

# 69-47

## AUSTIN STREET FOREST HILLS, QUEENS

Corner of Austin Street & 70<sup>th</sup> Avenue

RETAIL FOR LEASE

### APPROXIMATE SIZE

Lower Level: 5,500 SF  
Ground Floor: 5,500 SF  
Second Floor: 5,500 SF  
Third Floor: 5,500 SF  
Fourth Floor: 5,500 SF  
Total: 27,500 SF

### ASKING RENT

\$45 PSF

### POSSESSION

Immediate

### TERM

15 Years

### FRONTAGE

145 FT Wraparound

### COMMENTS

- Former "New York Sports Club"
- Full building opportunity featuring immaculate wraparound frontage
- Existing infrastructure in place; locker rooms, sauna, ADA-compliant restrooms, electrical, and reception area
- Elevator accesses throughout
- Strong national co-tenancy includes Target, Gap, Starbucks, Trader Joe's, TGIF, and NYU Langone
- Rare opportunity to secure a proven corner in Forest Hills' most active corridors
- Seeking a single-tenant operator

### NEIGHBORS

Target • Starbucks • GAP • NYU Langone Radiology • Planet Fitness • MoCA Asian Bistro • Paris Baguette • Mojo • Ann Taylor • Stretchlab • Key Food Supermarkets • J.Crew

### TRANSPORTATION

F M R E

### JAMES FAMULARO

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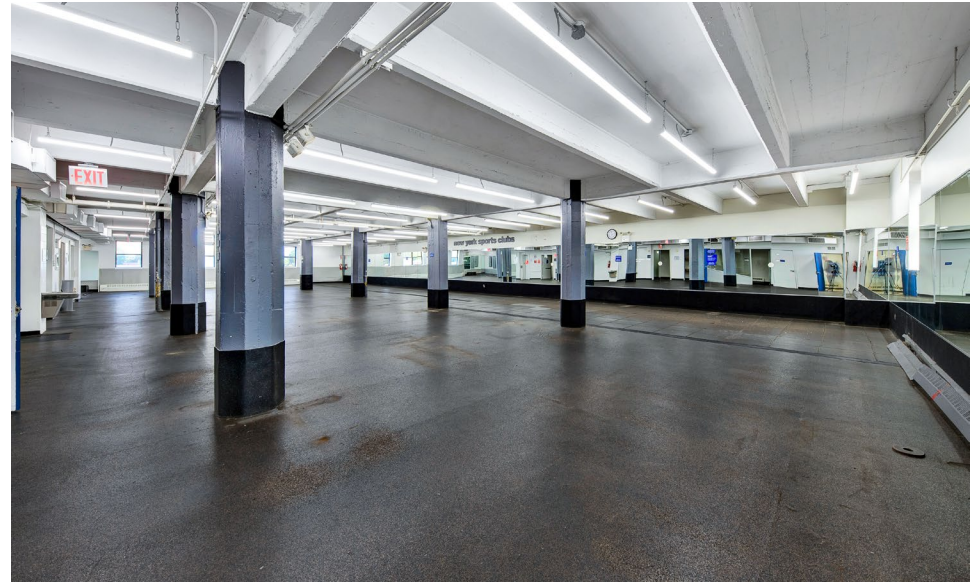
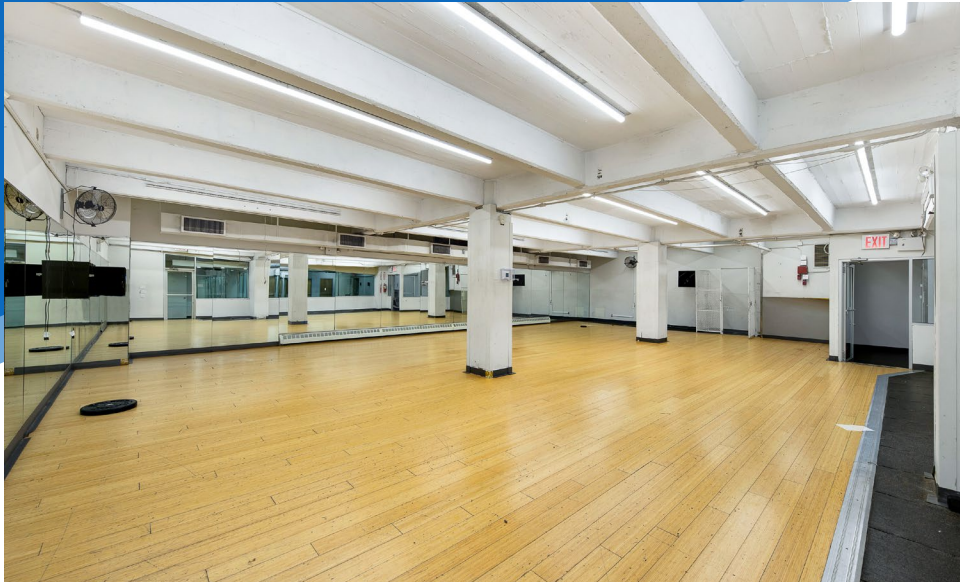
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INTERIOR

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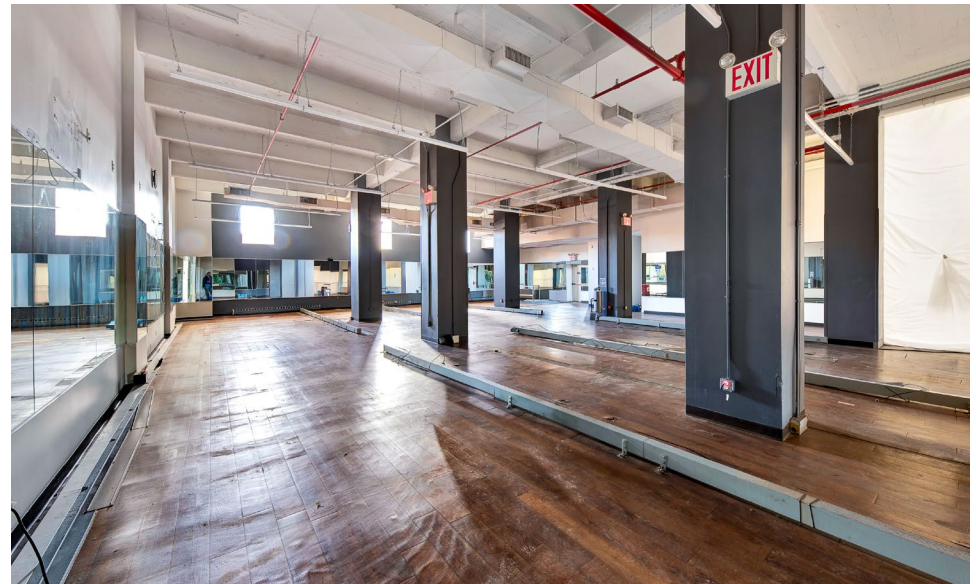
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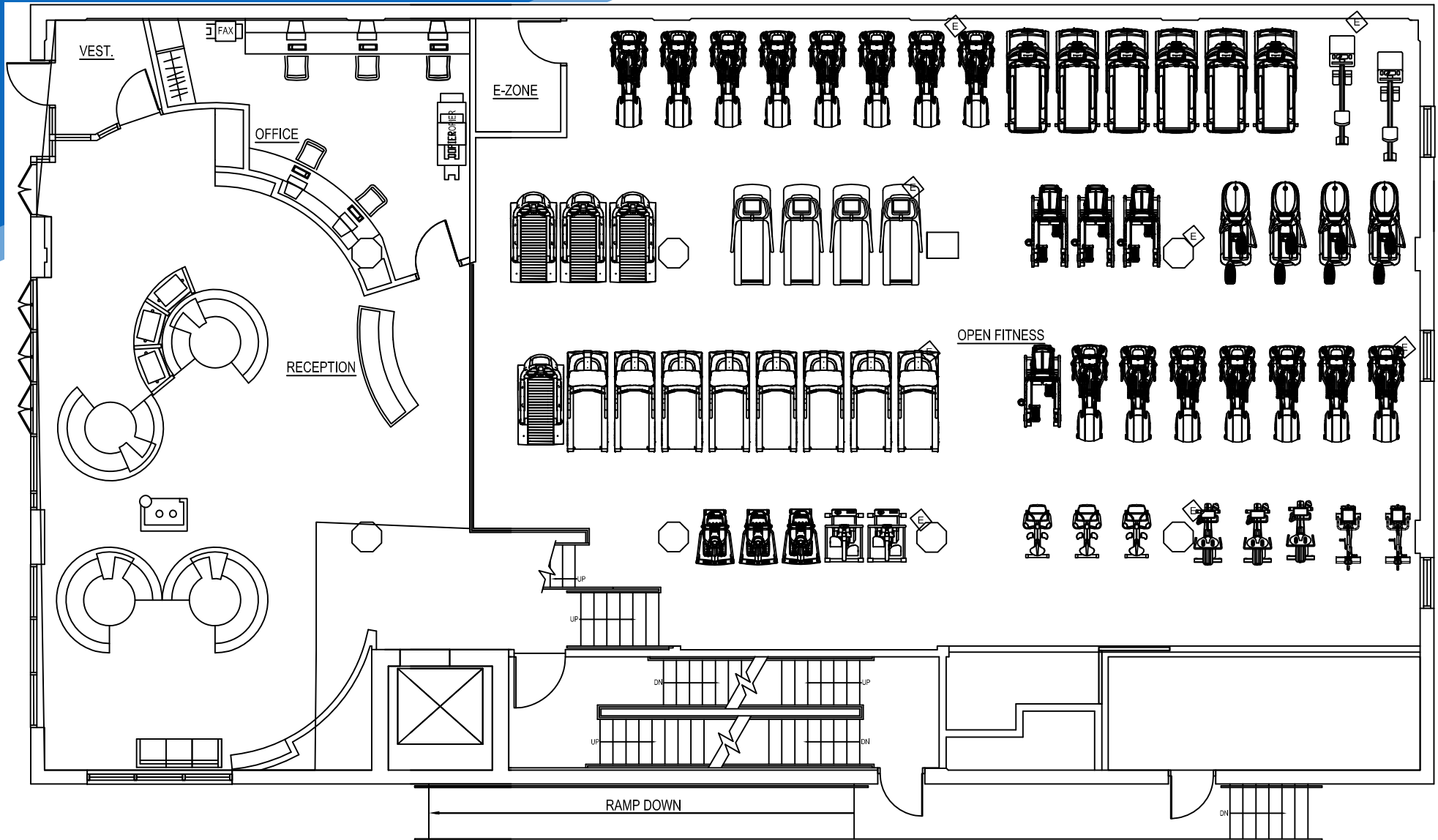
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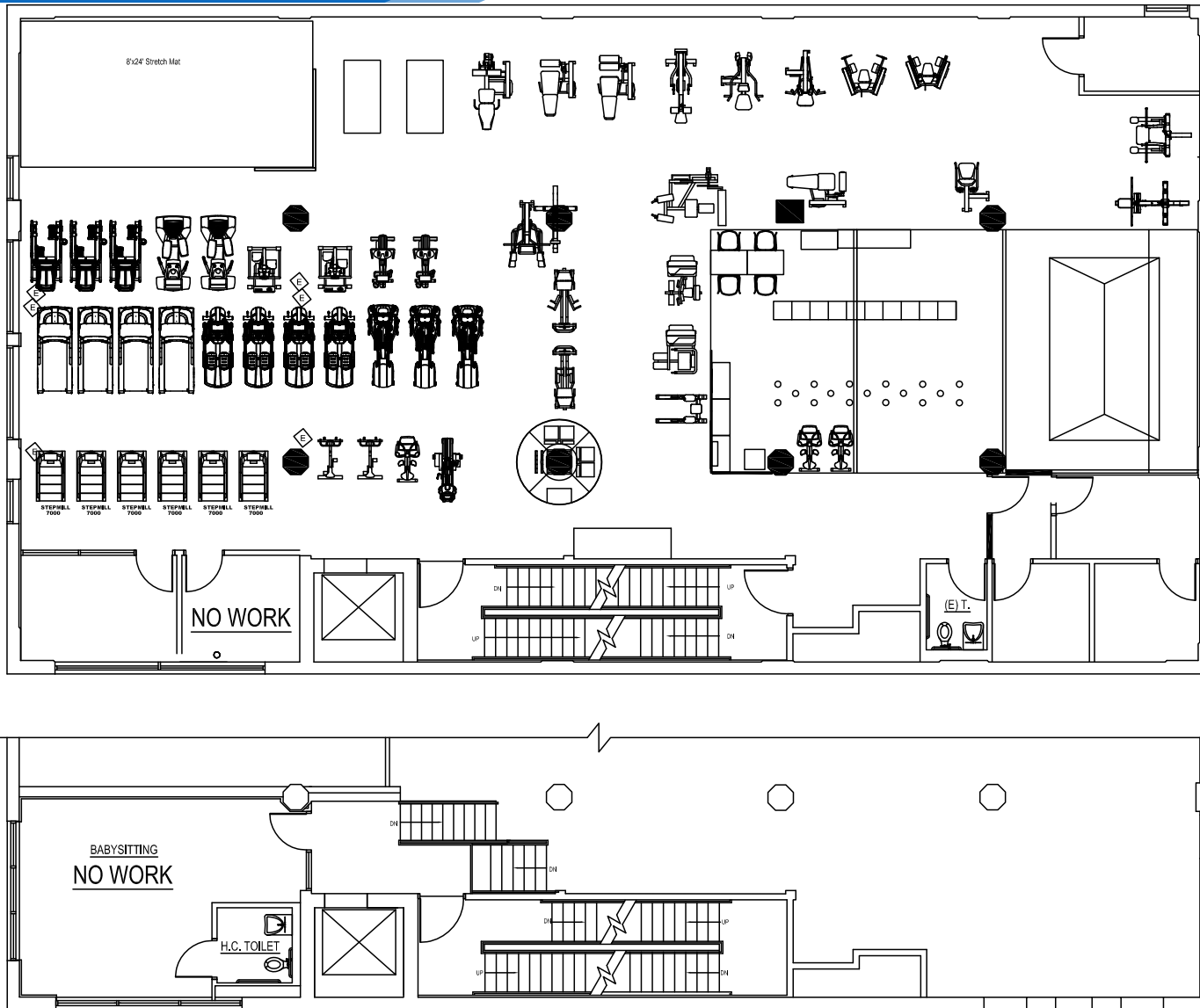
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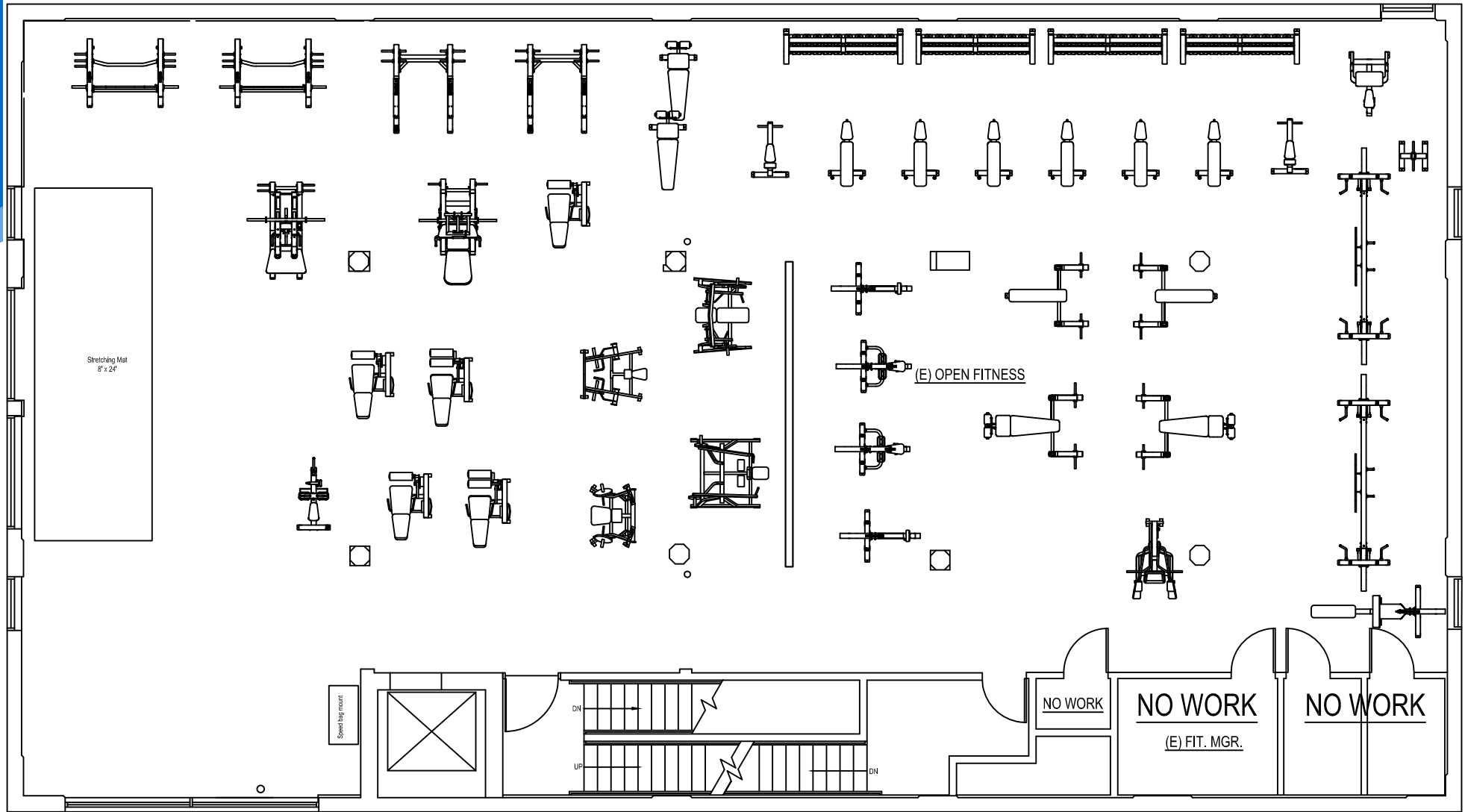
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FLOOR PLAN | THIRD FLOOR



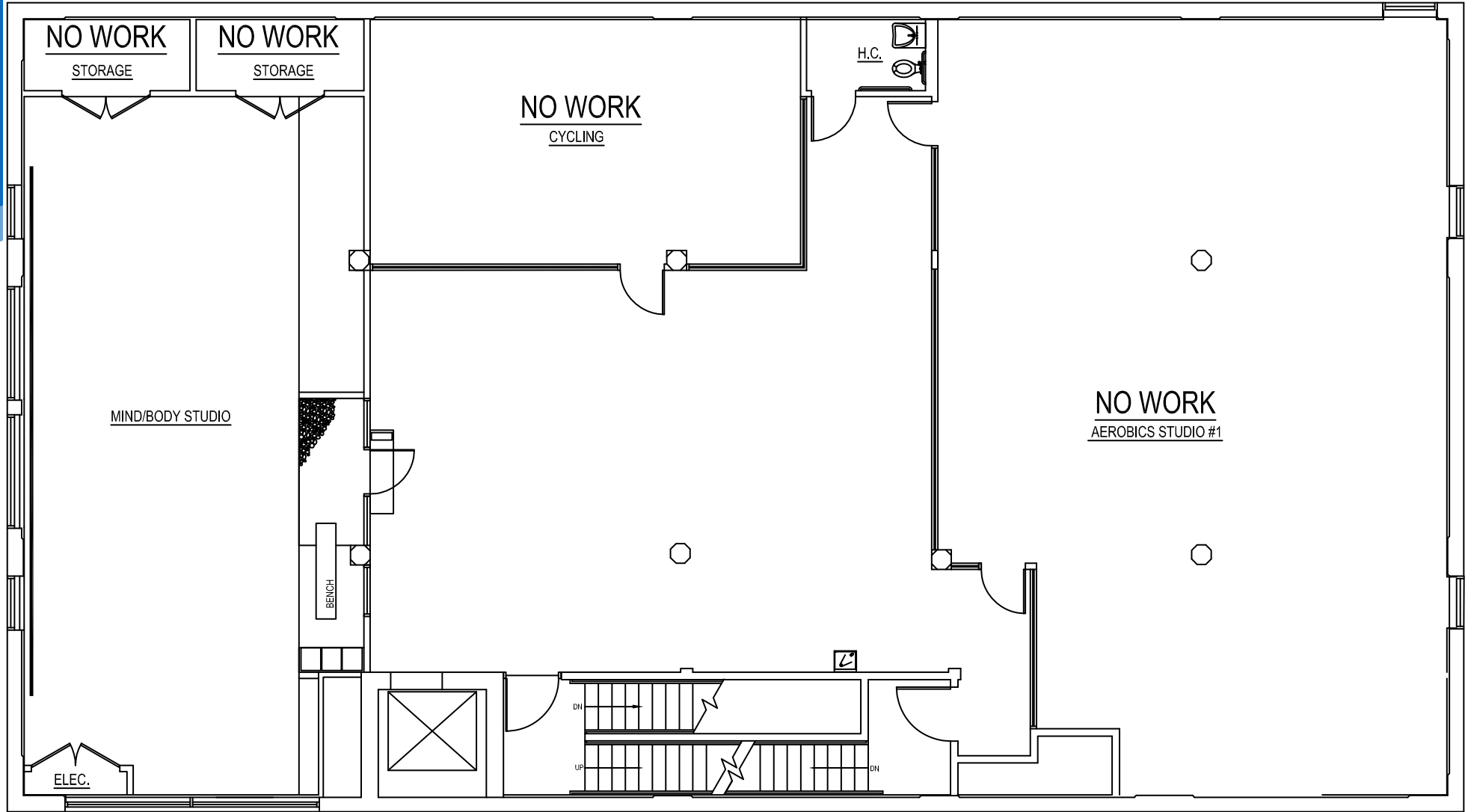
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FLOOR PLAN | FOURTH FLOOR

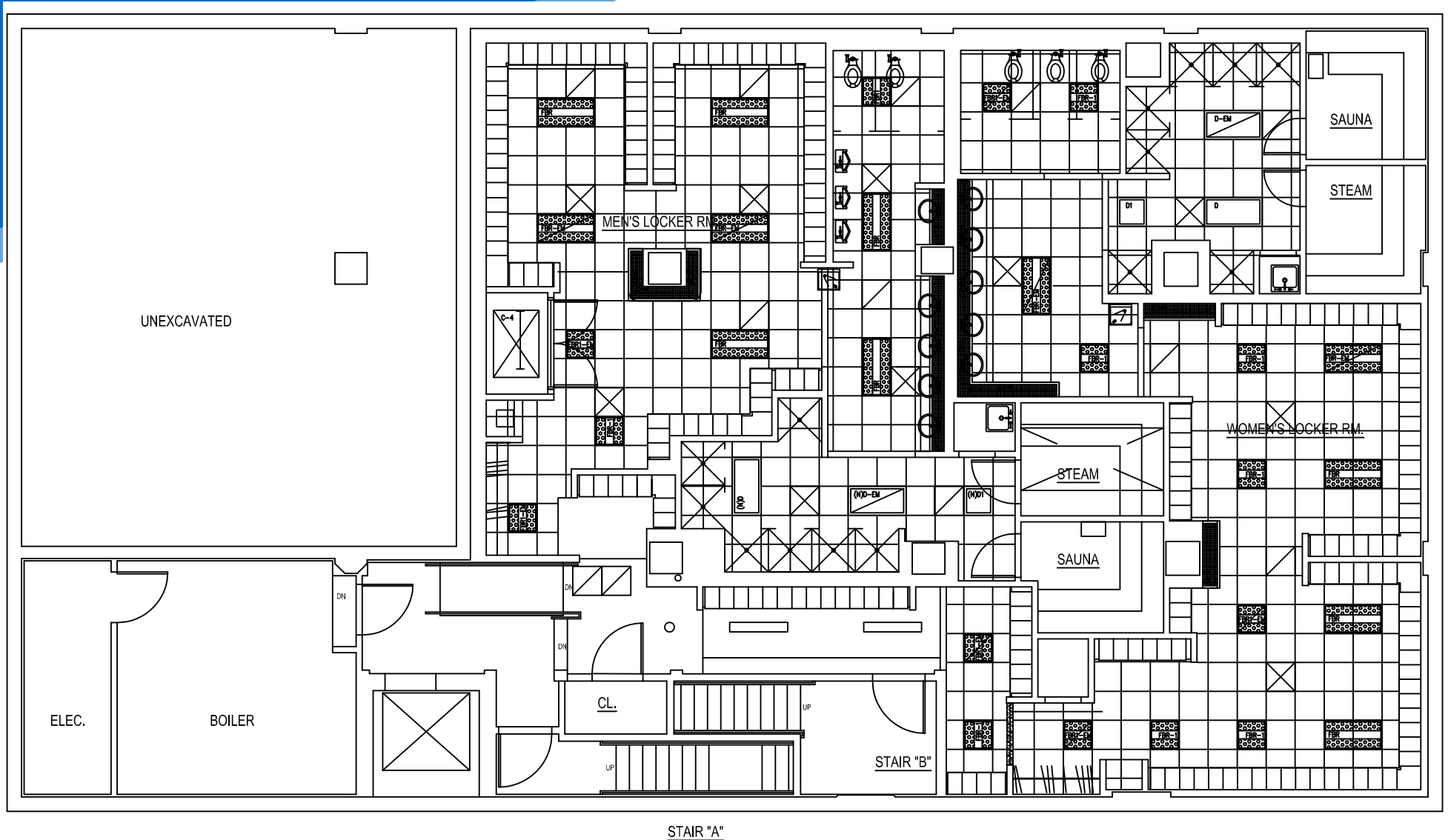


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