



**37-67 82<sup>ND</sup> STREET, JACKSON HEIGHTS, NY**  
**PRIME FLAGSHIP CORNER OF ROOSEVELT AVENUE**  
**AT THE TRAFFIC LIGHT**

**Size:** Up to 6,000 3,255 SF left ground floor, plus lower level

**Frontage:** 100 feet on 82<sup>nd</sup> Street 60' on Roosevelt Ave

**Asking Rent:** Upon request

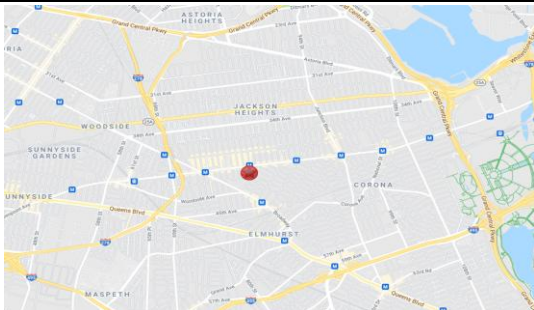
**Available:** Q4 2024 FIRST TIME IN 40 YEARS

**Comments:** **NEW CONSTRUCTION - NEW STOREFRONTS**

**SUBWAY  
ENTRANCE AT  
YOUR DOOR**

- Strong demographics with heavy foot traffic
- Located on the primary shopping corridor for Jackson Heights and Elmhurst
- At the 7 Subway entrance with over 5,000,000 annual riders, short walk to M, & R subway, and Q29, Q32, Q33, Q47, & Q53 bus stops.
- Area retailers include Carter's, Foot Locker, Fabco, Duane Reade, Banana Republic, The Gap, Old Navy, Skechers, Pandora, Cohens, Target, T-Mobile, Verizon, AT&T, GNC, Vitamin Shoppe, Game Stop, Lens Lab, Spectrum, Shake Shack, Paris Baguette, Starbucks, Chick fil A, Chipotle, Taco Bell, Smashburger, McDonald's, Chase Bank, Banco De Ponce, Bank of America, Capital One, and more

**TRADE AREA INFORMATION: JACKSON HEIGHTS, NY**



**DEMOGRAPHICS: 2021 Data Estimates**

	<u>1/2 mile</u>	<u>1 mile</u>	<u>1 1/2 mile</u>
Population	82,437	229,441	398,032
Households	29,951	75,466	130,531
Average HH Income	\$75,273	\$72,568	\$73,489

Please Call Exclusive Broker:

**Robert Elbaz**

Salesperson

**(917) 359-2782**

**relbaz@s-z.com**

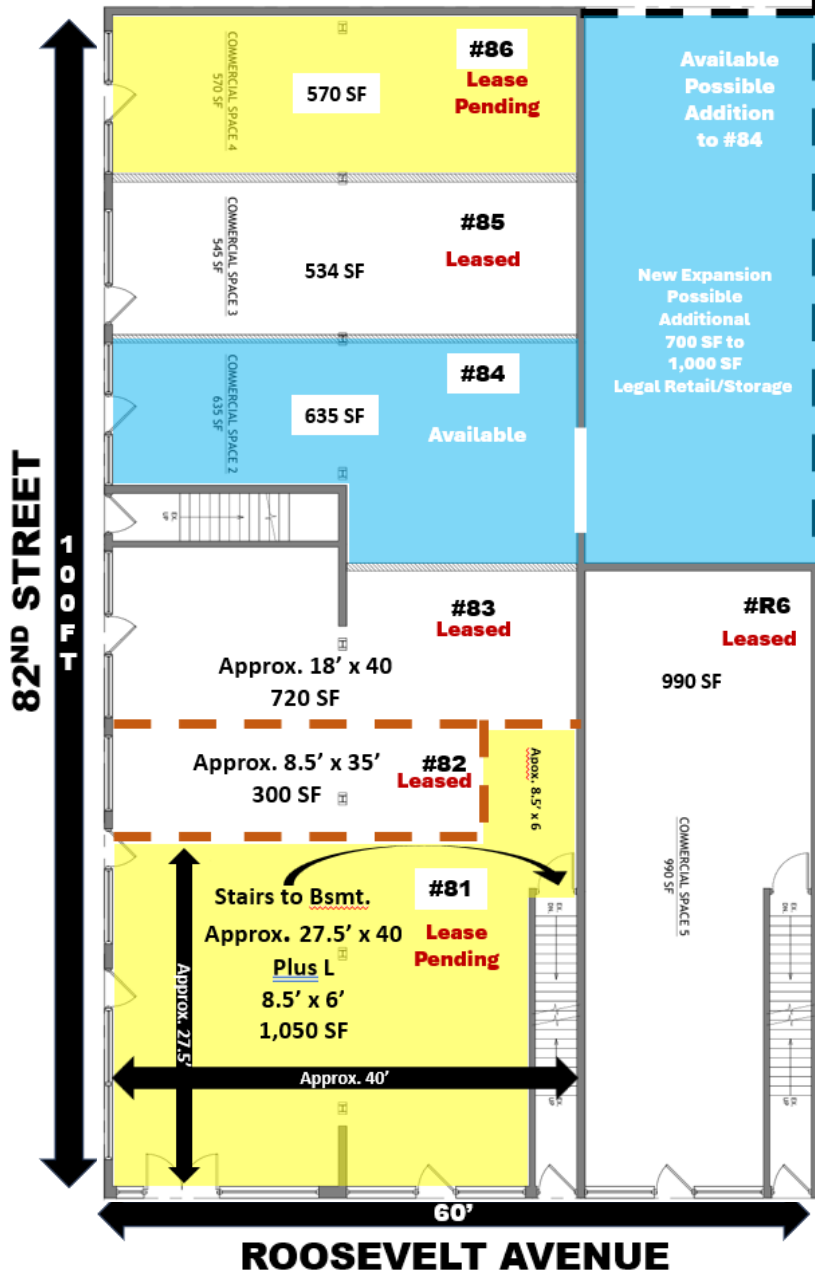
**Sholom & Zuckerbrot Realty LLC**  
 Established 1962

3333 New Hyde Park Rd, Suite 307, New Hyde Park, NY 11042(718) 392-5959

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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**DIVISIONS AVAILABLE**



FOR ILLUSTRATIONS PURPOSES ONLY. DIFFERENT CONFIGURATIONS MAY BE ACHIEVED

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# **PHOTO'S 82'ND STREET**



## **ROOSEVELT AVE**



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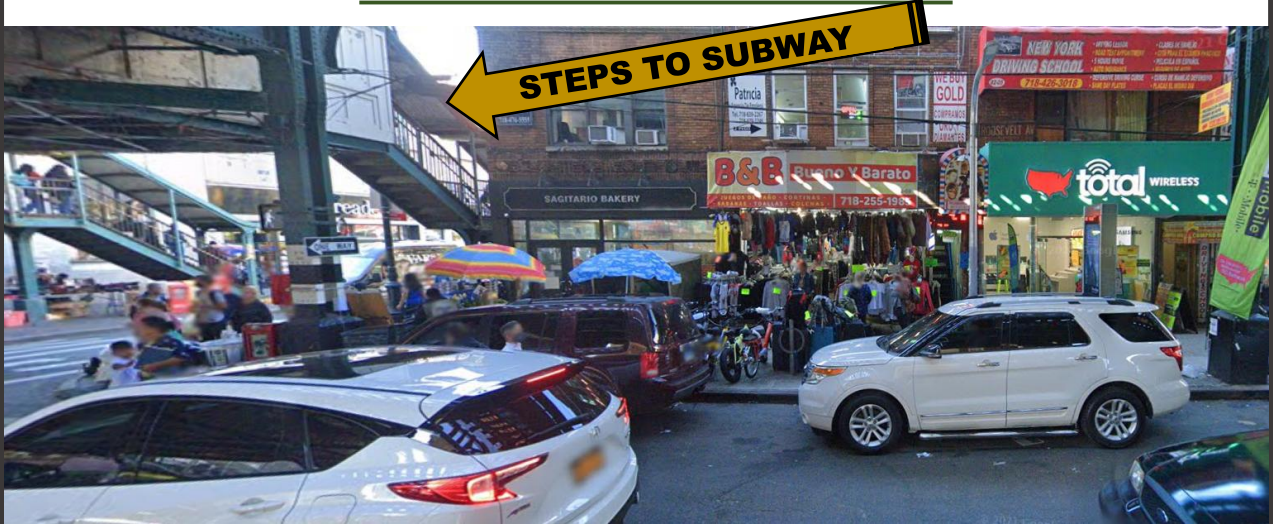
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# **PHOTO'S ROOSEVELT AVE**



## **82'ND STREET**



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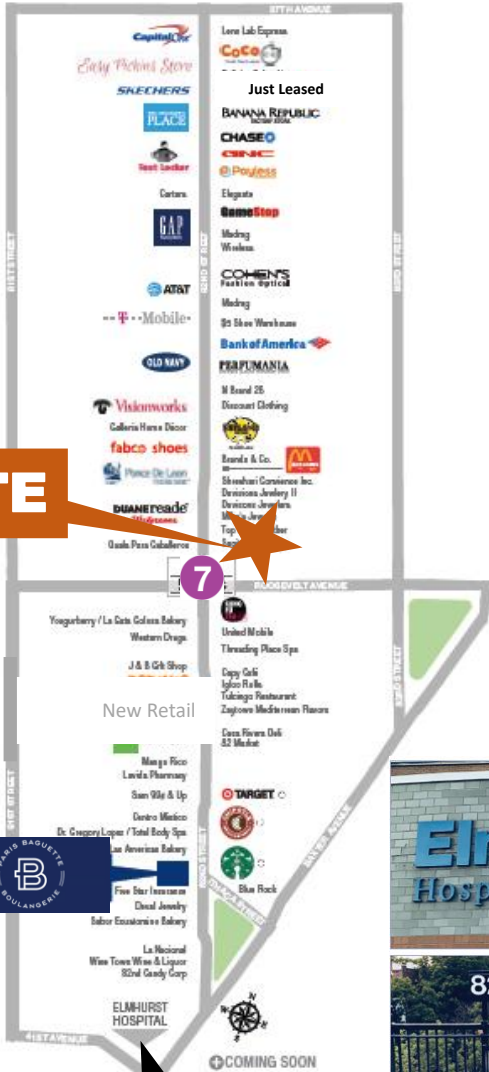
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