



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS

For Lease



## Vanilla Boxed Retail Space Surrounded by New Residential Projects for Lease

850 SF

147-35 95th Avenue • Queens • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi  
718.437.6100  
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Richard Babeck  
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Richard.B@TriStateCR.com

147-35 95th Avenue, Queens, NY 11435



## Location Overview

Located in the Jamaica neighborhood of Queens between Sutphin Blvd & Sean Bell Way.

Nearest Transit: Prime Jamaica Queens location. Steps away from the main public transportation hub on Sutphin Blvd (E train, LIRR and Shuttle to JFK) and the Q40, Q6, Q8, Q9, Q60, Q41, Q35, Q65, & Q34 bus lines.

Nearby tenants include Sangria, Dunkin', Tim Hortons, Chipotle Mexican Grill, Pollo Campero, Subway, Key Food Supermarket, Starbucks, Chase Bank, Walgreens, Golden Krust Caribbean Restaurant, Cricket Wireless, T-Mobile, Fabco Shoes, Baskin-Robbins, Jamaica Pawn Inc, Home Care & HHA Employment, Tex's Chicken & Burgers, CPR Cell Phone Repair Jamaica, and more!

## Main Highlights

- ▶ Vanilla Boxed
- ▶ Brand new
- ▶ Ground floor
- ▶ Below new residential building



**460,540 SF**

Total Building Size



**30,067 SF**

Lot Size



**C6-4, DJ**

Zoning

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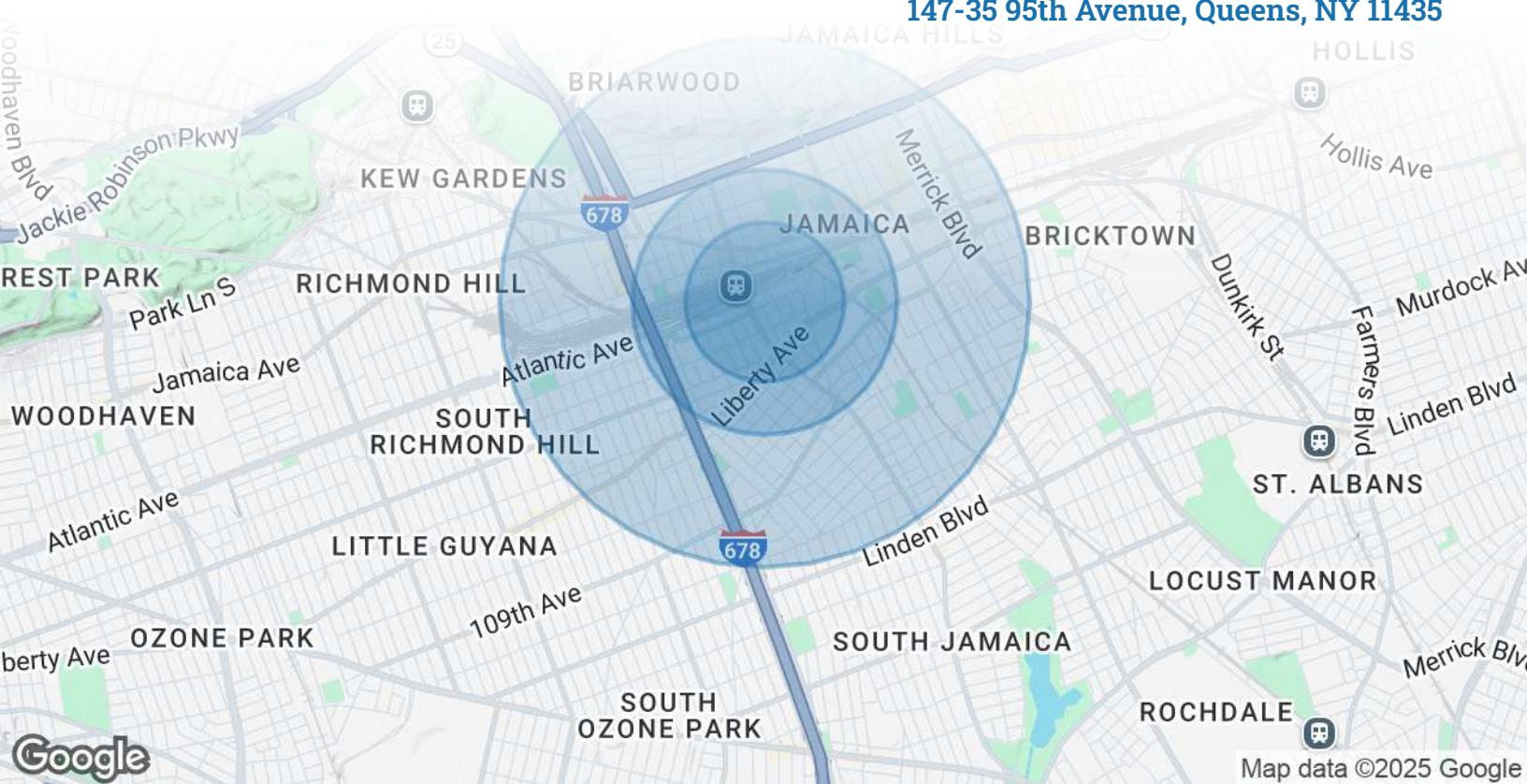
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Map  
data  
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# Area Demographics

147-35 95th Avenue, Queens, NY 11435



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,290	26,686	111,868
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40



**111,868**

People within 1 Mile

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,793	8,484	34,557
# of Persons per HH	3	3.1	3.2
Average HH Income	\$92,496	\$88,689	\$94,135
Average House Value	\$772,611	\$691,562	\$728,215



**\$94,135**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK