

44-07 Kissena Boulevard

Flushing, NY 11355

COMPASS
commercial



750 SF 1st Floor Retail Space Available for Lease
All Uses Considered

Zhu
STEVE ZHU TEAM

SPACE SUMMARY

OVERVIEW

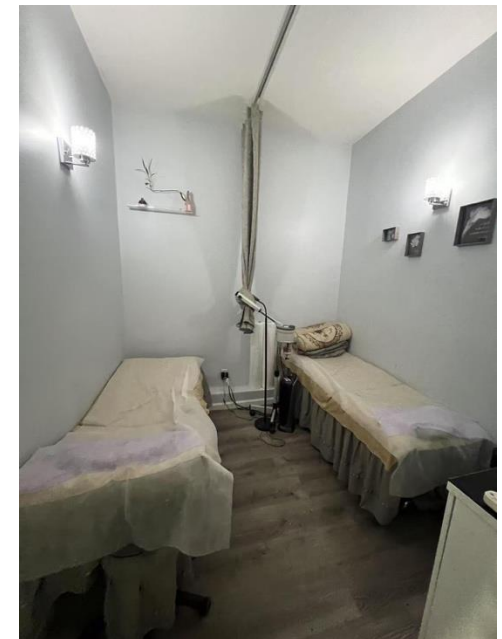
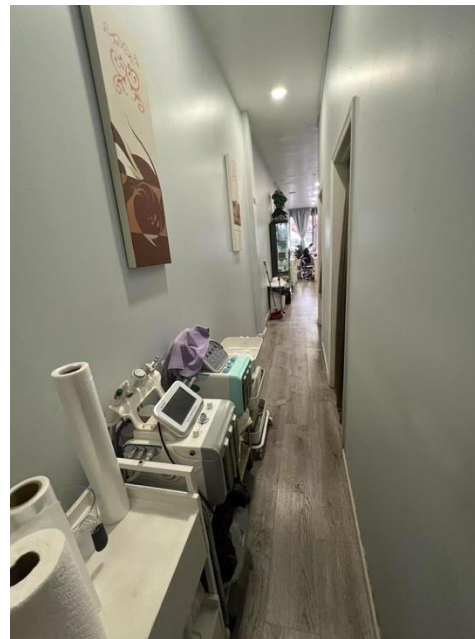
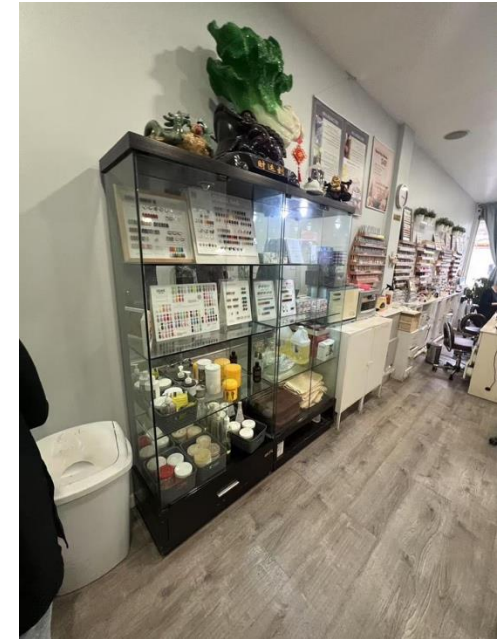
Property address	44-07 Kissena Blvd
Zip code	11355
Neighborhood	Downtown Flushing
Borough	Queens
Block & lot	05 192-0034

SIZE INFORMATION

Ground Floor	750 SF
Ceiling Height	9'-8"
Frontage	12'

OTHER INFORMATION

Zoning	R7-1, C1-2
Stories	1
Build Out	Nail Salon
Possession	December 31 st , 2025
Utilities	Gas, Water, Electricity are all sub-metered
Asking Rent	\$11,500 Per Month



SPACE 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

Scarce Small Retail Opportunity

A highly sought-after small-format storefront under 1,000 SF, located in the dense core of downtown Flushing. The space is suitable for a wide range of uses.

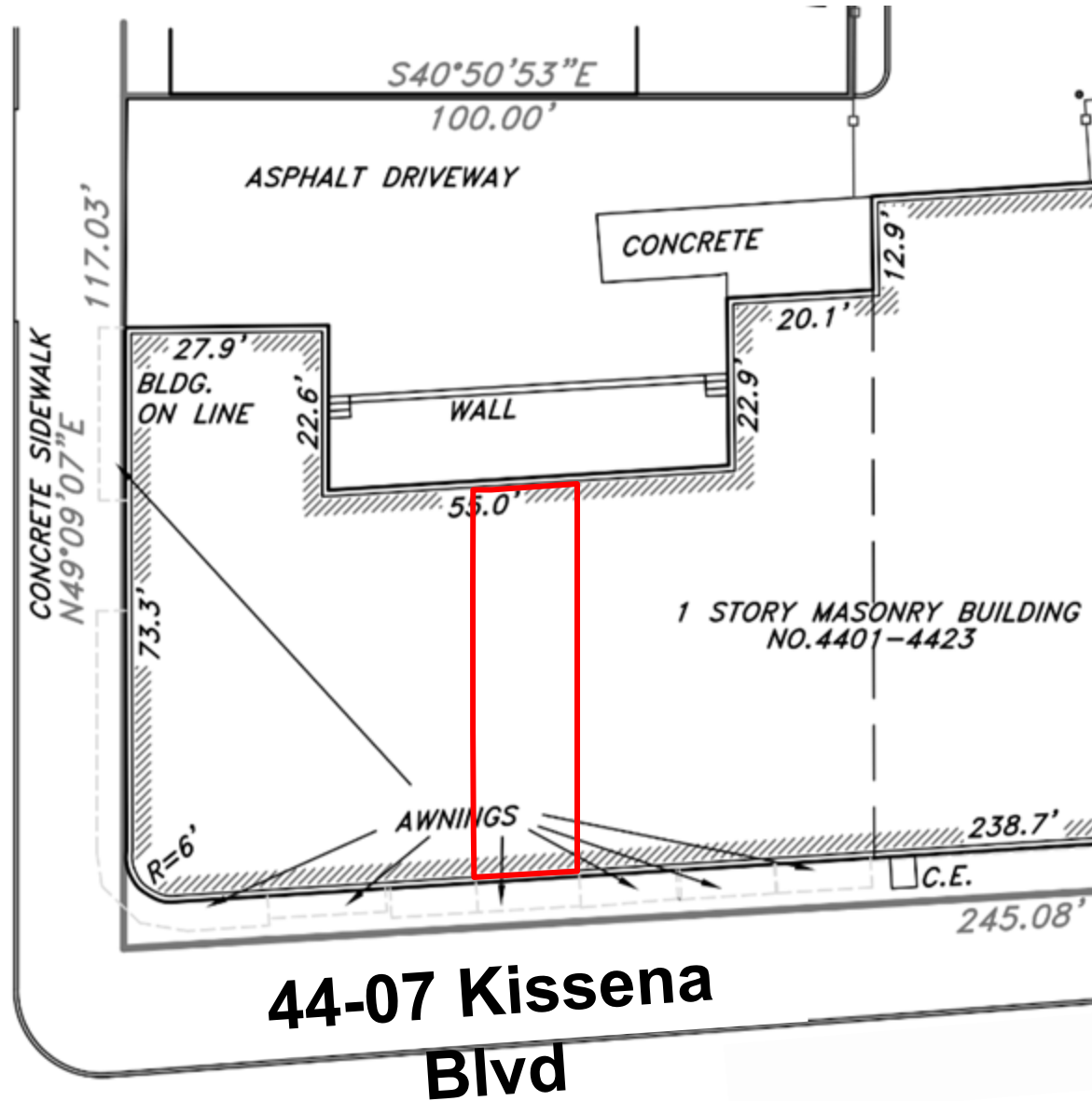
#4

Excellent Transit Access

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



SURVEY



44-07 Kissena Boulevard
FOR LEASE

NEIGHBORHOOD MAP



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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