



SECOND-GENERATION RESTAURANT FOR LEASE

23-06 JACKSON AVE

COURT SQUARE • LONG ISLAND CITY

Across Jackson Avenue from Trader Joe's

**Turnkey restaurant, liquor license,
immediate possession.**

1,200 SF | \$12,000/Month incl. tax

Key money \$200,000 | New 10-year term

NEW ANCHOR COMING

Whole Foods under construction across the street

Expected to open within 1–2 years

LEASING CONTACT

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PROPERTY INFORMATION

A built-out restaurant on a grocery-anchored corner.

1,200 SF of second-generation restaurant space on Jackson Avenue in Court Square, most recently operated as Heng Thai. Trader Joe's is across the street and a Whole Foods is under construction, expected to open within one to two years — sign a ten-year term now and trade alongside it for the balance of the lease.

APPROXIMATE SIZE

1,200 SF

RENT

\$12,000/mo incl. tax

KEY MONEY

\$200,000

TERM

New 10 Years

ANNUAL INCREASE

4%

FRONTAGE

20 FT

POSSESSION

Immediate

LIQUOR LICENSE

Included

Second generation

Existing restaurant build-out in place — take over a working kitchen rather than starting from raw space.

Two grocery anchors

Trader Joe's already draws footfall past the door. Whole Foods is under construction across the street, expected within 1–2 years.



LOCATION & TRANSIT

- **Whole Foods under construction** across the street, expected within 1–2 years
- Trader Joe's directly across Jackson Avenue
- Court Square — one of the densest new-residential corridors in Queens
- One stop to Midtown Manhattan

7 E M G Court Square

One of the fastest-growing neighborhoods in the country.

Jackson Avenue is the retail spine of Court Square, at the centre of a neighborhood that has added tens of thousands of residents and jobs in a decade. Figures from the LIC Partnership Neighborhood Snapshot, Spring 2026.



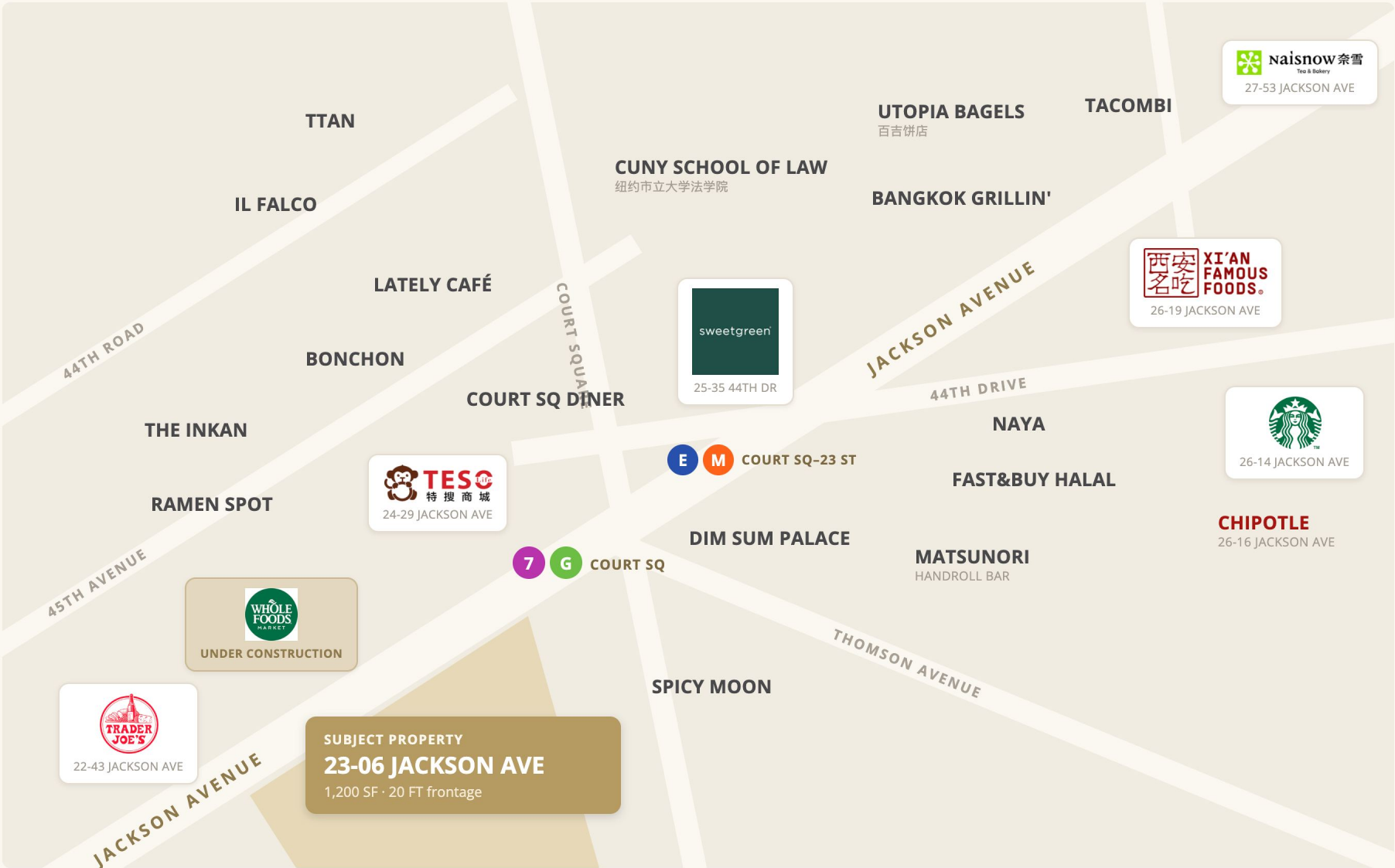
STILL BUILDING

- 3,000 more apartments under construction, with another 2,500 proposed
- 9M SF of office space built, 750,000 SF under construction
- 7,000 hotel rooms across 50 hotels, with more on the way
- Jobs in Core LIC grew 30% over ten years

WHAT IT MEANS FOR THIS SPACE

Three distinct meal crowds on one block: roughly 97,000 people working in Core LIC on weekdays, 50,000 residents living around them, and 7,000 hotel rooms feeding visitors onto Jackson Avenue at night and on weekends.

Two grocery anchors pull that traffic directly past this door: Trader Joe's today, and a Whole Foods under construction across the street, expected to open within one to two years — early in a new ten-year term.



TRADE AREA AT A GLANCE

RESIDENTS, CORE LIC

50,167

WEEKDAY WORKERS

96,968

POPULATION GROWTH 2014-24

+70%

HOTEL ROOMS

7,000

WHO SHOPS HERE

- Renters in new luxury towers, paying Manhattan-level rents one stop from Midtown
- Young professionals and international students — the core customer for Asian chains
- 2 in 3 residents hold a bachelor's degree or higher
- Nearly 97,000 office workers on the same blocks Monday to Friday