

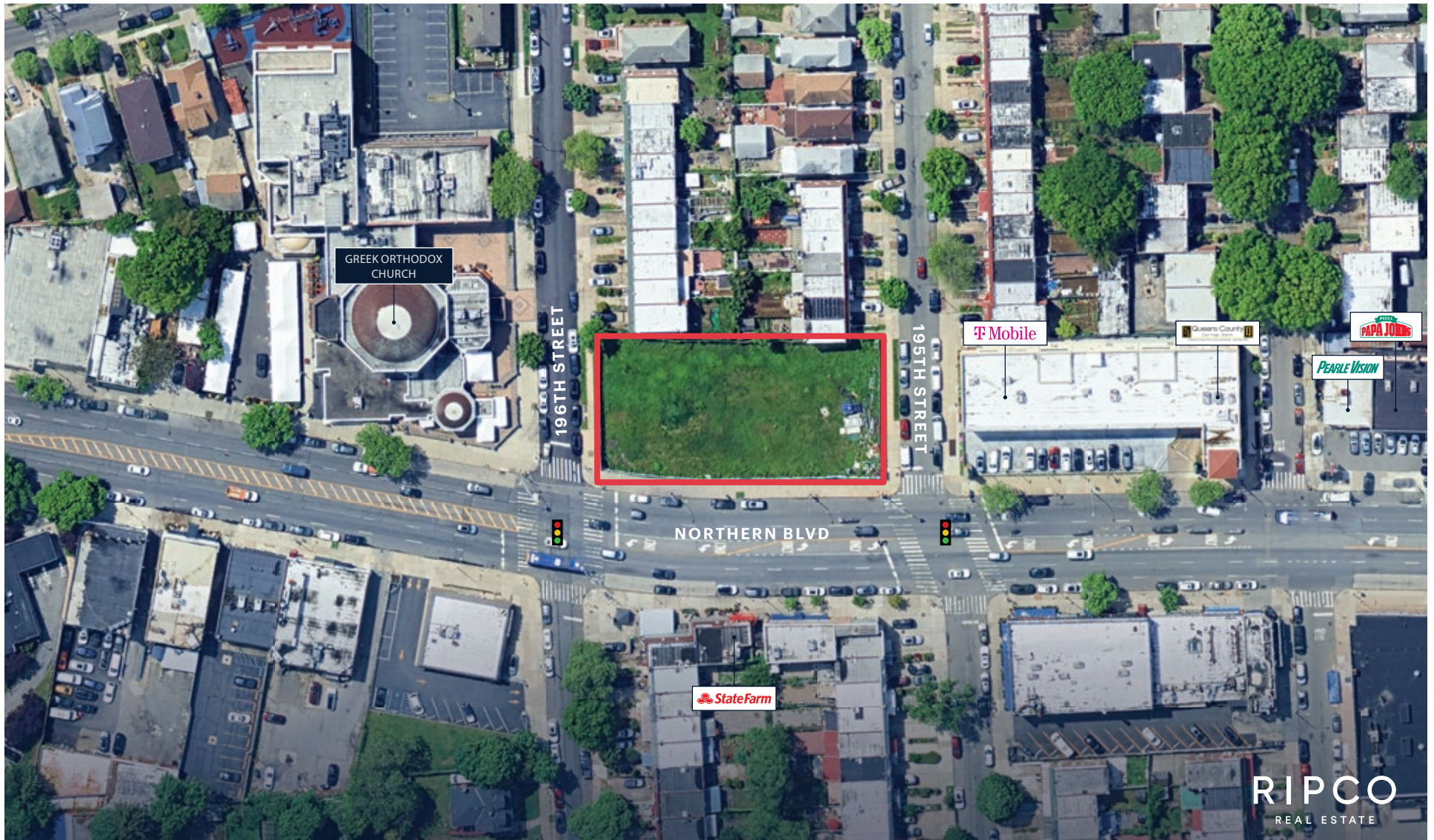
**BUILD TO SUIT OR GROUND LEASE OPPORTUNITY**

# 195-20 NORTHERN BLVD

Located at the corner of 195th Street and 196th Street

**FLUSHING**  
QUEENS | NY

Corner Lot  
**20,400 SF**  
For Lease



## SPACE DETAILS

## POTENTIAL DEVELOPMENT OPPORTUNITIES

- Up to 32,000 SF Community Facility
- Drive-thru restaurant or bank
- 2 free standing buildings
- +/- 10,000 SF Retail building

## LOCATION

Corner of 50th Avenue and 2nd Street

## SIZE

Lot 20,400 SF

## FRONTAGE

Northern Blvd 100 FT

195th Street 60 FT

196th Street 60 FT

## RENT

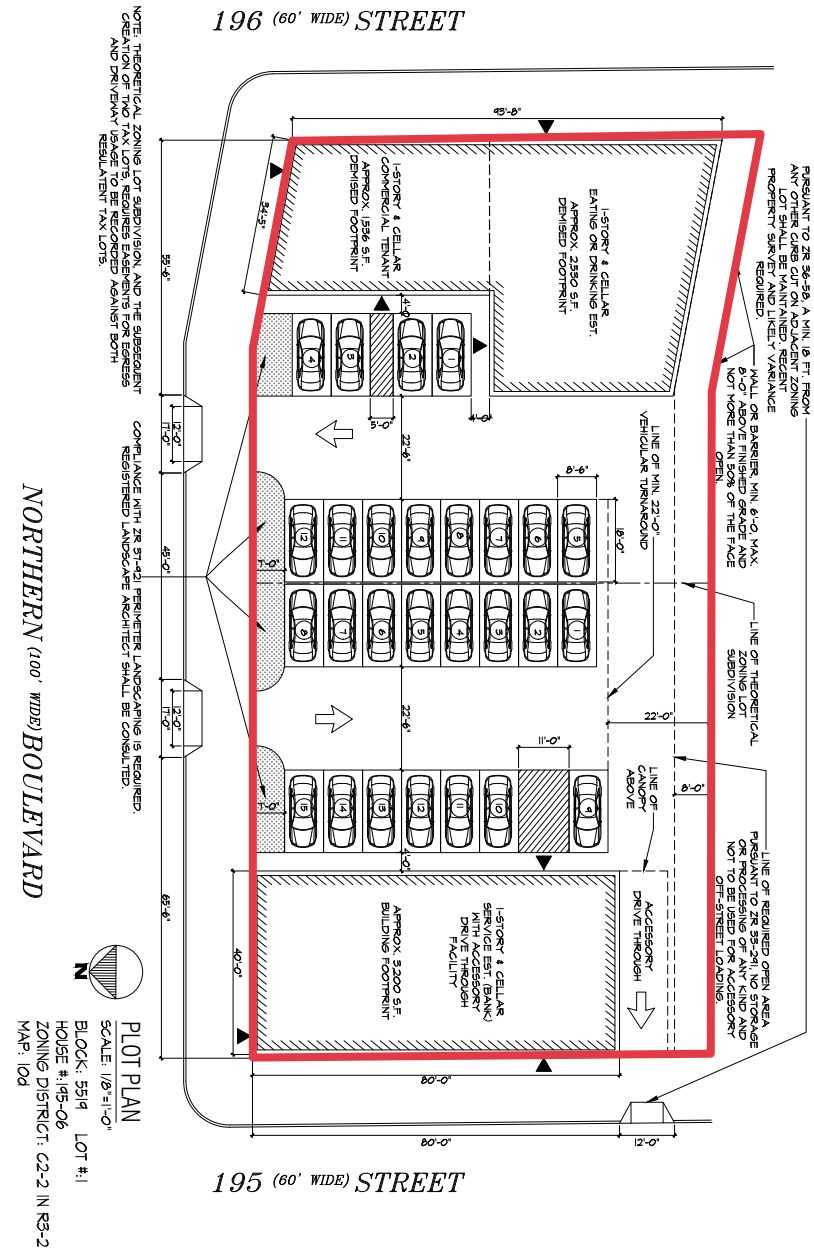
Upon request

## NEIGHBORS

McDonalds, T-Mobile, Verizon, TD Bank, Gyro World, Papa Johns, City MD  
Urgent Care of Auburndale, Bonchon

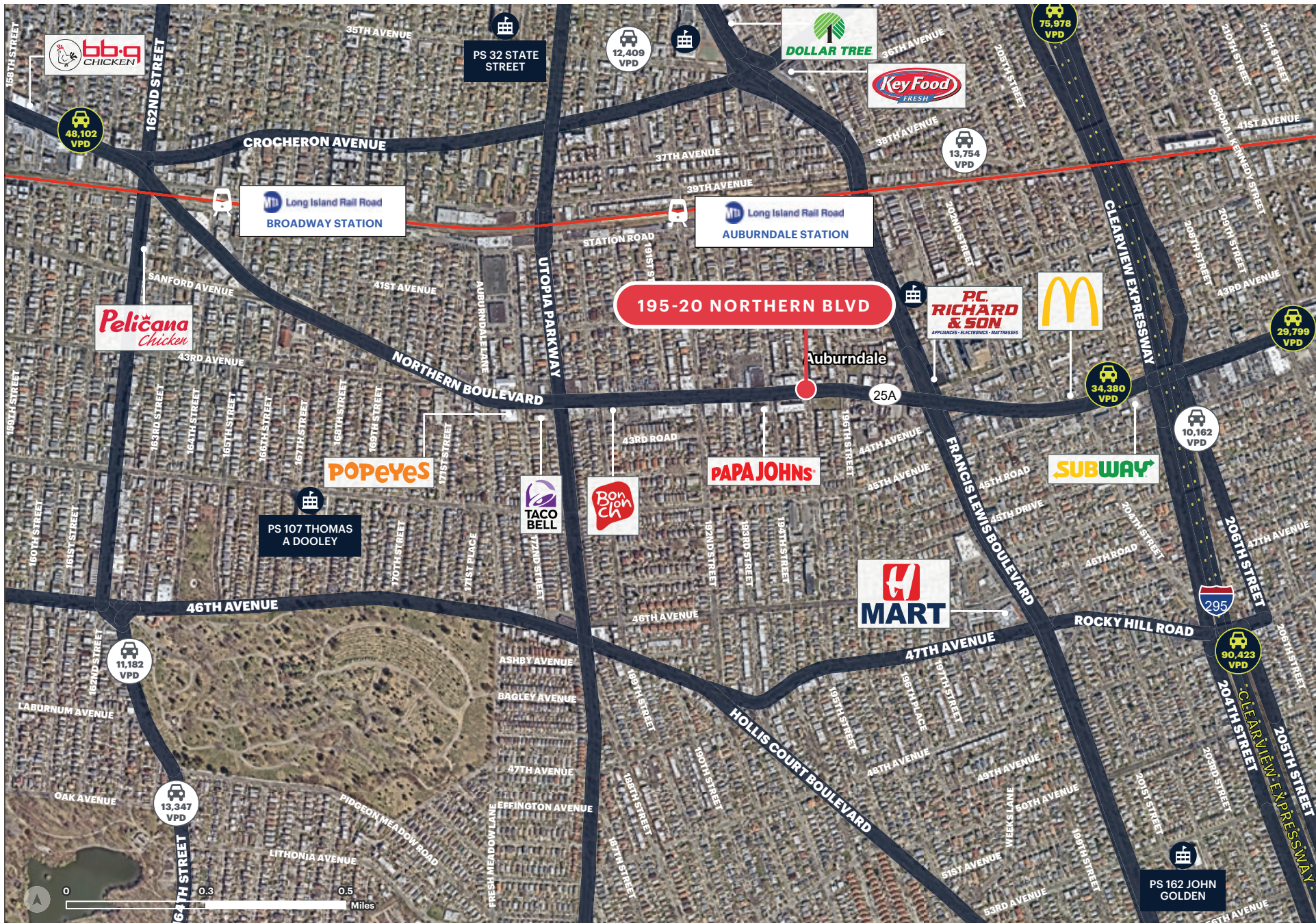
## COMMENTS

- Rare 20,400 SF block to block available on Northern Blvd
- High-visibility development site at signalized intersection
- All Retail or Medical uses considered
- Ideal for national QSR, bank, freestanding retail, or medical facility
- Zoned for commercial use with flexible development potential
- On-site parking—rare for Queens
- Surrounded by dense residential and commercial population
- Easy access to major roadways and strong daily traffic volume



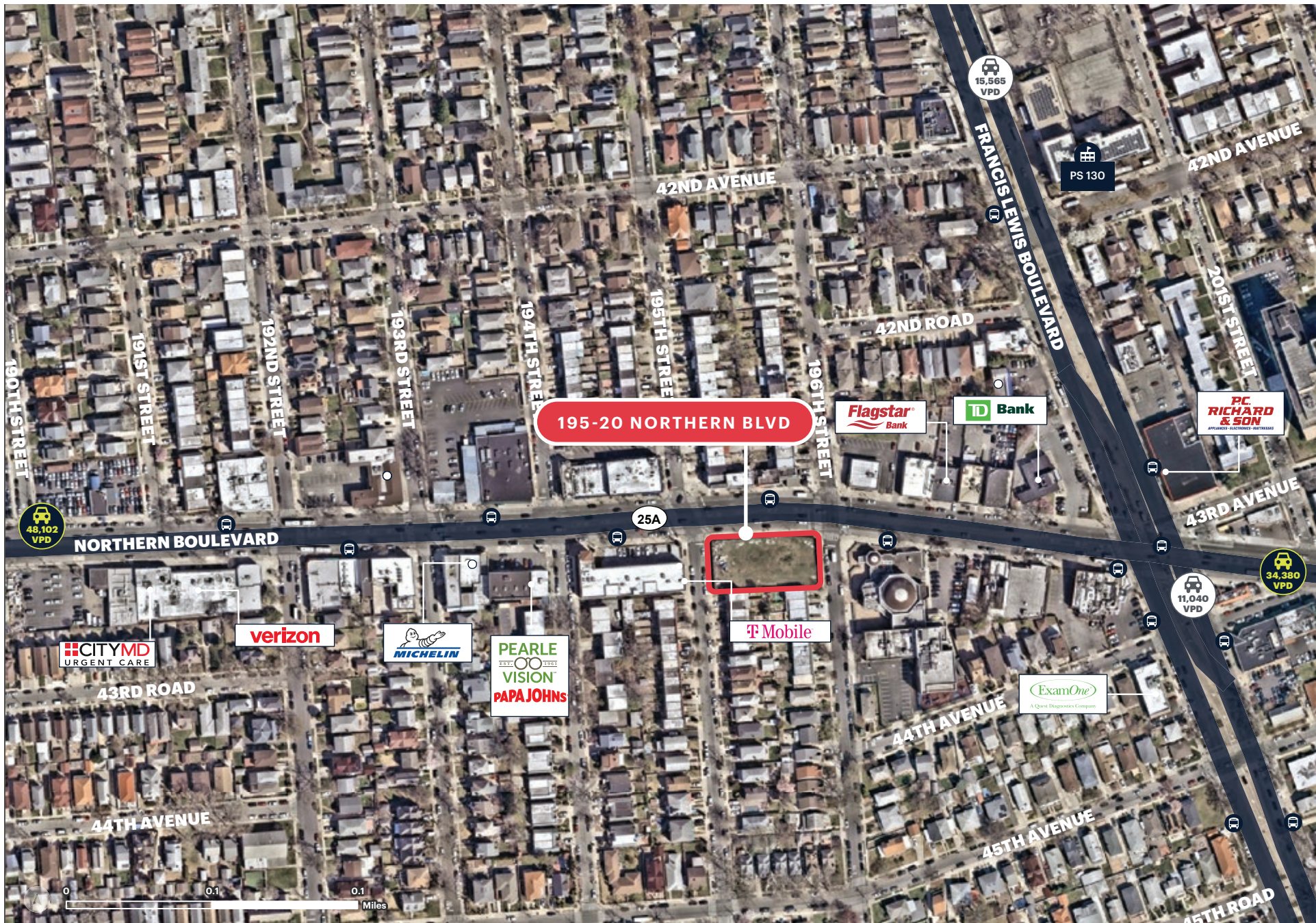


AREA RETAIL





AREA RETAIL





## AREA DEMOGRAPHICS



### POPULATION

1 mile	61,005
2 miles	300,026
3 miles	446,406

### TOTAL BUSINESSES

1 mile	1,813
2 miles	9,024
3 miles	13,221

### TOTAL HOUSEHOLDS

1 mile	21,208
2 miles	110,978
3 miles	164,155

### TOTAL EMPLOYEES

1 mile	11,602
2 miles	72,950
3 miles	115,465

### AVERAGE HOUSEHOLD INCOME

1 mile	\$113,628
2 miles	\$102,441
3 miles	\$109,397

### ESTIMATED DAYTIME POPULATION

1 mile	49,217
2 miles	264,876
3 miles	405,387

## CONTACT EXCLUSIVE AGENTS

### GREG BATISTA

gbatista@ripcony.com  
516.342.8277

### MICHELLE ABRAMOV

mabramov@ripcony.com  
718.663.2652

### BRIAN KRAKOWER

bkrakower@ripcony.com  
201.566.4226

**RIPCO**  
REAL ESTATE

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

Please visit us at [ripcony.com](http://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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.