



For further information, kindly contact exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

PROPERTY INFO & HIGHLIGHT

- Address:** 41-02 Delong Street, Flushing, NY 11355
- Unit Number:** Unit E & F
- Available Space:** 3,030± SF - 6,070± SF
- On-Site Parking:** 105+ spots on grade
- Ceiling Height:** 15'6" clear
- Features:**
- Unique property with plenty parking (rare find)
 - New construction in excellent condition
 - HVAC, gas heat, wet sprinkler system, 400 amp power
 - Double store front, 2 overhead loading doors
 - Column free
 - Well maintained and managed
- Highlight:**
- In the retail hub with dense population
 - Surrounding by many national tenants
 - Adjacent to Home Depot
 - Visible from College Point Blvd
 - Good Exposure
- Lease Price:** Upon Request

SITE PLAN



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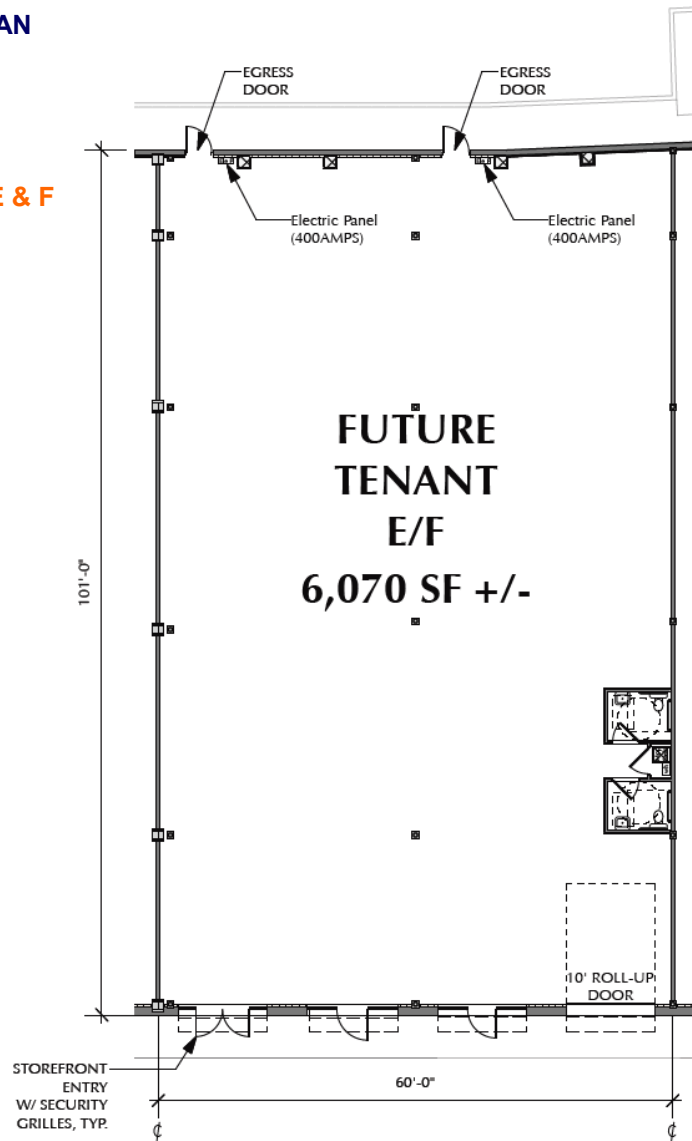
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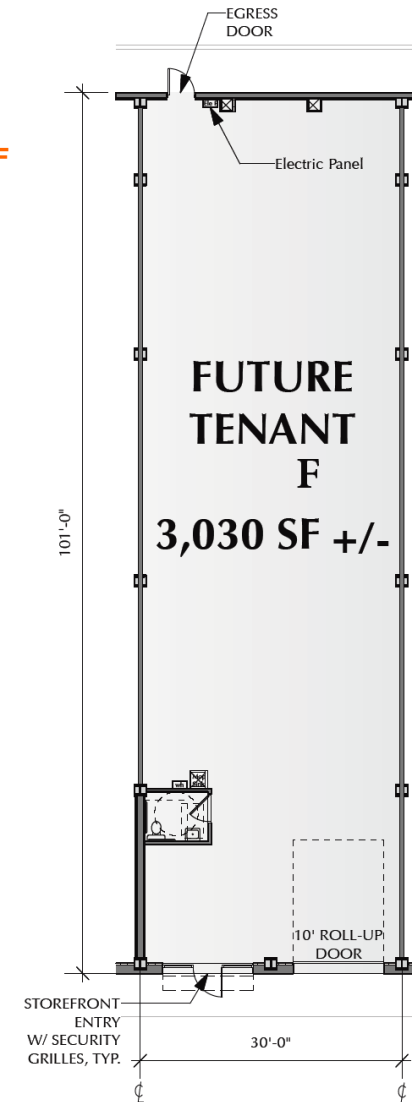
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FLOOR PLAN

Option 1 - Suite E & F



Option 2 - Suite E or F



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NEIGHBOR MAJOR RETAILERS



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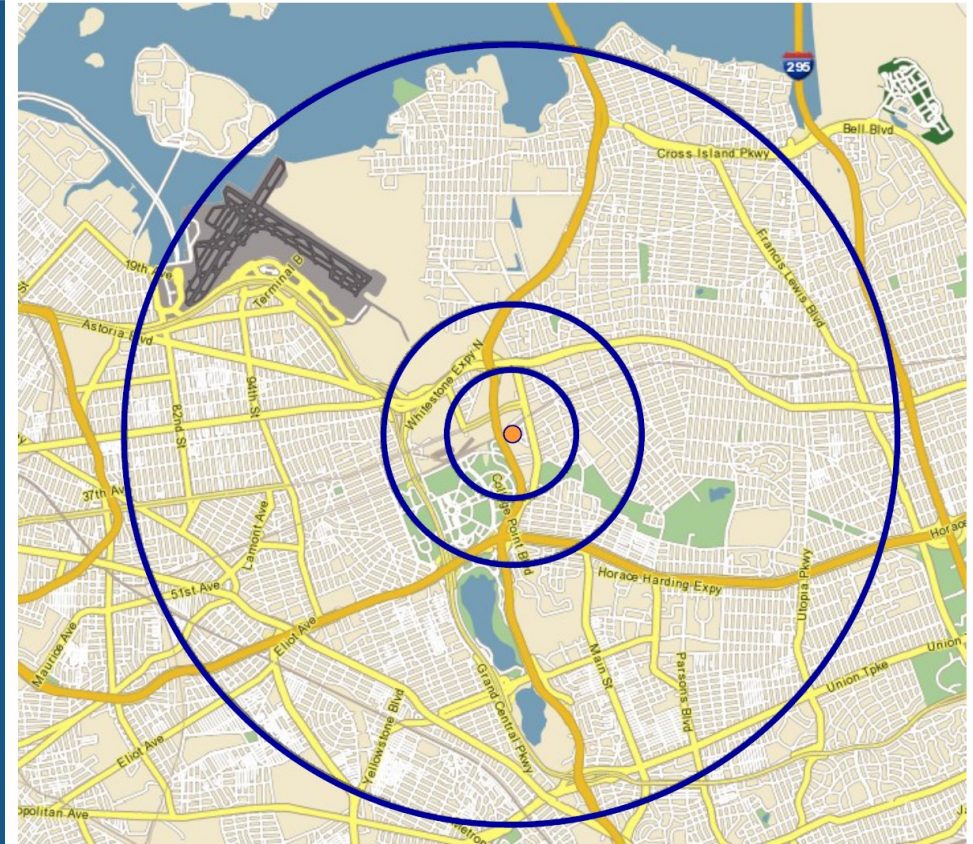
DEMOGRAPHIC

Flushing-Main Street 7

Statistics	Ridership	2014 Rank
ANNUAL	19,085,948	12
WEEKDAY	60,252	13
WEEKEND	69,065	12

Source: MTA New York City Transit 2014 Subway Ridership Report

Demographics	0.5-Mile	1-Mile	3-Miles
2015 Total Population	16,474	89,571	816,999
2020 Projection	17,376	92,770	826,992
2015 Estimated Housing Units	6,708	33,376	290,799
2020 Projected Housing Units	8,860	48,039	417,741
2015 Average Household Income	\$49,015	\$55,707	\$71,489
2015 Median Household Income	\$36,237	\$39,940	\$51,814
2015 Per Capita Income	\$15,871	\$19,727	\$24,998
2020 Projected Median HH Income	\$39,005	\$42,961	\$57,119
2020 Projected Per Capita Income	\$17,482	\$21,707	\$27,208



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LOCAL ARIEL VIEW

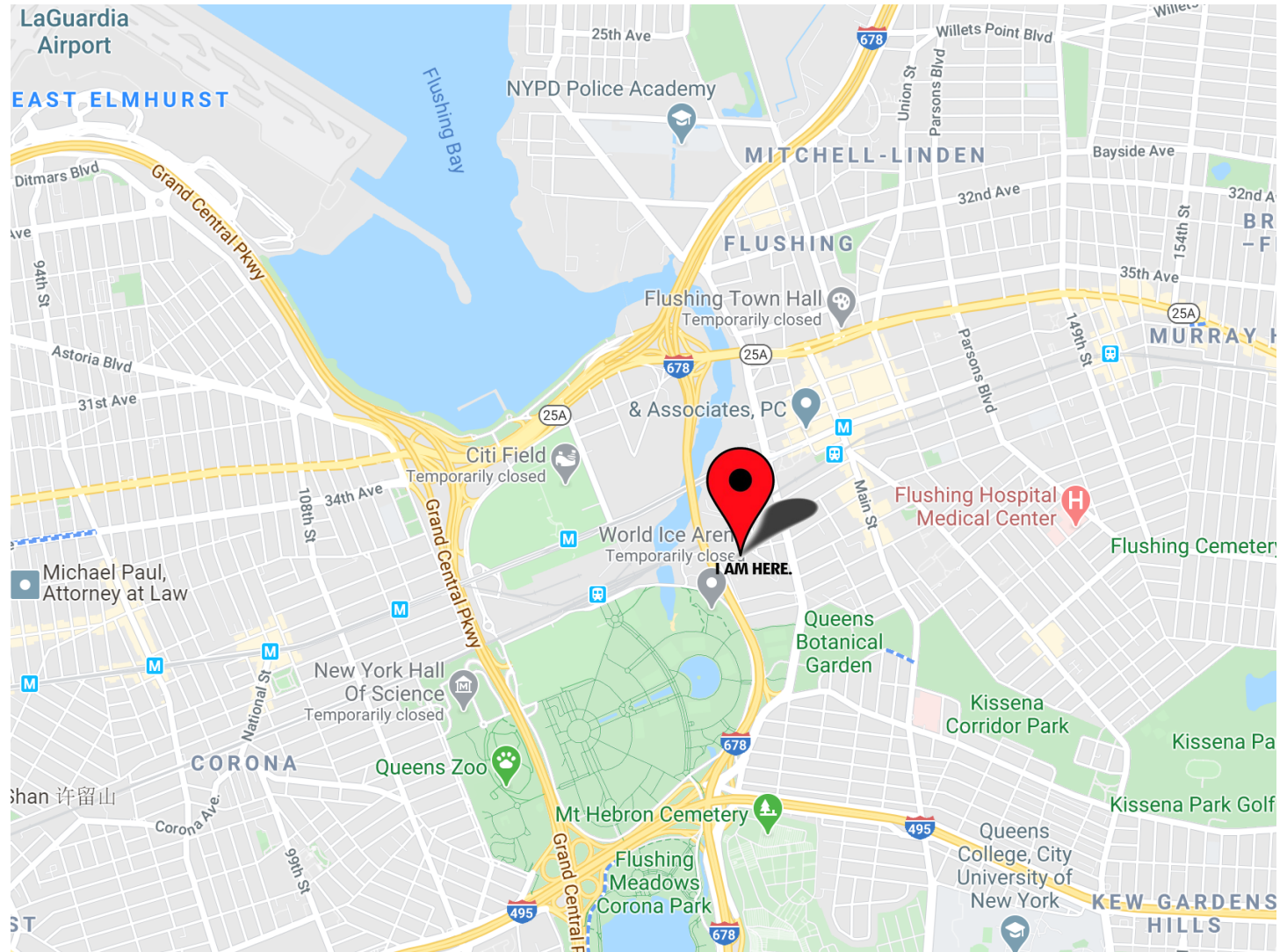


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MAP

LOCATION DISCRIPTION:

- Located next to the I-678 Whitestone Expressway
- Walking distance to #7 subway station and Long Island Rail Road
- Public buses along College Point Blvd., Main St and Roosevelt Ave
- 8 mins drive to LaGuardia Airport, and 20 mins drive to JFK Airport



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