

BUILD TO SUIT OR GROUND LEASE OPPORTUNITY

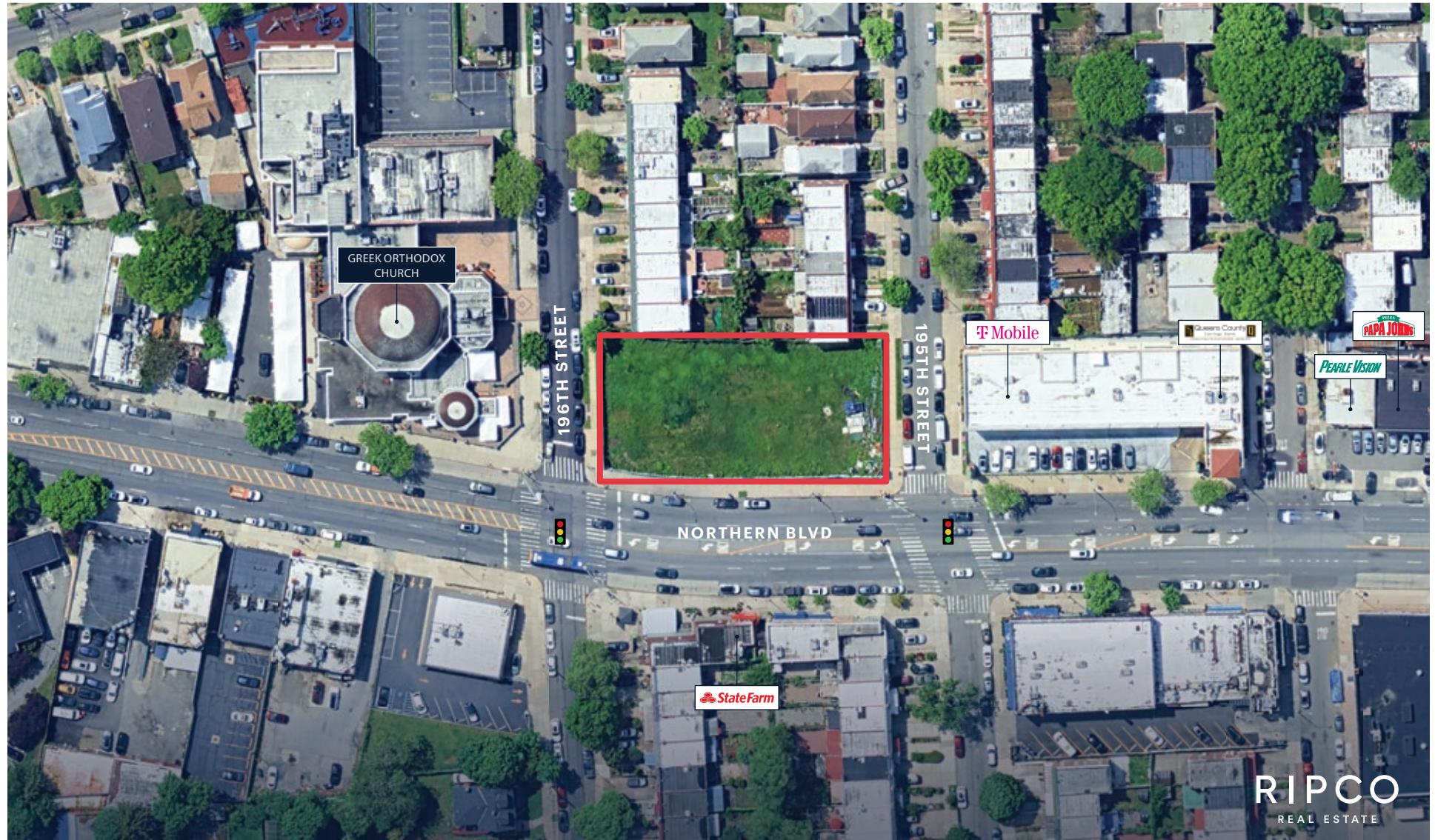
195-20 NORTHERN BLVD

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

FLUSHING

QUEENS | NY

Corner Lot
20,400 SF
For Lease



RIPCO
REAL ESTATE

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

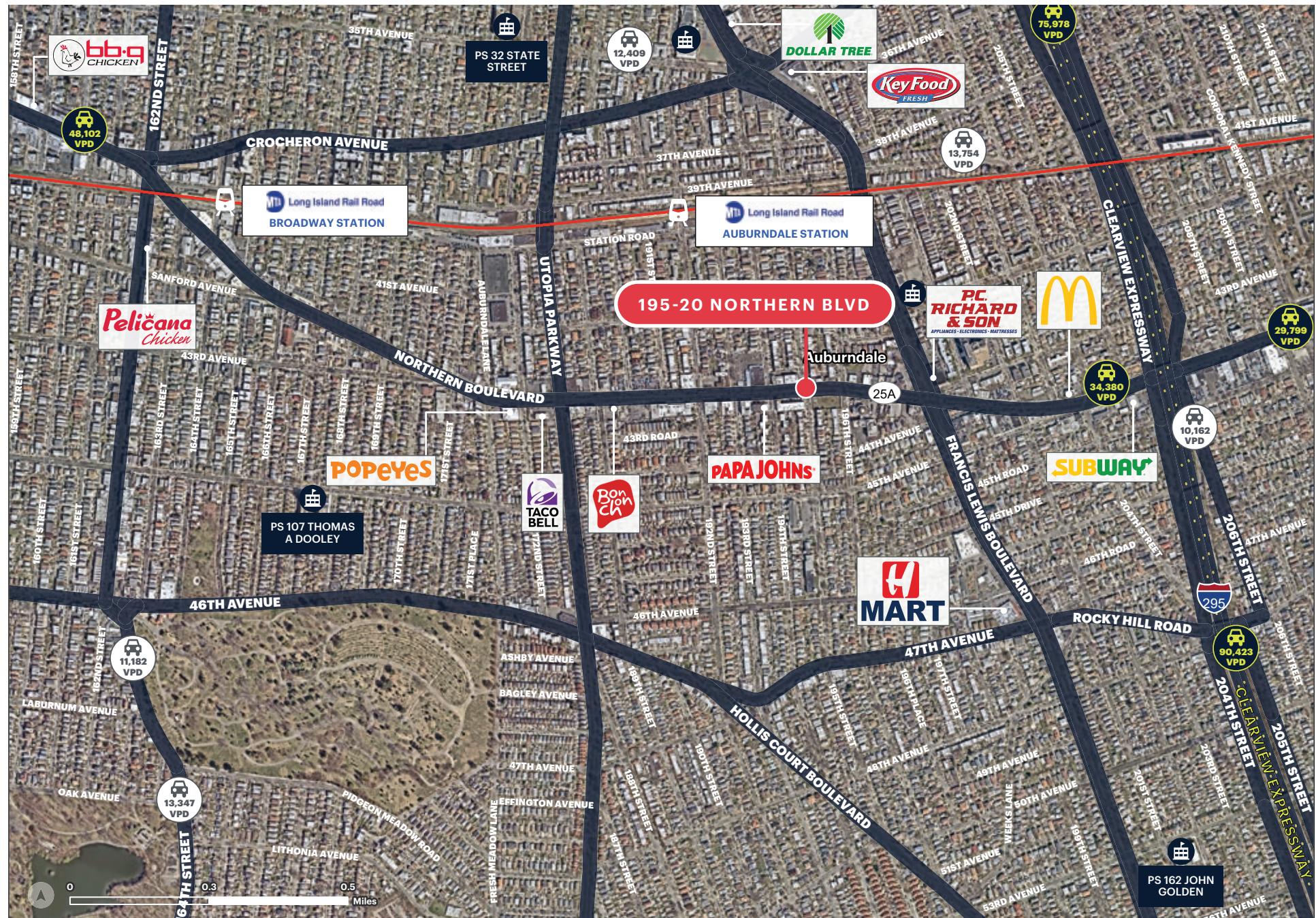
McDonalds, T-Mobile, Verizon, TD Bank, Gyro World, Papa Johns, City MD
Urgent Care of Auburndale, Bonchon

COMMENTS

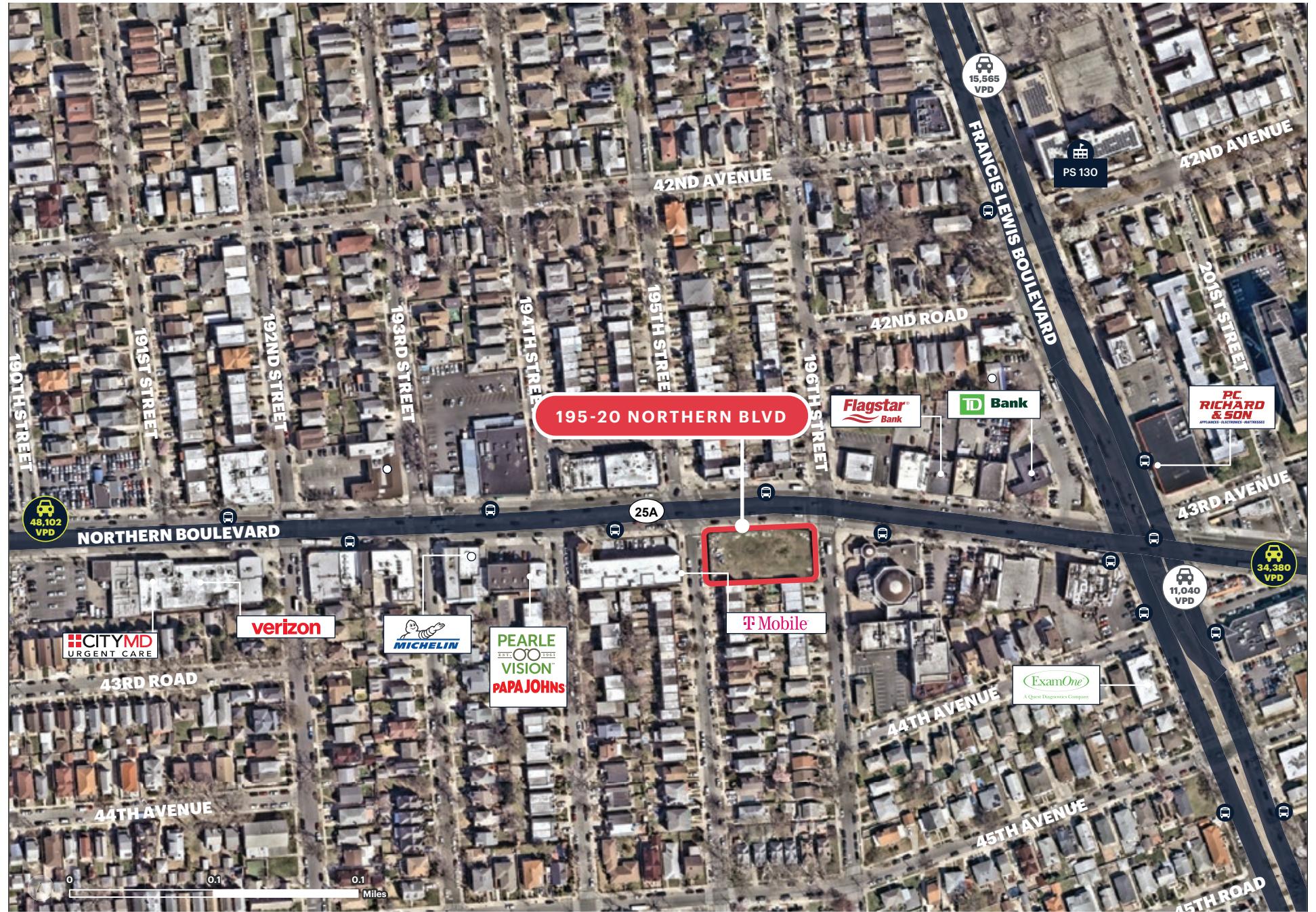
- Rare 20,400 SF block to block available on Northern Blvd
- High-visibility development site at signalized intersection
- All Retail or Medical uses considered
- Ideal for national QSR, bank, freestanding retail, or medical facility
- Zoned for commercial use with flexible development potential
- On-site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

196 (60' WIDE) STREET

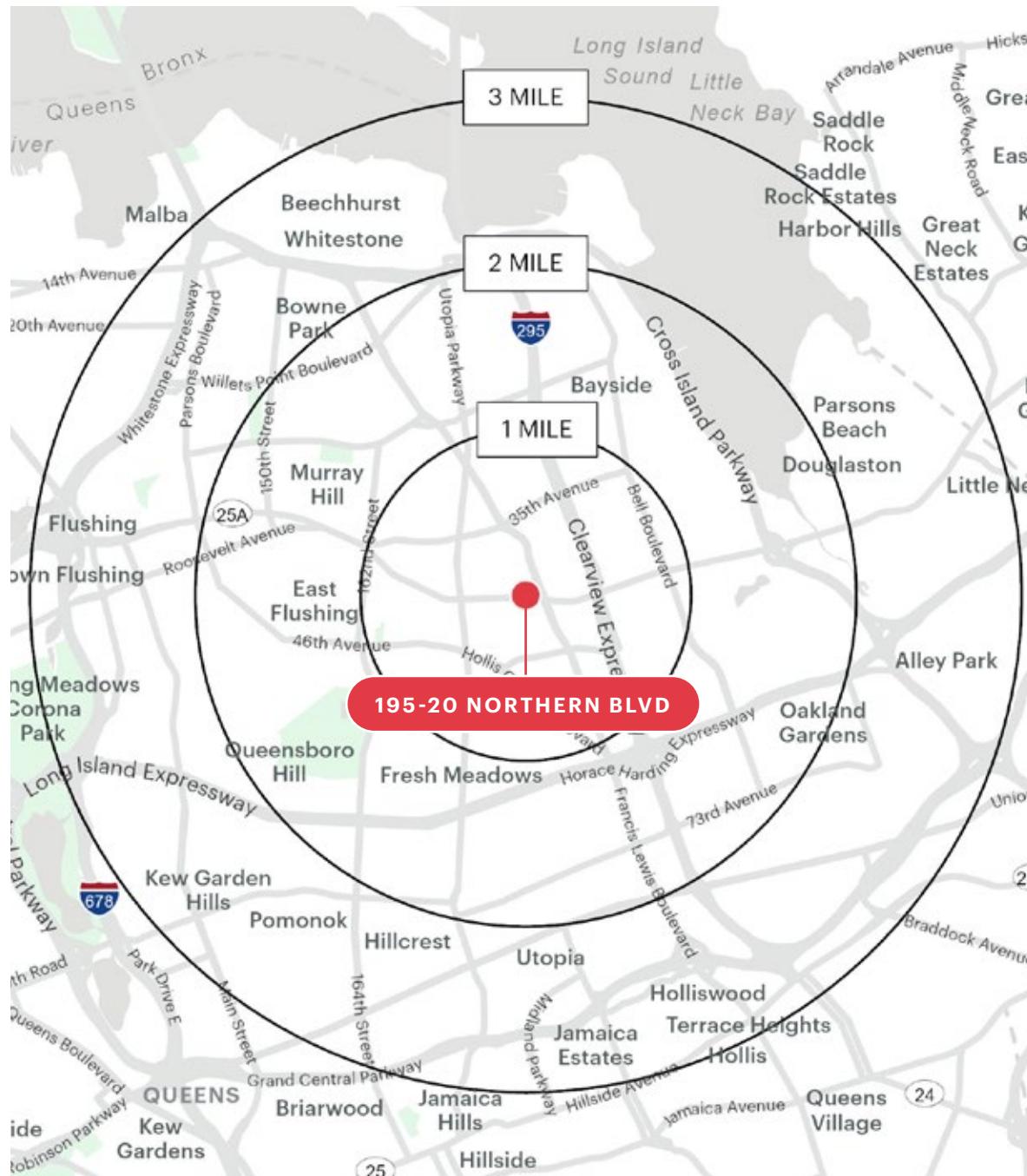
AREA RETAIL



AREA RETAIL



AREA DEMOGRAPHICS



POPULATION	TOTAL BUSINESSES
1 mile 61,005	1 mile 1,813
2 miles 300,026	2 miles 9,024
3 miles 446,406	3 miles 13,221
TOTAL HOUSEHOLDS	TOTAL EMPLOYEES
1 mile 21,208	1 mile 11,602
2 miles 110,978	2 miles 72,950
3 miles 164,155	3 miles 115,465
AVERAGE HOUSEHOLD INCOME	ESTIMATED DAYTIME POPULATION
1 mile \$113,628	1 mile 49,217
2 miles \$102,441	2 miles 264,876
3 miles \$109,397	3 miles 405,387

CONTACT EXCLUSIVE AGENTS

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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.