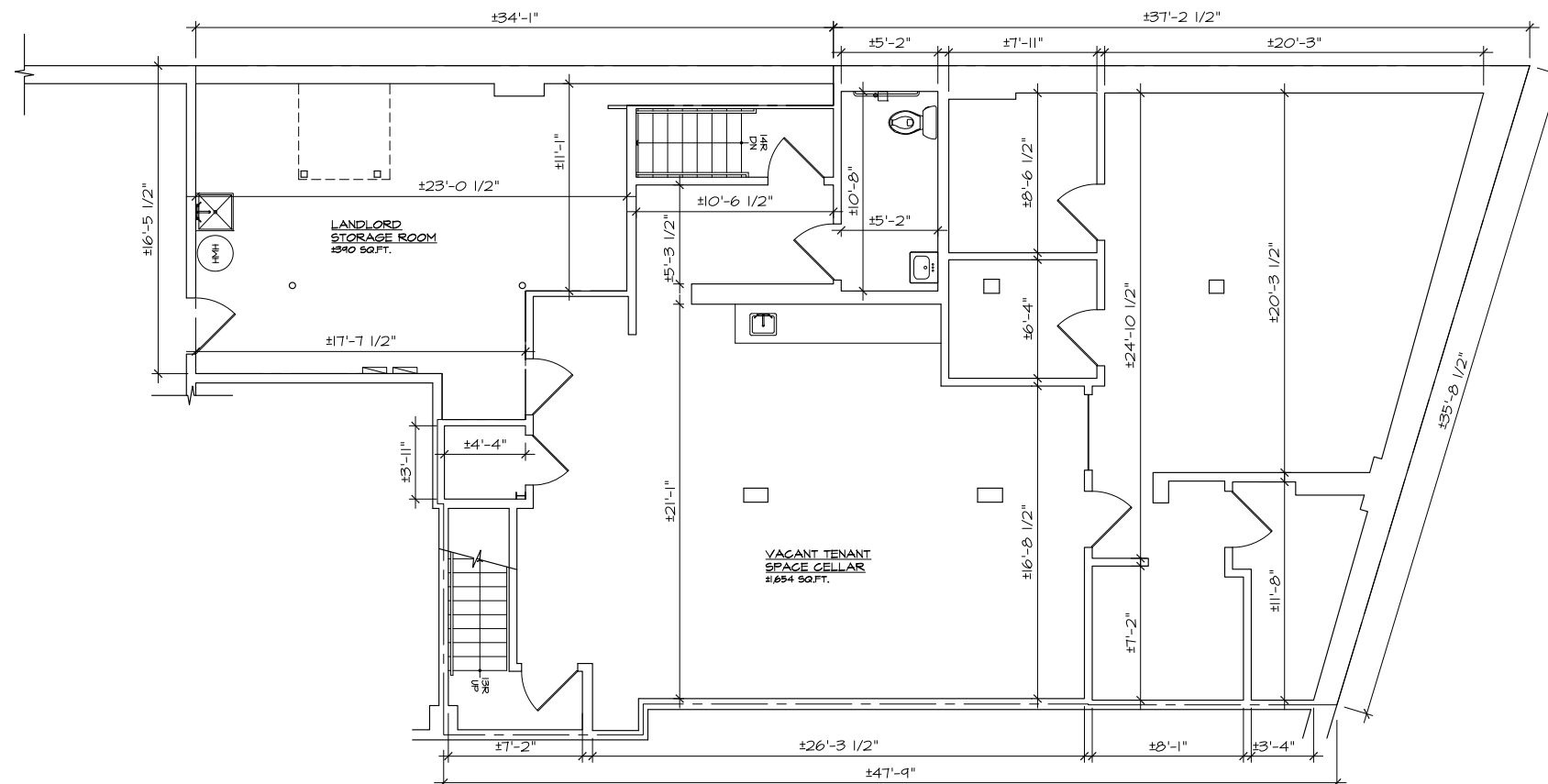
AERIAL



FLOORPLAN

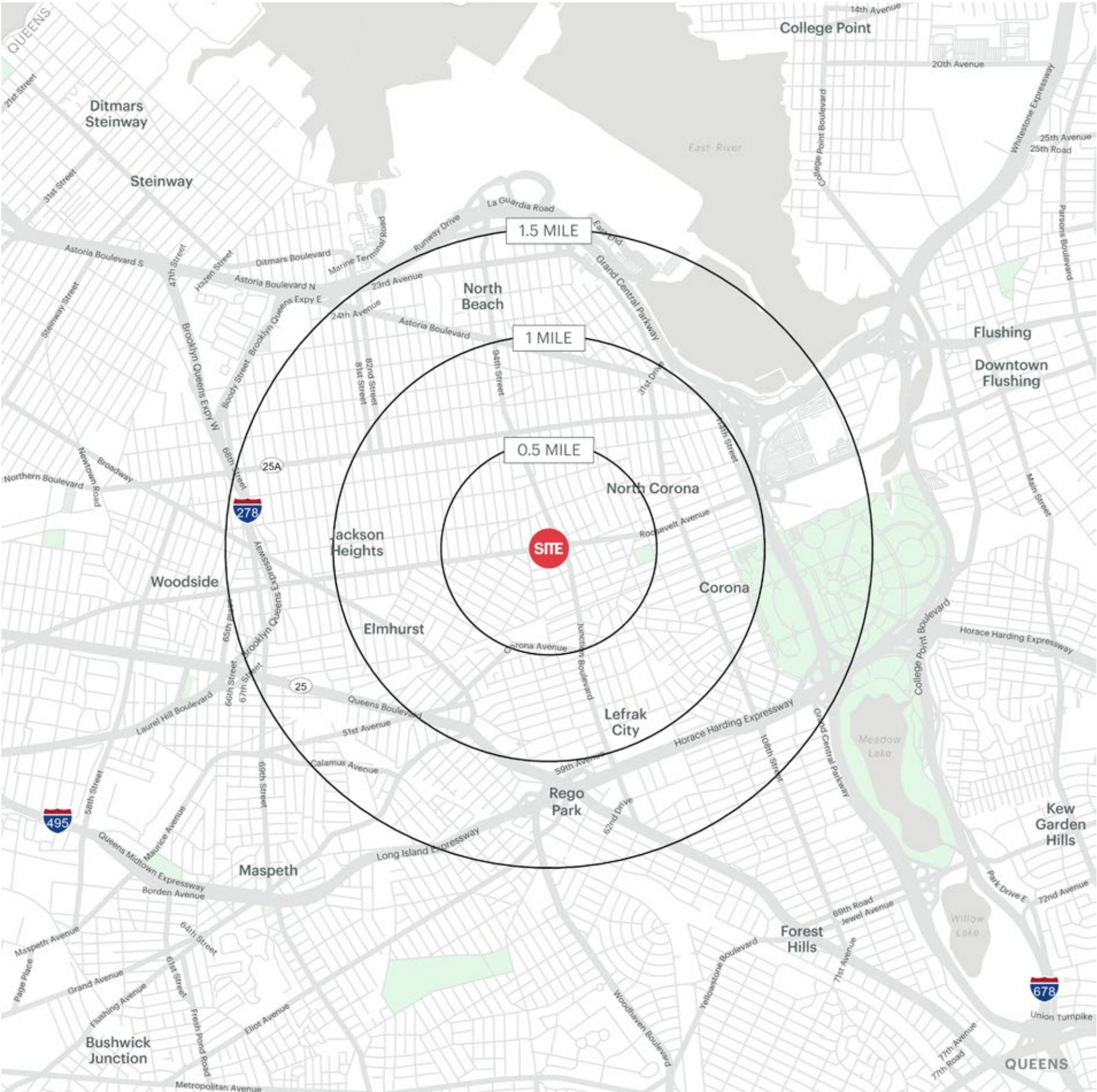


1 FIRST FLOOR LEASE OUTLINE DRAWING
LOD1 SCALE: 1/4" = 1'-0"



2 CELLAR FLOOR LEASE OUTLINE DRAWING
LOD1 SCALE: 1/4" = 1'-0"

AREA DEMOGRAPHICS



95-40 ROOSEVELT AVENUE JACKSON HEIGHTS, NY

0.5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
74,250	7,719 - 10.5%
HOUSEHOLDS	TOTAL BUSINESSES
20,482	1,254
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$86,657	8,835
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$66,995	45,040

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
252,354	41,948 - 17.2%
HOUSEHOLDS	TOTAL BUSINESSES
76,931	4,198
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$93,240	42,248
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$68,408	171,264

1.5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
391,631	79,922 - 20.7%
HOUSEHOLDS	TOTAL BUSINESSES
125,008	7,238
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$96,430	87,254
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$69,548	290,603

AREA DEMOGRAPHICS

