



**FORMER EDUCATION/DAYCARE/SCHOOL**  
**FOREST HILLS, NY**  
**71-11 112TH STREET**

**SIZE**  
6,795 SF

**ASKING RENT**  
Upon Request

**STATUS OF PREMISES**  
Former Daycare School

**POSSESSION**  
Arranged

**CO-TENANTS**  
The Reform Temple of Forest Hills

**COMMENTS**

- Former daycare/school space that is turnkey in the heart of Forest Hills, Queens
- Forest Hills hold high residential density with a strong family demographic with strong demand for additional school/daycare facilities
- 13 Classrooms with windows across in all classrooms
- Existing restrooms for both genders and adult ADA compliant restrooms
- Multiple rooms throughout the space used as principal's office, nurse's office, pantry and storage
- Dedicated entrance/exit on 71st Road with a 2nd means of egress
- Dedicated yard space on the side of the building, which can be used as a playground
- Perfect for any education use and available for immediate possession

**CONTACT EXCLUSIVE AGENTS**

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REAL ESTATE

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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.

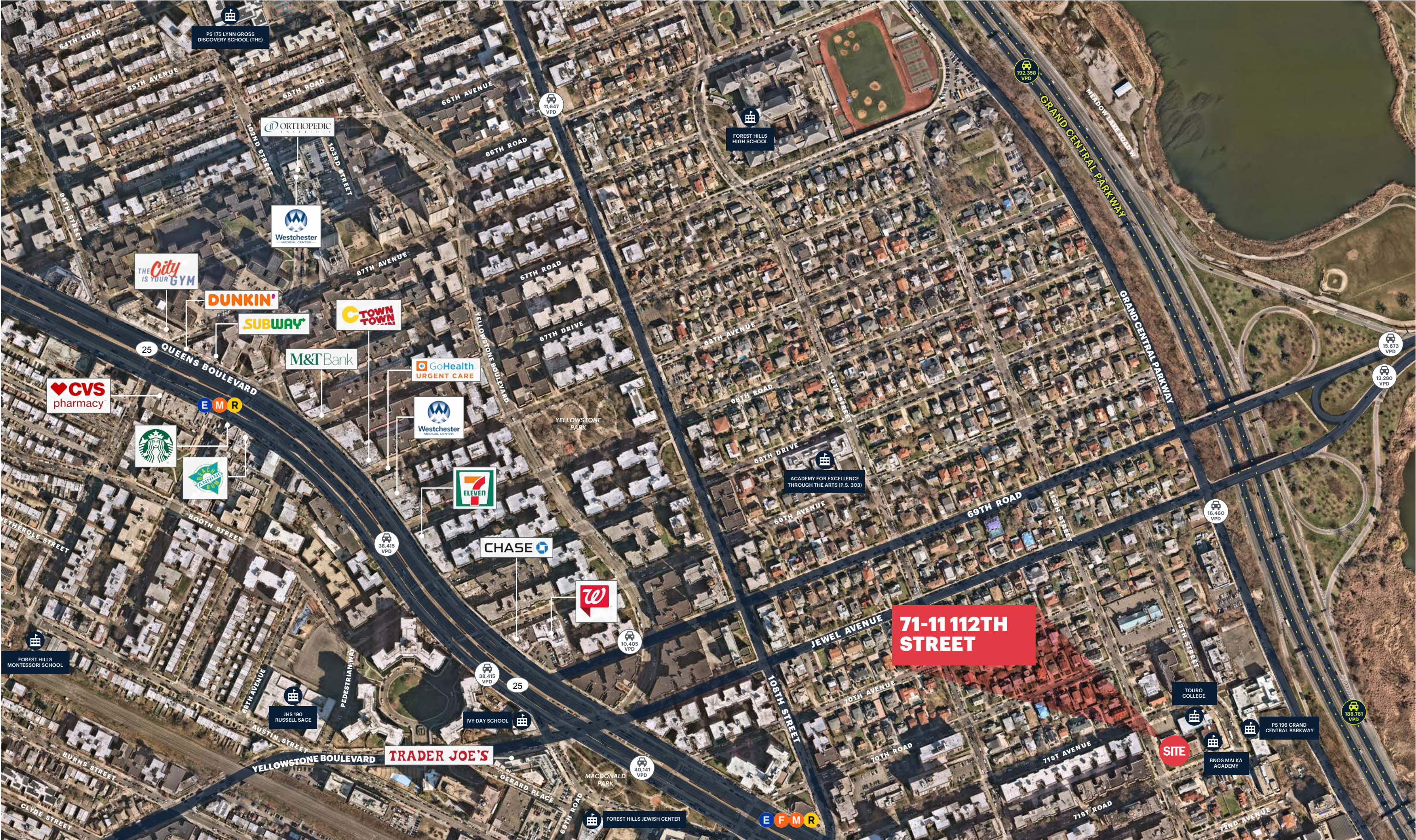
ADDITIONAL PHOTOS

Exclusive Entrance on 71st Road

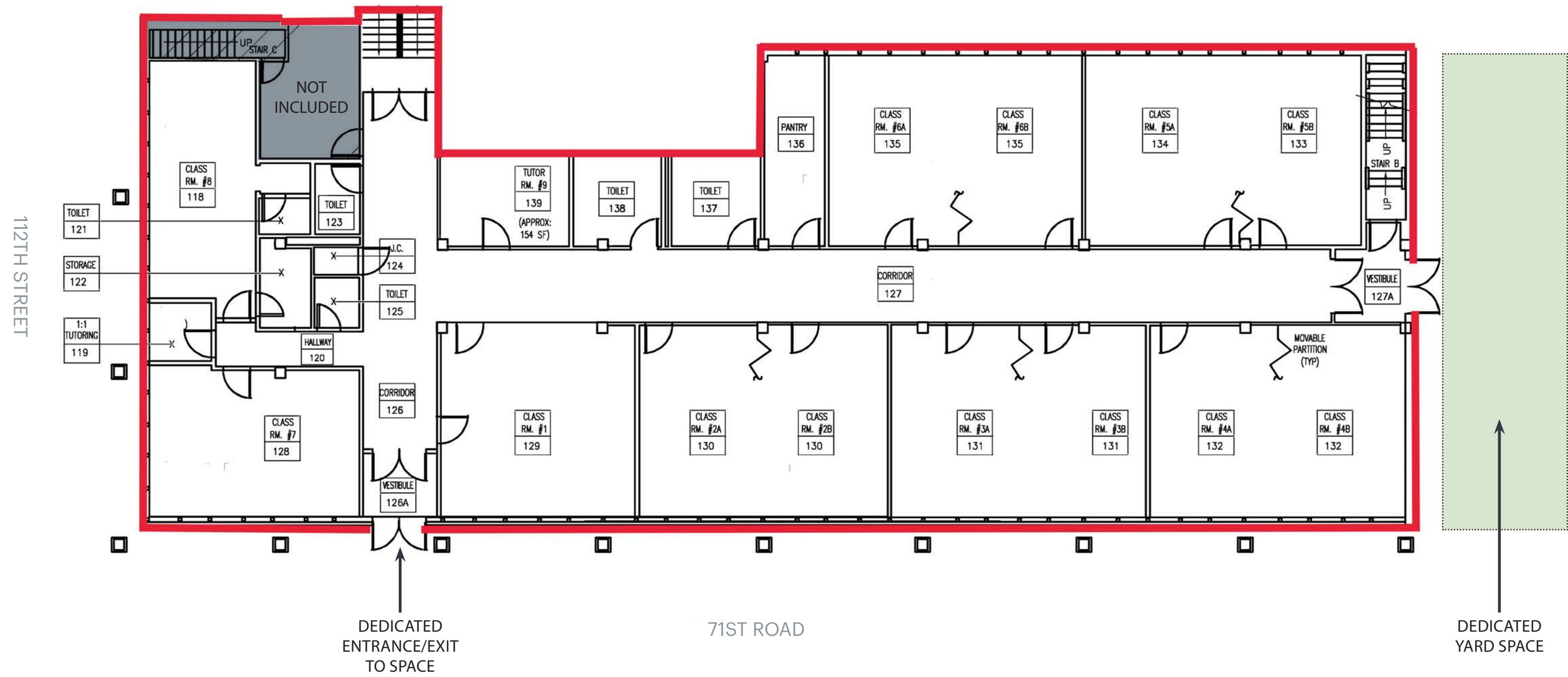




MARKET AERIAL



SITE PLAN



INTERIOR PICTURES

Classroom 1



Classroom 2



Classroom 3



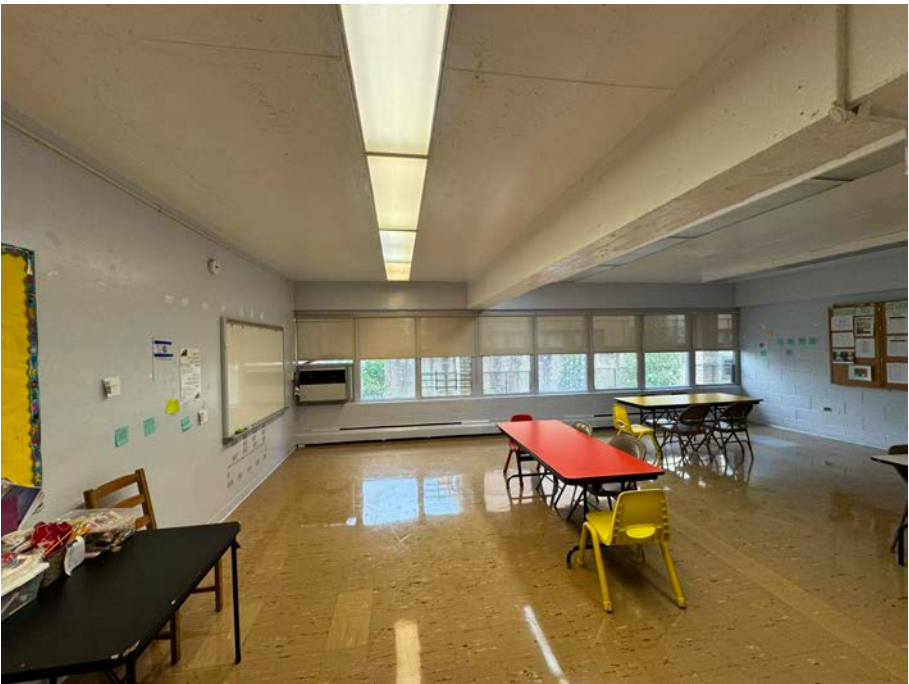
Classroom 4



Classroom 5



Classroom 6



INTERIOR PICTURES

Classroom 7



Classroom 8



Entrance



Yard Space



Hallway



INTERIOR PICTURES

Nurses Room



Girls Bathroom



Boys Bathroom



Storage/Pantry



Janitors Closet



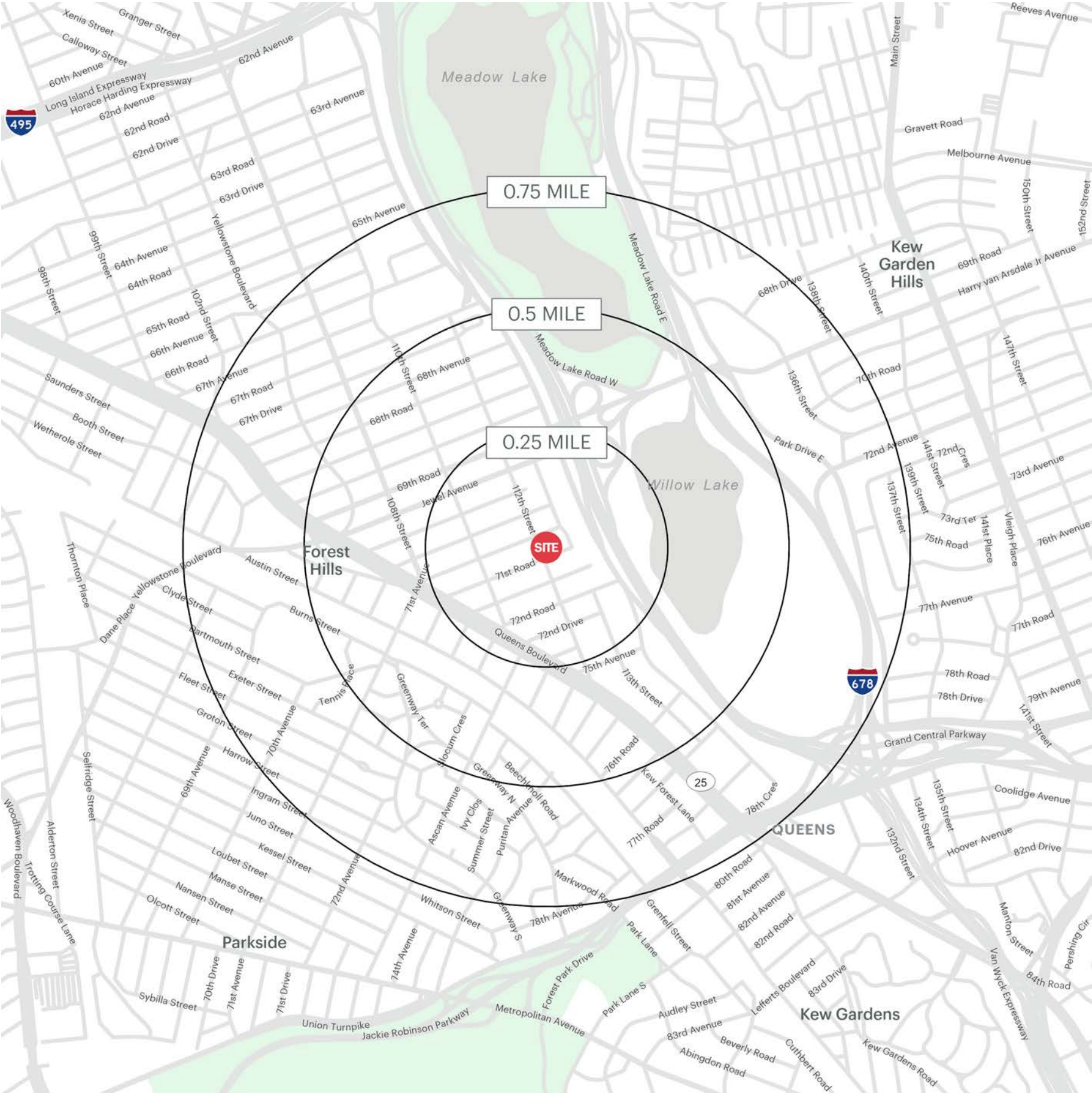
Adult Bathroom (Classroom #1)



Adult Bathroom (Classroom #8)



AREA DEMOGRAPHICS



71-11 112TH STREET FOREST HILLS, NEW YORK

0.25 MILE RADIUS

POPULATION

8,925

HOUSEHOLDS

4,332

AVERAGE HOUSEHOLD INCOME

\$142,589

MEDIAN HOUSEHOLD INCOME

\$101,041

COLLEGE GRADUATES (BACHELOR'S +)

5,230 - 71.0%

TOTAL BUSINESSES

204

TOTAL EMPLOYEES

3,428

DAYTIME POPULATION (W/ 16 YR +)

7,949

0.50 MILE RADIUS

POPULATION

22,727

HOUSEHOLDS

10,904

AVERAGE HOUSEHOLD INCOME

\$147,475

MEDIAN HOUSEHOLD INCOME

\$100,592

COLLEGE GRADUATES (BACHELOR'S +)

12,686 - 70.0%

TOTAL BUSINESSES

1,009

TOTAL EMPLOYEES

10,568

DAYTIME POPULATION (W/ 16 YR +)

21,298

0.75 MILE RADIUS

POPULATION

49,378

HOUSEHOLDS

23,022

AVERAGE HOUSEHOLD INCOME

\$140,005

MEDIAN HOUSEHOLD INCOME

\$94,948

COLLEGE GRADUATES (BACHELOR'S +)

26,967 - 71.0%

TOTAL BUSINESSES

1,763

TOTAL EMPLOYEES

20,573

DAYTIME POPULATION (W/ 16 YR +)

44,231

AREA DEMOGRAPHICS

