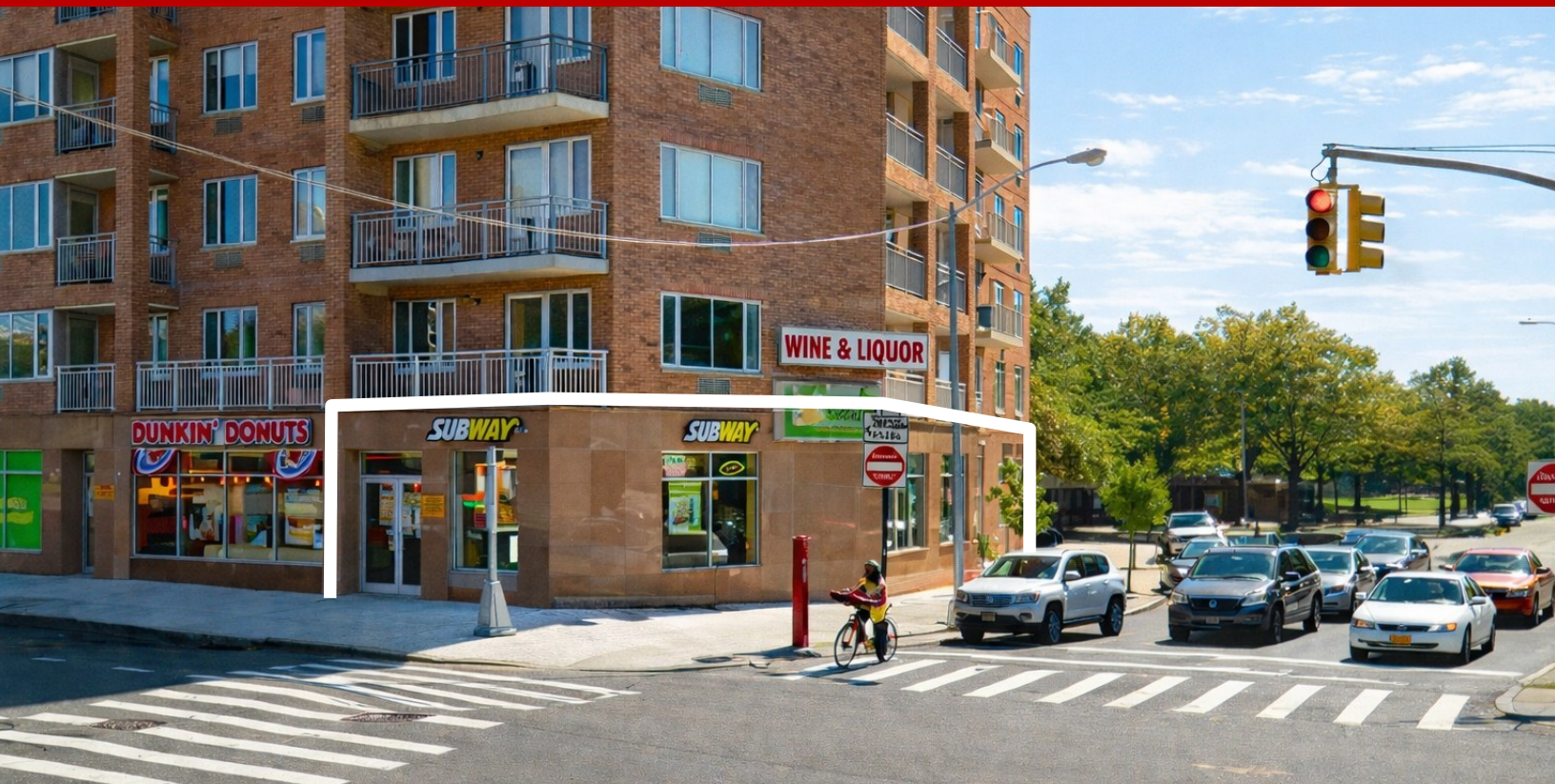


FOR LEASE

Former Restaurant Space Available

63-02 Queens Boulevard

Woodside • Queens • New York • 11377



LOCATION	SE corner of 64th Street & Queens Boulevard
SIZE	1,100± SF
STATUS	Former Subway
FRONTAGE	±75' Wraparound Frontage
PARKING	Onsite Parking Garage
TERM	Negotiable
POSSESSION	Arranged
RENT	Upon Request

SPACE HIGHLIGHTS

- Fully Built QSR Space (Former Starbucks) located at the base of an 82-unit Condominium
- Onsite Parking Garage for Shoppers
- Upgraded and Existing Plumbing & Electrical Connections
- Dedicated HVAC System
- Two (2) Walk-In Refrigerators & Existing Sinks
- Neighbors include Deals, Dominos Pizza, Dunkin' Donuts, KFC, Flagstar Bank, Key Food, 7-Eleven, Rogosin Queens Dialysis, Sky Afterschool and more

Contact Exclusive Agents

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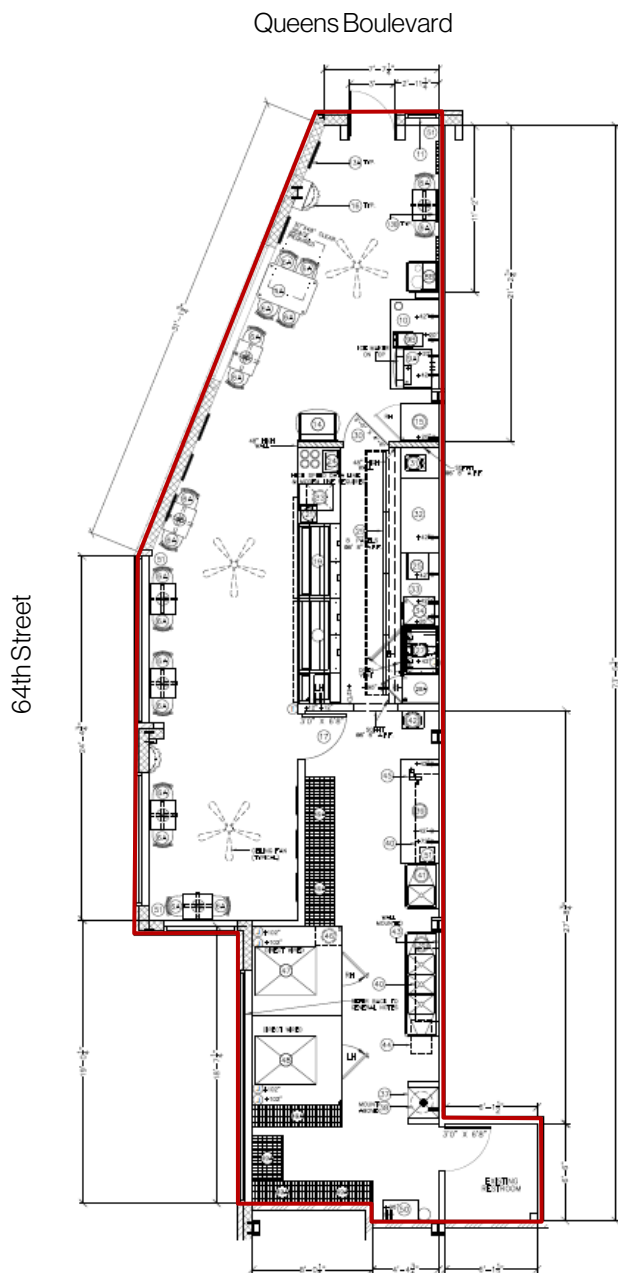
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Floor Plan



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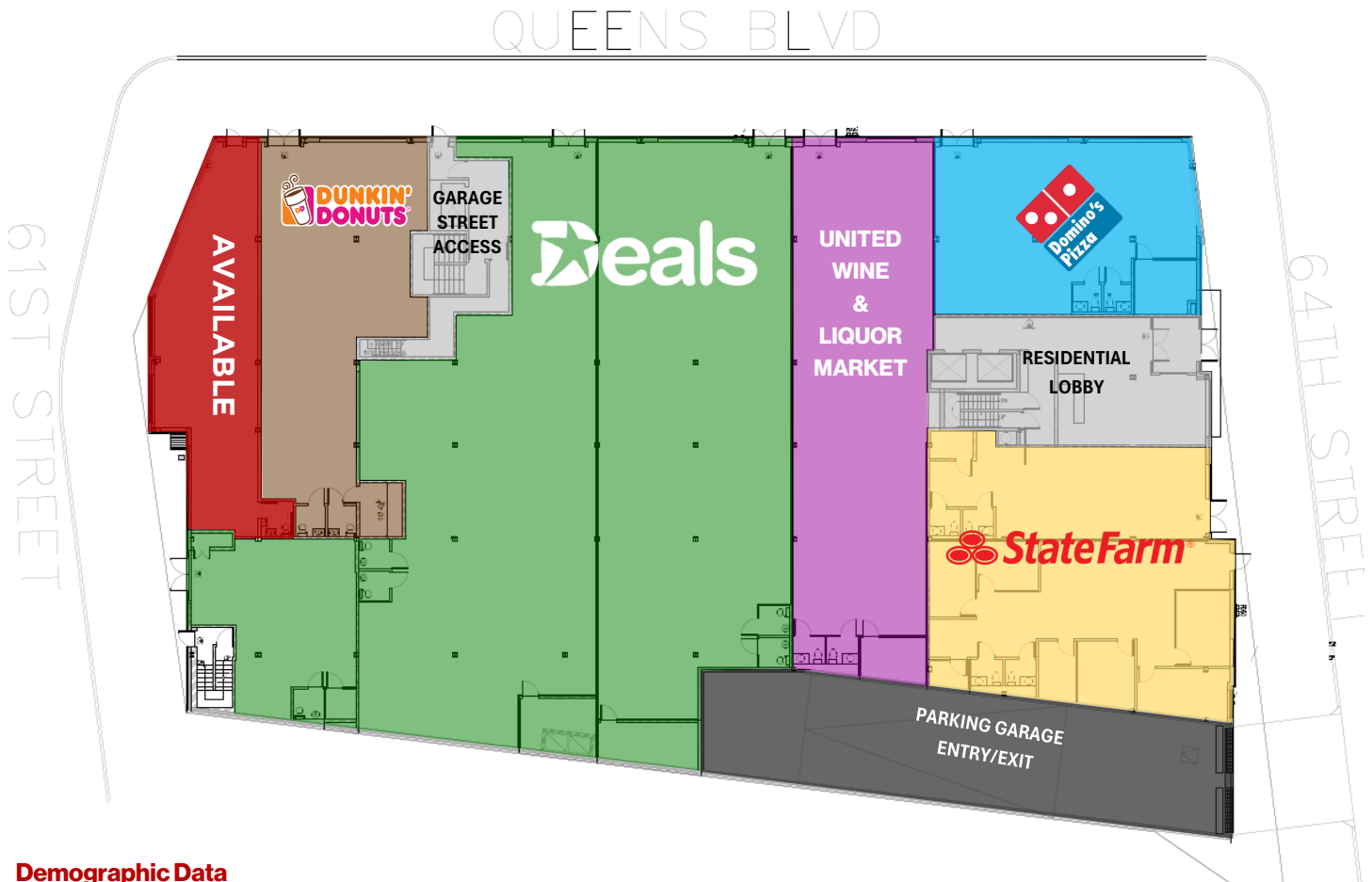
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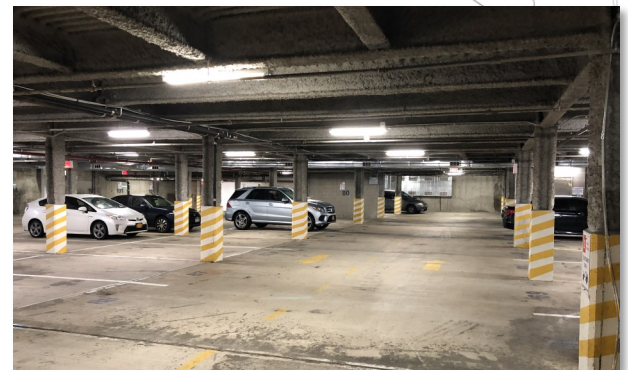


Leasing Plan



Demographic Data

	1/2 Mile	1 Mile	1.5 Miles
Population	36,831	140,351	308,742
Households	12,690	50,178	112,105
Average HH Income	\$82,313	\$86,736	\$87,341
Median HH Income	\$71,551	\$76,607	\$77,869
Per Capita	\$23,619	\$23,923	\$24,499
Median Age	36.9	37.2	37.4
Employees	10,285	29,787	69,295



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Location Map



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