

TURN-KEY MEDICAL SPACE + COMMUNITY FACILITY OFFICE SPACE

257-10 UNION TURNPIKE

Across from Long Island Jewish Center

GLEN OAKS

QUEENS | NEW YORK

For Lease
2,500 SF
Turnkey Medical on 1st Floor
+ 4,000 SF on 2nd Floor
Office



RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Located on Union Turnpike

SIZE

1st Floor: 2,500 SF
2nd Floor: 4,000 SF

POSSESSION

Immediate

STATUS

First floor built-out medical space plus 2nd floor open community facility office space

RENT

Upon request

CO-TENANTS

Glen Oaks Kid Dental

NEIGHBORS

Northwell, Zucker Hillside Hospital, Cohen Children’s Medical Center, Long Island Jewish Medical Center, Metro Dermatology, City MD Queens Village Urgent Care, Cross County Medical Care, Advantage Care Physicians, North Well Health Go Health Pediatrics, Quality Medical Providers, Floral Park Medical PC, Lakeville Medical Building, Lefferts Medical Associates PC, Chabad at the Medical Centers

CONTACT EXCLUSIVE AGENTS

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COMMENTS

- Fully turn-key medical and community facility office space in major medical hub with medical facilities such as Northwell, Zucker Hillside Hospital, Cohen Children’s Medical Center, and Long Island Jewish Medical Center
- Free on-site parking in the rear
- 1 block from Q46 & Q48 bus stop on highly trafficked Union Turnpike with 21,000 vehicles per day
- Seeking all medical and community facility uses

TRANSPORTATION

2024 Ridership Report

Bus Stop		Bus Stop	
Annual	4,237,308	Annual	817,739
Weekday	14,022	Weekday	2,369
Weekend	12,046	Weekend	3,904

DEMOGRAPHICS

POPULATION

1 miles	35,703
2 mile	123,085
3 miles	270,768

TOTAL BUSINESSES

1 miles	875
2 mile	4,262
3 miles	9,775

TOTAL HOUSEHOLDS

1 miles	13,367
2 mile	43,670
3 miles	94,876

TOTAL EMPLOYEES

1 mile	33,394
2 mile	76,061
3 miles	145,821

AVERAGE HOUSEHOLD INCOME

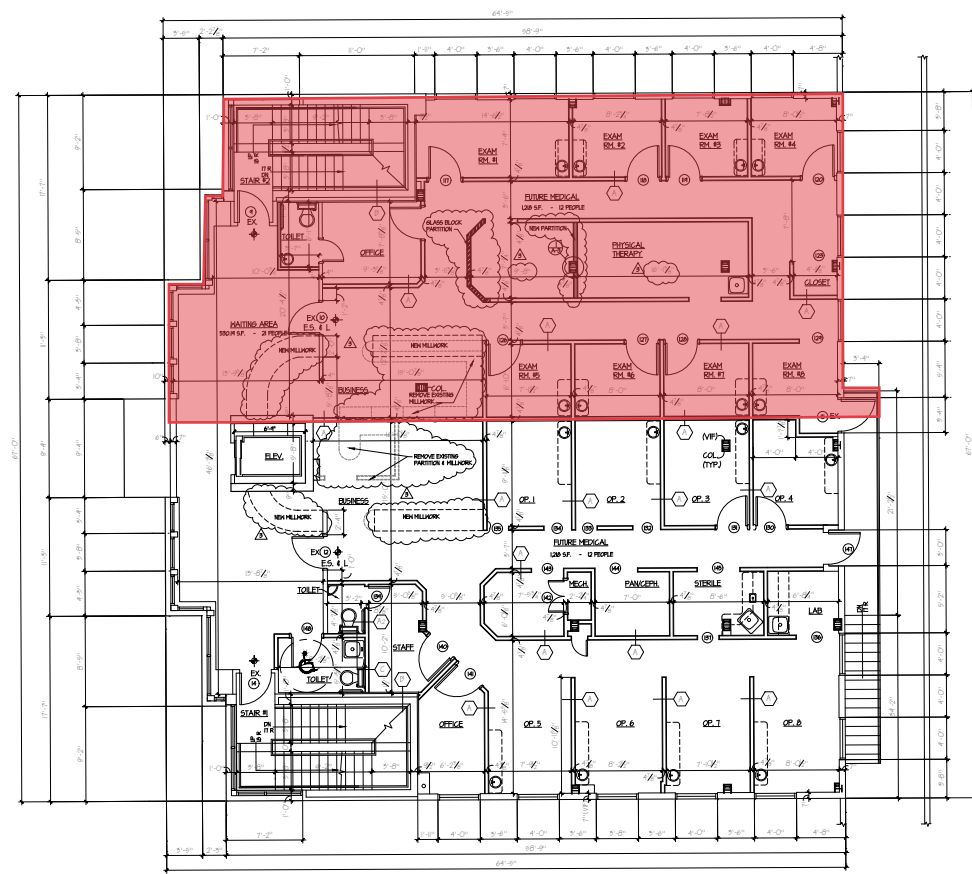
1 miles	\$144,453
2 mile	\$156,835
3 miles	\$157,457

ESTIMATED DAYTIME POPULATION

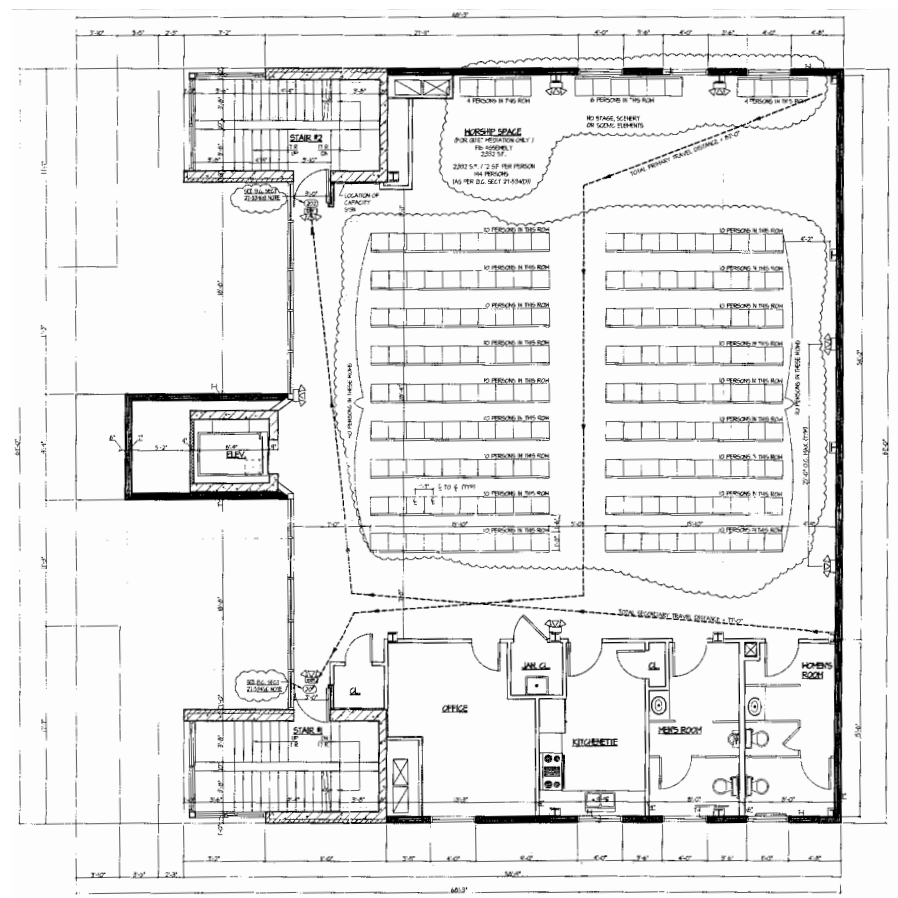
1 mile	52,045
2 mile	139,018
3 miles	283,017

SPACE DETAILS & SURVEY

FIRST FLOOR PLAN: TURN-KEY MEDICAL SPACE



SECOND FLOOR PLAN



MARKET AERIAL



CLOSE UP AERIAL

