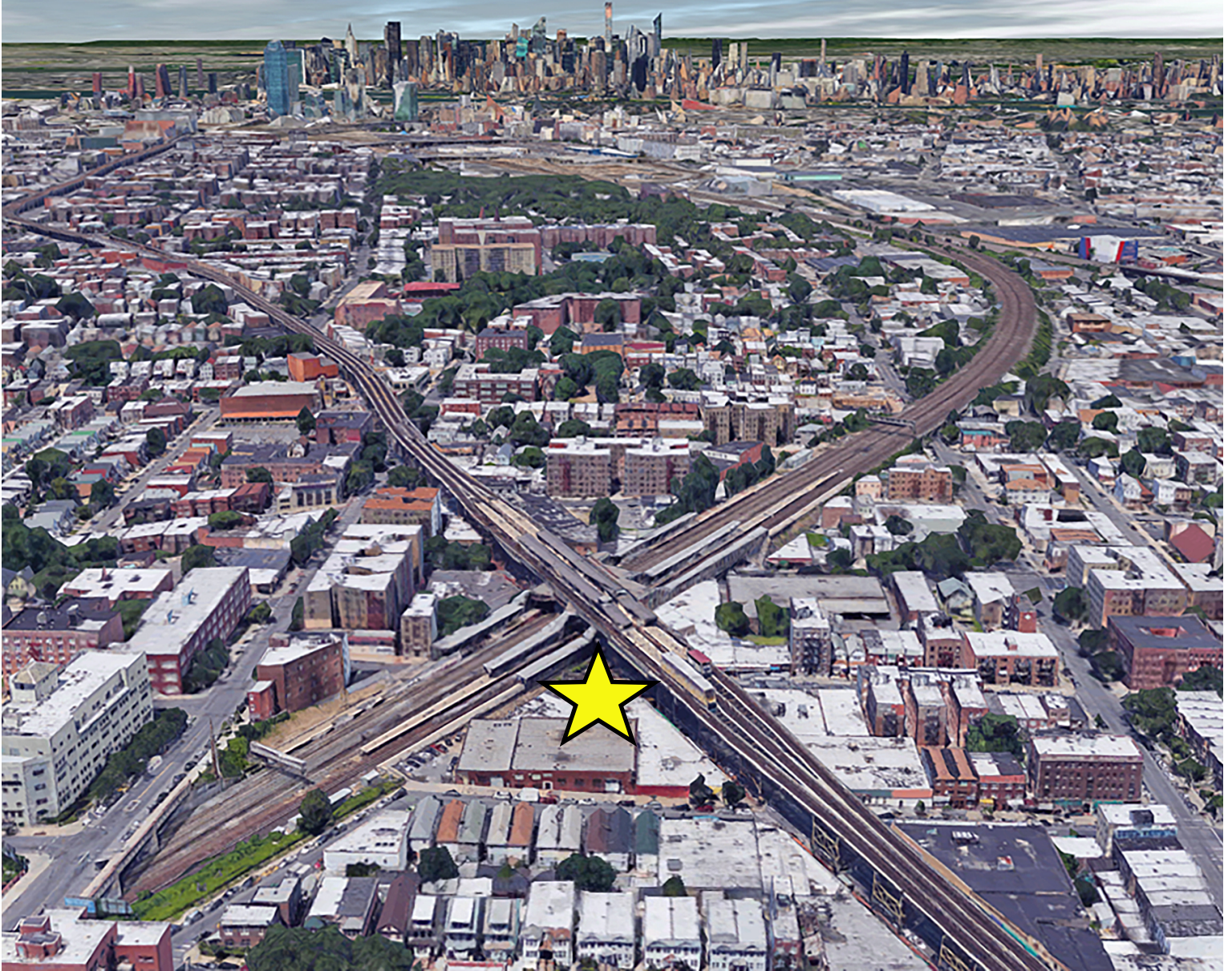


# A+ TRANSIT HUB RETAIL FOR LEASE

## FOOT TRAFFIC, VEHICLE TRAFFIC, AND MASS TRANSIT



**PRIME TRANSIT ANCHORED RETAIL | 7 TRAIN & LIRR**

**1,000 SF to 12,000 SF AVAILABLE**





## Contact Us

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Office Division*

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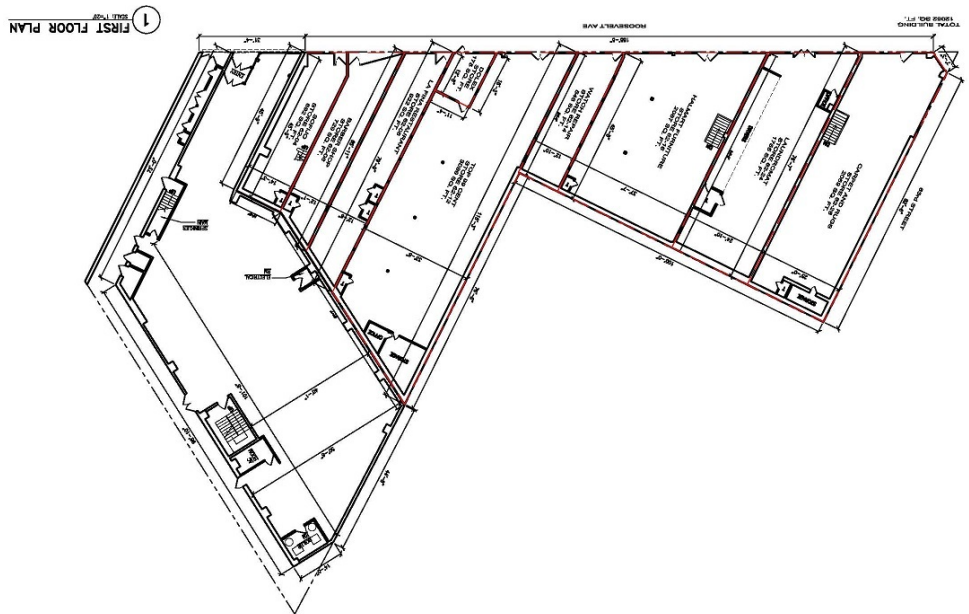
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## Central Location | One of a Kind Transit Hub

EJ Stevens Group is pleased to present a one of a kind opportunity to lease prime retail and space of up to 12,000 square feet at an irreplaceable location at the crossroads of the 7 Train and Long Island Railroad in Woodside, Queens,. Transportation locations do not come better than this. The site abuts the Woodside LIRR which delivers riders to Penn Station in one stop (15 Minutes), as well as Long Island via the highly sought after Port Washington branch. The building also abuts the steps to the 7 Train delivering riders to Grand Central Station in 15 minutes as well as servicing the highly trafficked Roosevelt Avenue commercial corridor. Both the LIRR and the 7 train also deliver riders directly to the Main Street Flushing CBD, as well as Citi Field and Arthur Ashe Stadium. There is no location in Queens like this and is an irreplaceable opportunity for the right users servicing residents and commuters from Manhattan, Queens, and Long Island.

# THE PROPERTY SUMMARY



**35,000 Square Feet of Retail | 160,000 square feet of Office**

## Planned Improvements

**Total Building :** 1,000 square feet up to 12,000 square feet

**Stories:** 1 Story

**Retail Spaces :** 1,000 to 12,000 square feet

**Industrial Spaces 1:** 5,000 square feet

**Industrial Spaces 2:** 12,000 square feet

**Parking :** Street

**Zoning:** R6 / C1-4

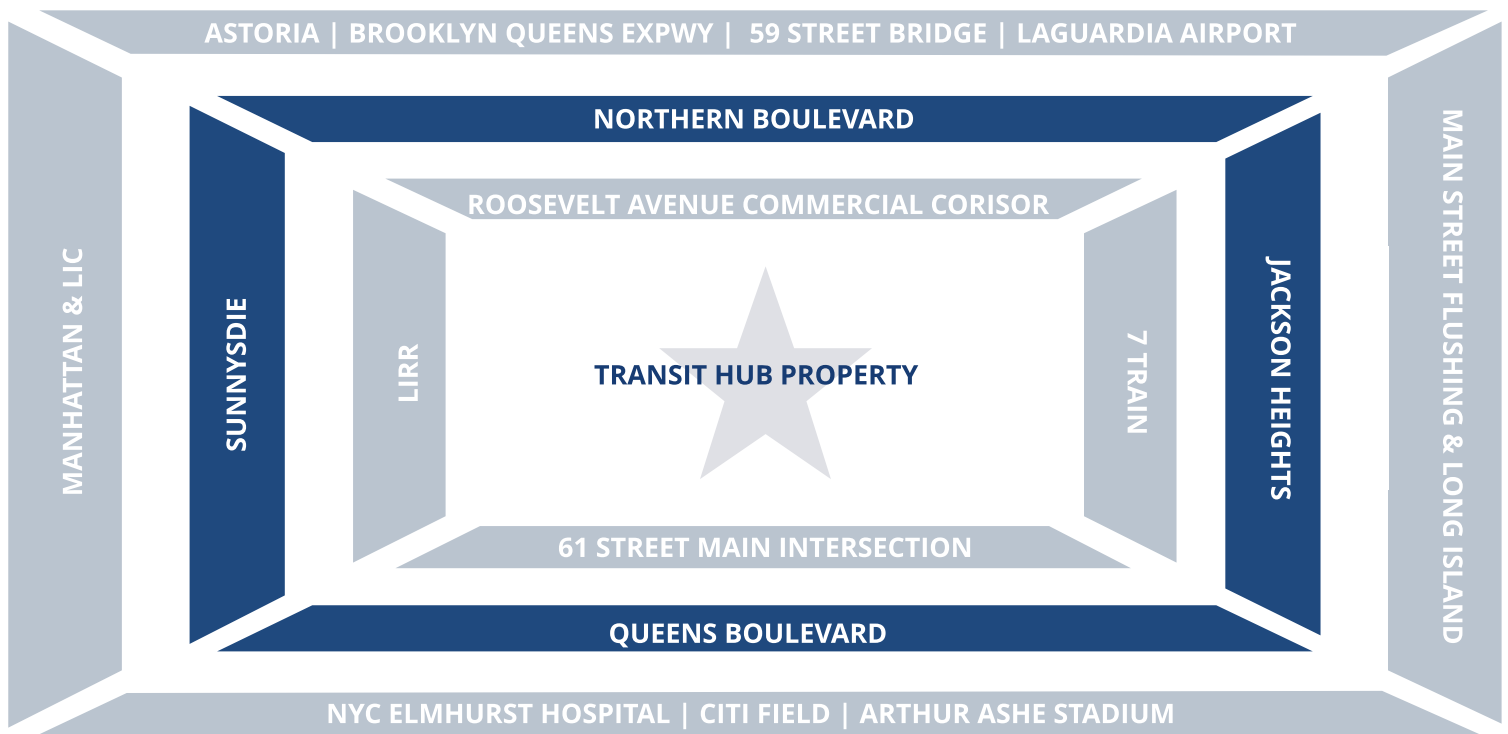
**Retail Building Address:** 62-02 Roosevelt Avenue , to 62-24 Roosevelt Avenue

**Industrial Building Address:** 39-56 63 Street, 39-50 63 Street

**Stage:** Leasing ready for occupancy

**Rent:** Call for Asking Rents

# THE TRADE AREA & LOCATION



## TRADE AREA & LOCATION HIGHLIGHTS

- Over 10,000,000 Annual Ridership (LIRR & 7 Train)
- Bus routes include Q49, Q32, Q33, Q47 Q53 Q29.
- Situated on the Q70 Laguardia Airport link route
- Roosevelt Ave is a busy commercial corridor
- Surrounding hospital concentration
- Woodside connects Main Street, Flushing to Manhattan
- Dense residential demographic
- Middle & Working Class demographic
- 2 BR rental range : \$2,300 to \$2,800
- Average household Income of \$61,544
- Preferred means of travel: Subway/Bus/Car
- Safe, rich with culture, transit oriented hub
- Transit oriented servicing Manhattan, Queens, Long Island





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