

# 44-15 Kissena Boulevard

Flushing, NY 11355

COMPASS  
commercial



**Retail Space For Lease – 13,280 SF**  
**Retail Box with Dedicated Surface Parking**

**Zhu**  
STEVE ZHU TEAM



## PROPERTY SUMMARY

### OVERVIEW

Property address	44-15 Kissena Blvd
Zip code	11355
Neighborhood	Downtown Flushing
Borough	Queens
Block & lot	05 192-0027

### SIZE INFORMATION

Ground Floor	13,280 SF
Lower Level	4,981 SF
Ground Floor Ceiling Height	10'-1"
Lower Level Ceiling Height	7'-8"
Frontage	142'

### OTHER INFORMATION

Zoning	R7-1, C1-2
Stories	1
Possession	Immediate
Parking	40+ Dedicated Surface Parking
Asking Rent	\$75 PSF MG



## PROPERTY HIGHLIGHTS

#1

### Strong Residential Base

Positioned in a thriving community with a dense residential population, creating a powerful built-in customer base and consistent demand for retail and service businesses.

#2

### Consistent Foot Traffic

Heavy pedestrian activity seven days a week delivers unmatched visibility and reliable daily customer flow.

#3

### Highly Visible Anchor Space

Steps Spectacular presence on Kissena Boulevard with excellent signage opportunities, strong branding potential, and dedicated parking.

#4

### Excellent Transit Access

Steps from Q17, Q25, Q27, and Q34 bus stops, connecting to over 9M annual riders and enhancing accessibility.





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# SURVEY



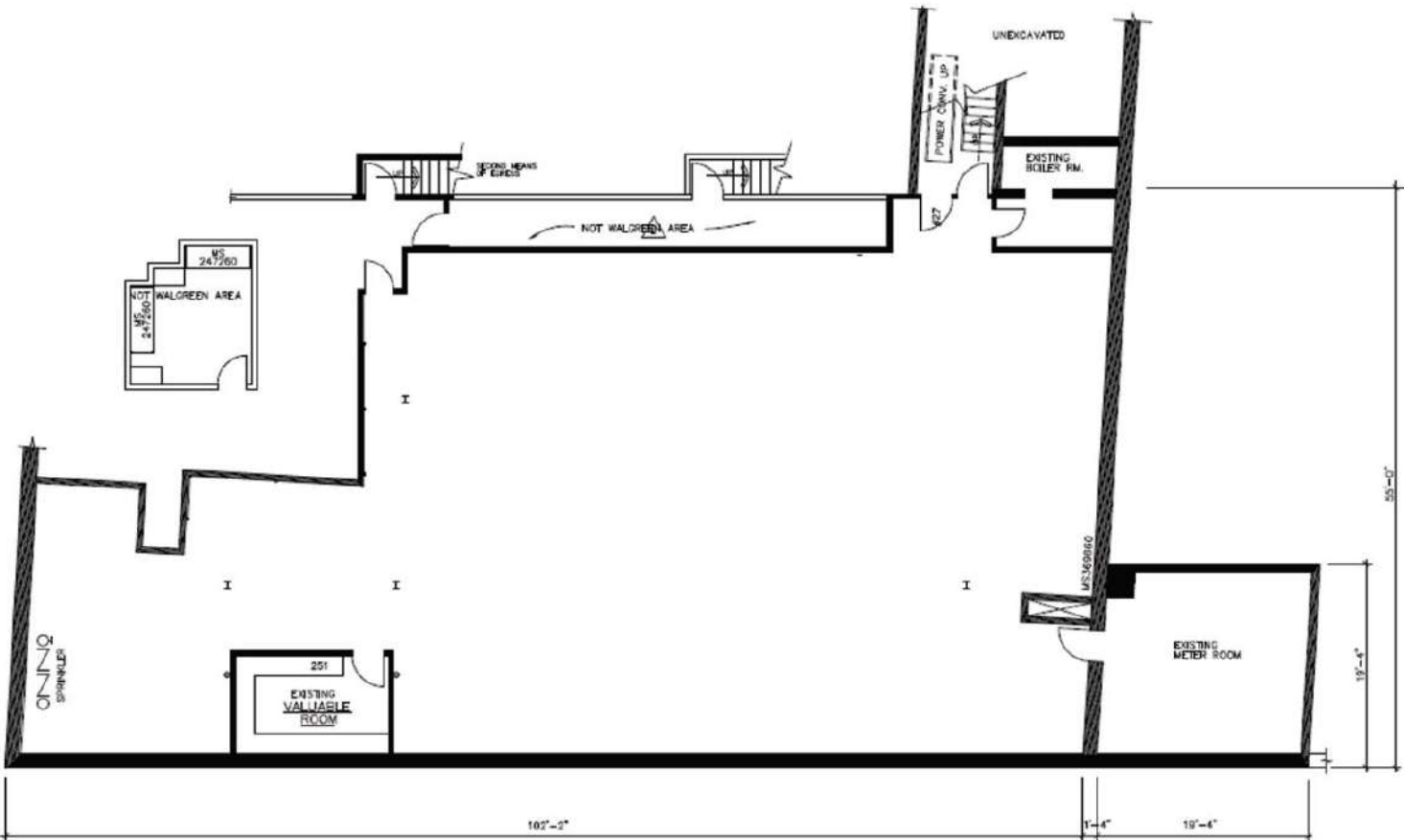
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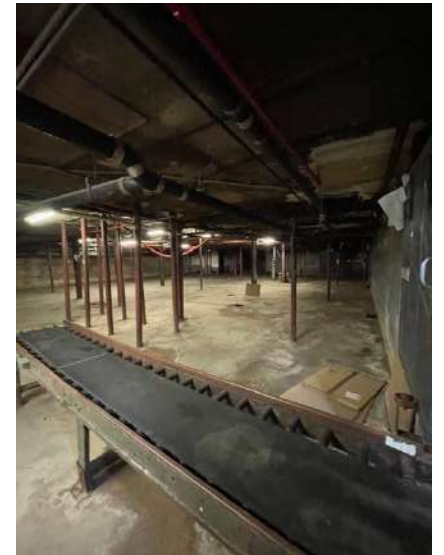
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## PROPERTY PHOTOS







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## DEMOGRAPHIC



	1 MILE	2 MILES	3 MILES
POPULATION	126,416	297,819	738,228
NUMBER OF HOUSEHOLDS	46,625	100,326	258,275
AVERAGE HOUSEHOLD INCOME	\$79,148	\$91,807	\$103,893
MEDIAN HOUSEHOLD INCOME	\$52,138	\$63,608	\$74,373
COLLEGE GRADUATES	27,775 19.8%	60,118 19.8%	186,839 23.7%
TOTAL BUSINESSES	5,123	8,764	18,476
TOTAL EMPLOYEES	58,630	99,685	237,327
DAYTIME POPULATION	129,823	265,334	631,291

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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# CONTACT EXCLUSIVE AGENTS

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