

Forest Hills, NY

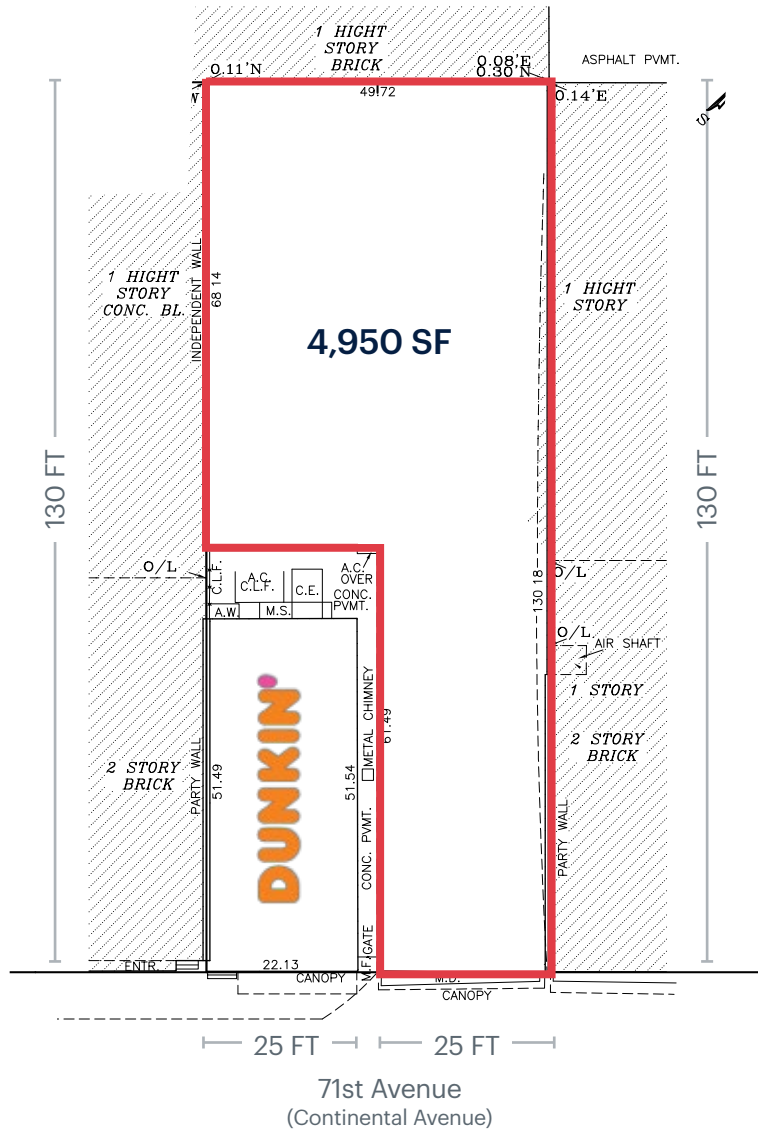
107-25 71st Avenue - Continental Avenue



4,950 SF + small basement (\pm 1,000 SF)

Prime retail corridor right off of Queens Boulevard

Space Details



Location	71st Avenue between Austin Street and Queens Blvd
Size	4,950 SF + small basement (approx. 1,000 SF)
Frontage	25 FT - 71st Avenue (Continental Avenue)
Status of Premises	Currently Jembro
Possession	Arranged
Asking Rent	Upon Request
Neighbors	Dunkin', HSBC Bank, Capital One Bank, AT&T, Bank of America, Jersey Mike's, Paris Baguette, Citibank, Chase Bank, The Vitamin Shoppe, McDonald's, Shake Shack, Just Salad, Five Below
Comments	Prime retail corridor right off Queens Boulevard Potential redevelopment - multi-story approx. 27,000 SF

Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
Forest Hills - 71st Av	5,509,732	18,228	19,238

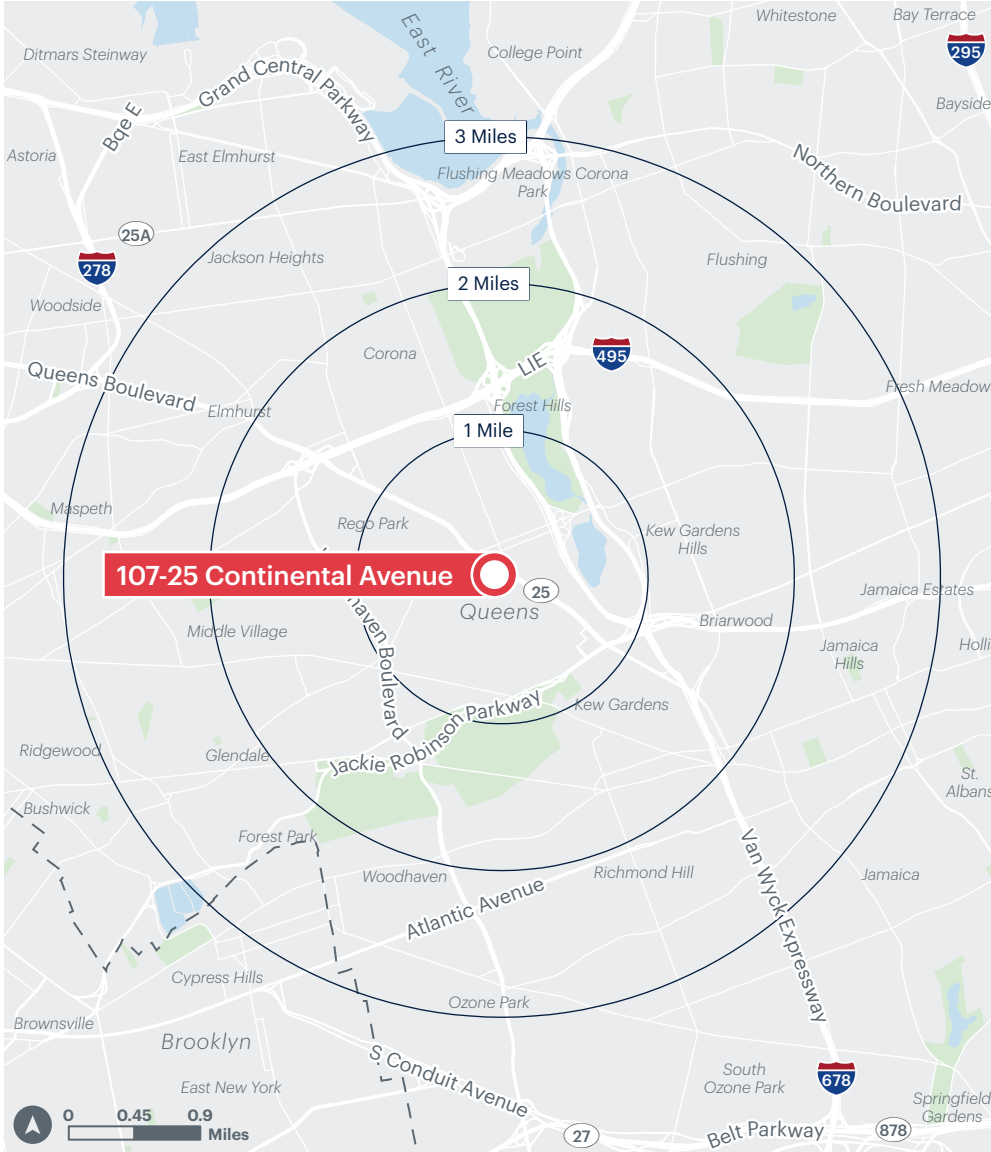


Space Details



Area Demographics

2025 ESRI Summary Report



	1 mile	2 miles	3 miles
Total Population	94,650	380,240	967,565
Total Households	42,938	145,732	333,810
Average Household Income	\$137,018	\$116,591	\$107,130
Median Household Income	\$104,184	\$85,693	\$78,763
% Population with Bachelors +	62.66%	43.90%	33.74%
Daytime Population	82,914	310,578	796,144
Total Daytime Employees	38,280	119,930	299,741
Total Businesses	3,063	8,598	22,467