

An architectural rendering of a modern, multi-story commercial building located at a city intersection. The building features a mix of brick and dark-framed glass windows. The corner section has three floors of glass with balconies. The ground floor is a large glass storefront. The scene includes a street with cars, pedestrians, and a colorful mural on a wall in the foreground. The sky is blue with some clouds.

PRIME LOCATION-CORNER OF QUEENS BLVD & WOODHAVEN BLVD

PRIME RETAIL & COMMUNITY FACILITY SPACE FOR LEASE

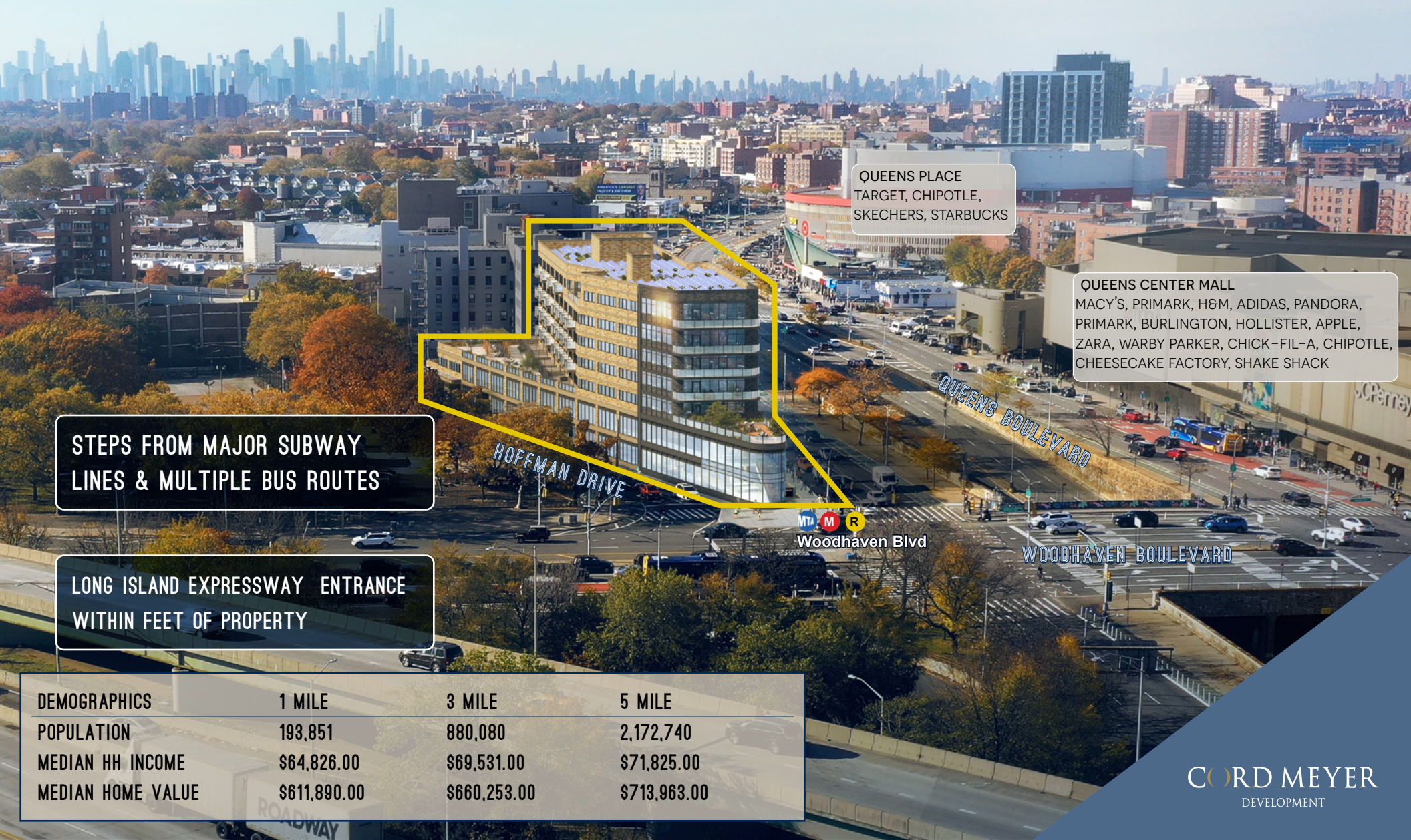
*elmhurst • queens • new york*

NEW DEVELOPMENT - UNMATCHED EXPOSURE  
OPPOSITE QUEENS CENTER MALL

**CORD MEYER**  
DEVELOPMENT



- DIRECTLY ACROSS FROM QUEENS CENTER MALL - 967,000 SF OF RETAIL
- 27 MILLION ANNUAL VISITORS TO THE MALL
- HEAVY PEDESTRIAN & VEHICLE COUNTS DAILY
- EASY ACCESS TO MANHATTAN, BROOKLYN & LONG ISLAND



QUEENS PLACE  
TARGET, CHIPOTLE,  
SKECHERS, STARBUCKS

QUEENS CENTER MALL  
MACY'S, PRIMARK, H&M, ADIDAS, PANDORA,  
PRIMARK, BURLINGTON, HOLLISTER, APPLE,  
ZARA, WARBY PARKER, CHICK-FIL-A, CHIPOTLE,  
CHEESECAKE FACTORY, SHAKE SHACK

STEPS FROM MAJOR SUBWAY  
LINES & MULTIPLE BUS ROUTES

LONG ISLAND EXPRESSWAY ENTRANCE  
WITHIN FEET OF PROPERTY

HOFFMAN DRIVE

MTA M R  
Woodhaven Blvd

WOODHAVEN BOULEVARD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	193,851	880,080	2,172,740
MEDIAN HH INCOME	\$64,826.00	\$69,531.00	\$71,825.00
MEDIAN HOME VALUE	\$611,890.00	\$660,253.00	\$713,963.00



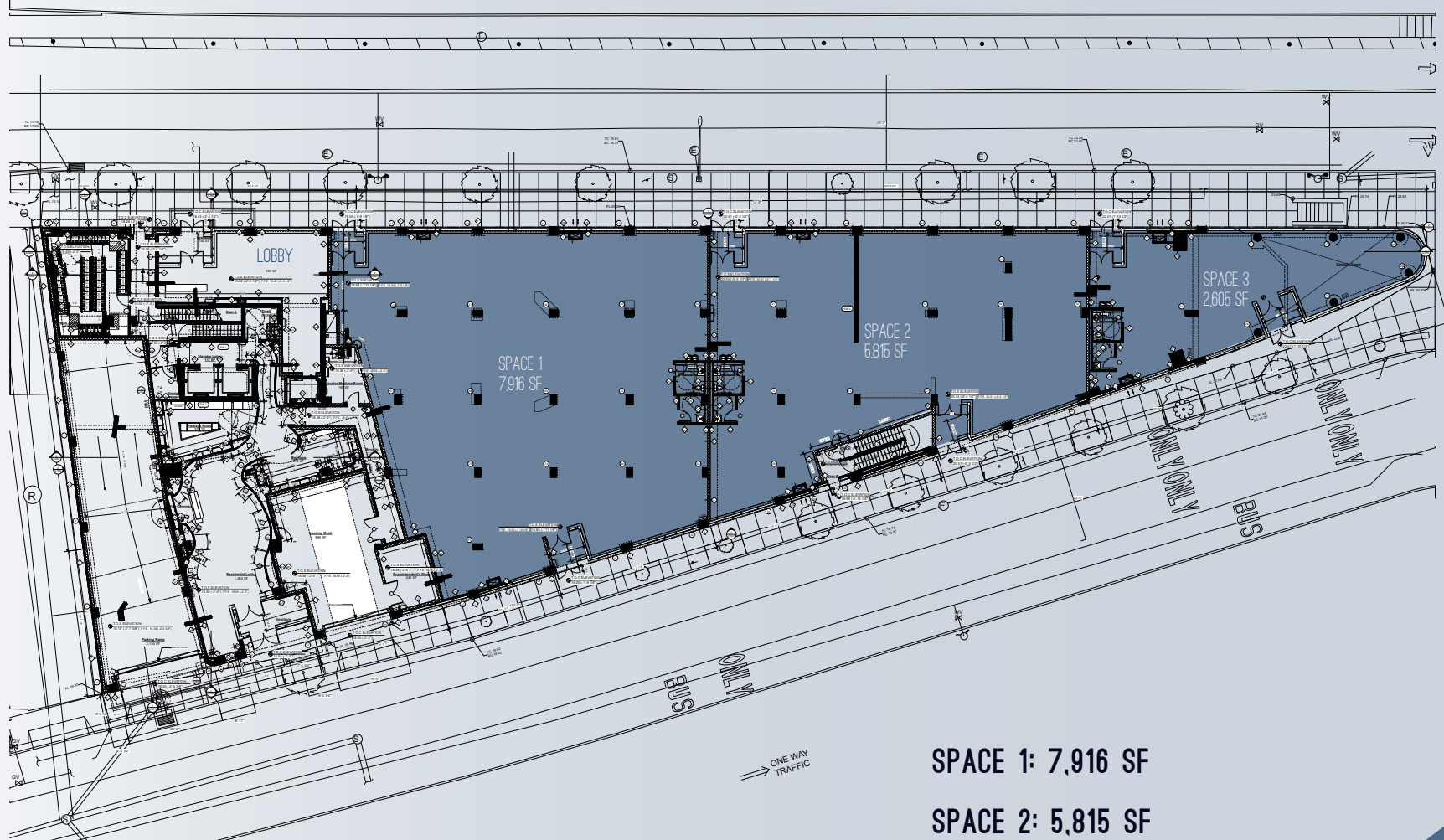
- ▶ BRAND-NEW CONSTRUCTION WITH MODERN DESIGN AND AMENITIES
- ▶ FLEXIBLE FLOOR PLANS TO SUIT YOUR BUSINESS NEEDS
- ▶ HIGH-TRAFFIC LOCATION WITH EXCELLENT VISIBILITY AND ACCESSIBILITY
- ▶ IDEAL FOR RESTAURANT, RETAIL, MEDICAL, EDUCATIONAL, CULTURAL, OR PROFESSIONAL USE



# GROUND FLOOR - RETAIL

QUEENS BLVD

(240' WIDE PUBLIC RIGHT OF WAY)  
← TWO WAY TRAFFIC  
(ASPHALT ROADWAY)

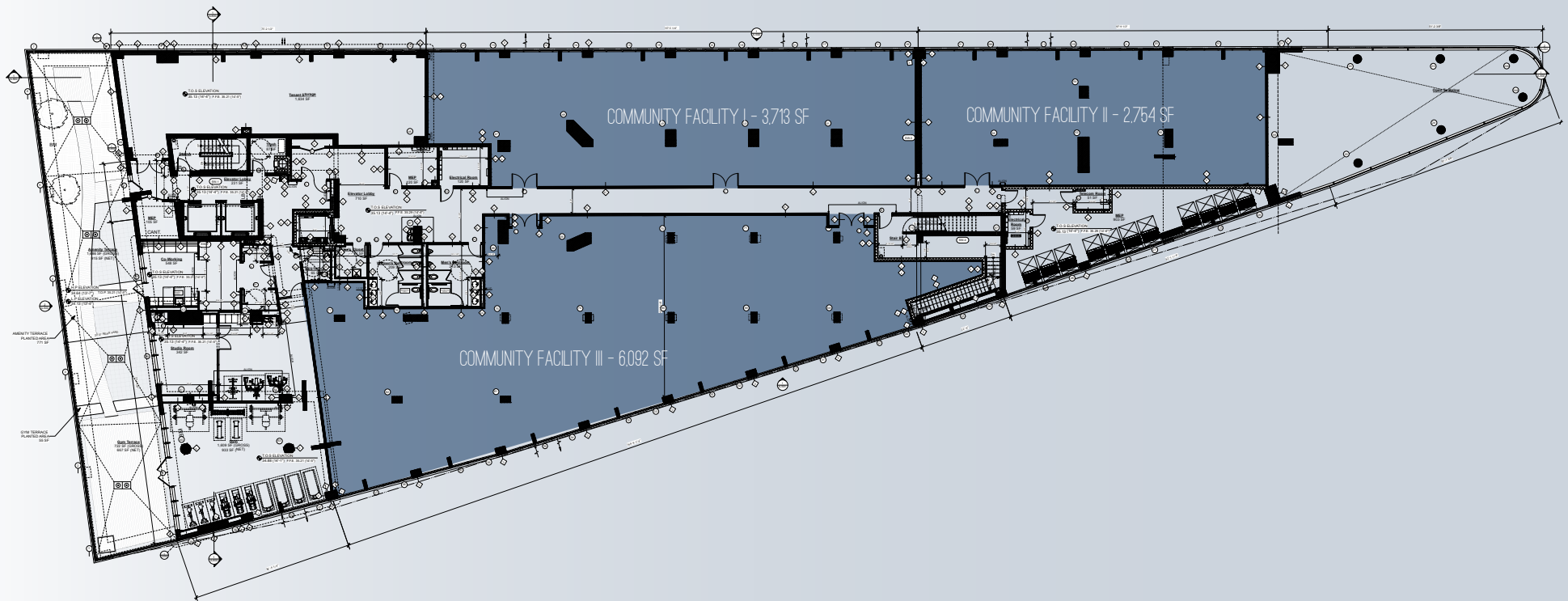


SPACE 1: 7,916 SF

SPACE 2: 5,815 SF

SPACE 3: 2,605 SF

# SECOND FLOOR - COMMUNITY FACILITY / OFFICE



COMMUNITY FACILITY 1: 3,713 SF

COMMUNITY FACILITY 2: 6,092 SF

COMMUNITY FACILITY 3: 2,754 SF



DON'T MISS YOUR OPPORTUNITY TO ESTABLISH YOUR PRESCENCE  
IN ONE OF THE AREA'S MOST ANTICIPATED NEW DEVELOPMENTS.



90-32 QUEENS BOULEVARD  
ELMHURST, QUEENS, NY

CONTACT US TODAY TO DISCUSS LEASING OPPORTUNITIES AND  
SECURE YOUR SPACE BEFORE CONSTRUCTION BEGINS!



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**CORD MEYER**  
DEVELOPMENT