

EXECUTIVE SUMMARY

Colliers International has been exclusively retained to facilitate the lease of 218-03/09 Hempstead Avenue, two newly developed commercial buildings totaling 18,000 SF in Queens Village, NY. The properties offer flexible divisions of 2,250 SF, 4,500 SF, or 9,000 SF per building, with the potential for private roof space. Both buildings benefit from shared on-site parking and are well-suited for a variety of uses, including daycare and retail. Zoned R3-2/C2-3 and located on a prominent corner with excellent frontage, the site offers exceptional visibility and accessibility for tenants seeking a high-traffic Queens Village location.

Situated in the vibrant Queens Village neighborhood of Queens, New York, 218-03/09 Hempstead Avenue provides businesses with a prime location and excellent transportation connectivity. The properties are within walking distance of multiple bus lines, including the Q27, Q88, and Q110, which serve the immediate area. Nearby access to the Cross Island Parkway and Grand Central Parkway ensures seamless regional travel.

Surrounded by a mix of national and local retailers, dining options, and community amenities, these buildings offer an outstanding opportunity for tenants seeking a strategic foothold in one of Queens' most active commercial corridors.



PROPERTY PROPOSED BUILDING



TOTAL BUILDING: 18,000 SF (Divisible into 2,250 / 4,500 / 9,000 Square Foot Spaces)

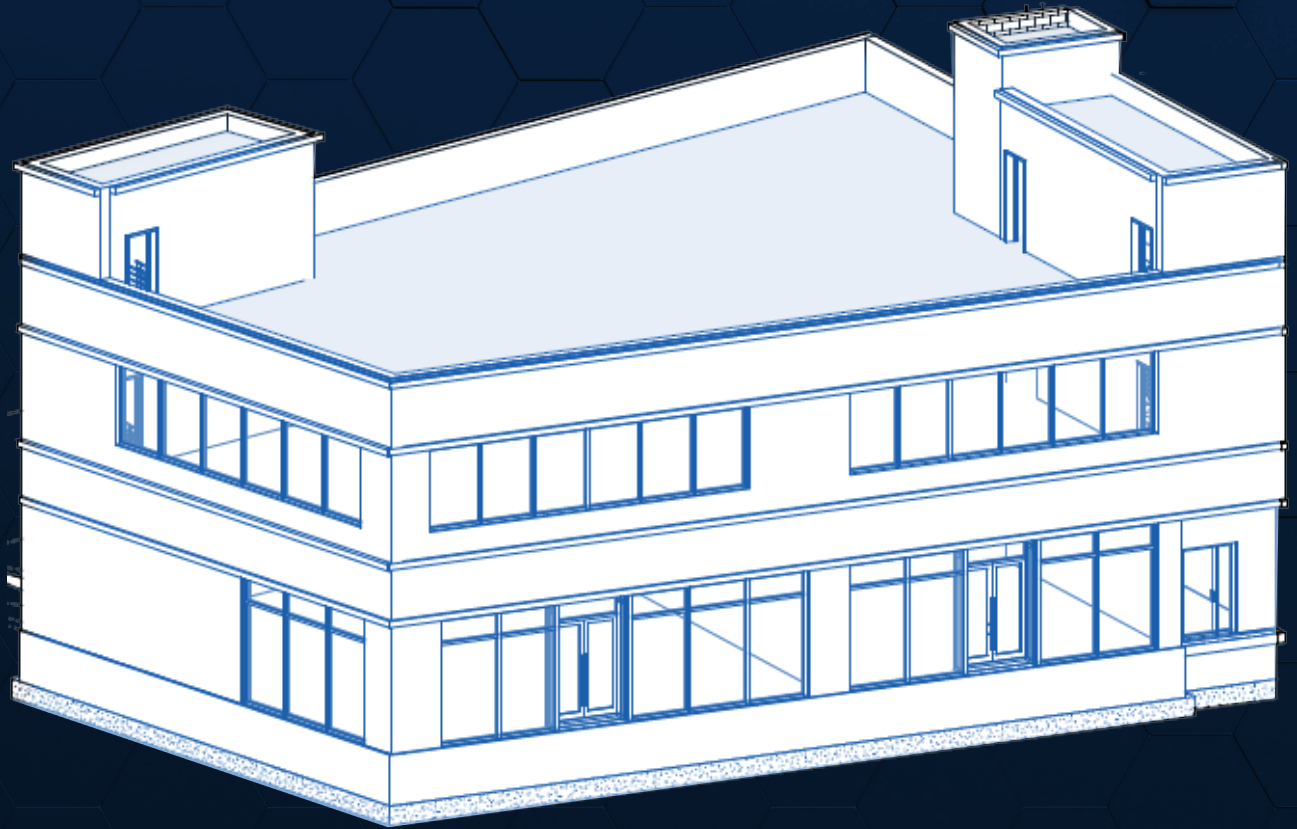
Main Street Exposure • Aggressive TI Package for Qualified Tenants

GROUND FLOOR

- 9,000 SF of brand new prime retail space with 14' ceilings, parking, floor to ceiling windows
- Divisions of 2,250 SF, 4,500 SF, and 9,000 SF
- Fully air conditioned
- All retail uses considered

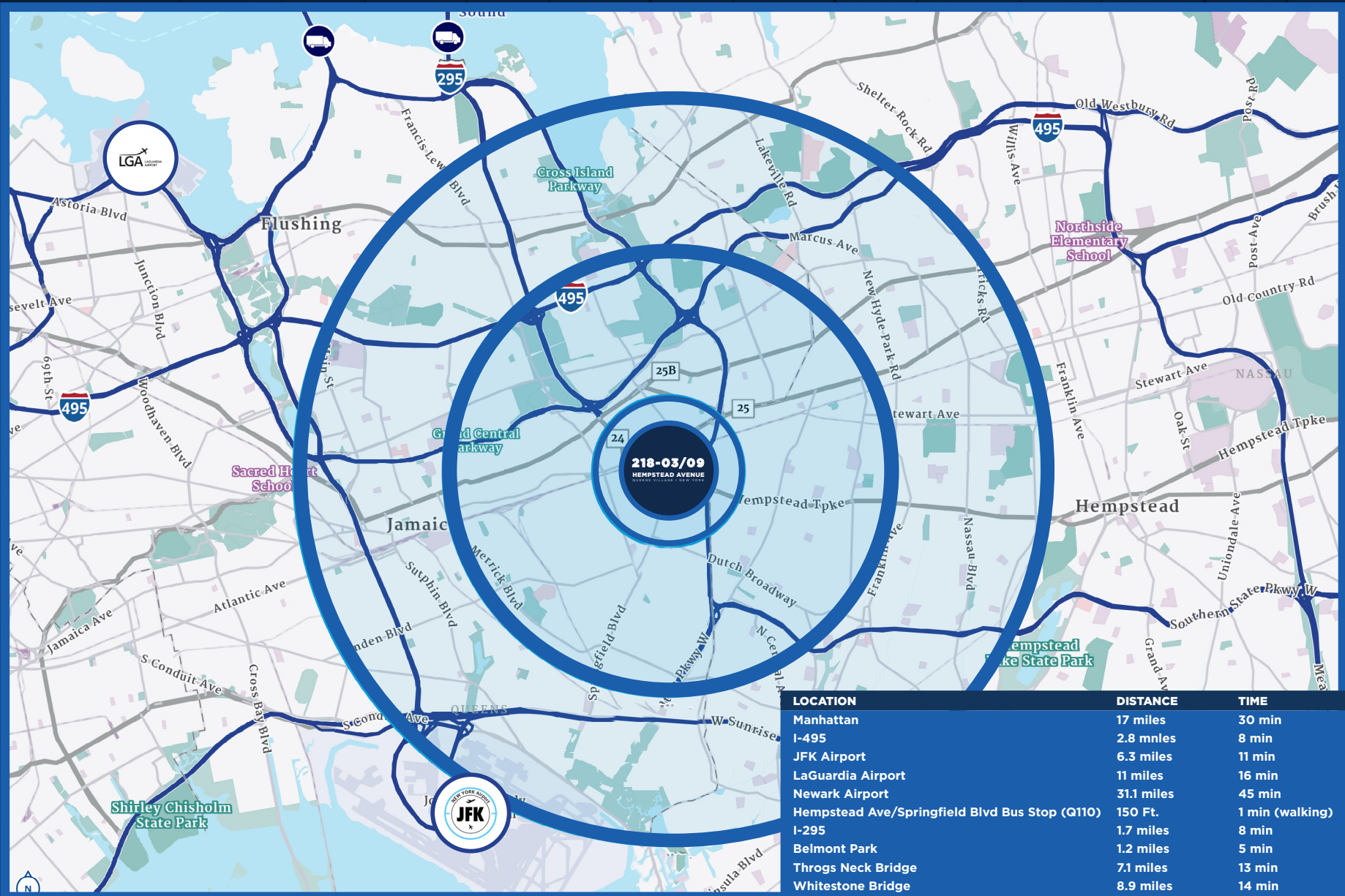
SECOND FLOOR

- Daycare/Adult Care on the second floor with outdoor/ rooftop space
- Private elevator and parking with divisions of 4,500 SF/ 9,000 SF
- 10' ceilings



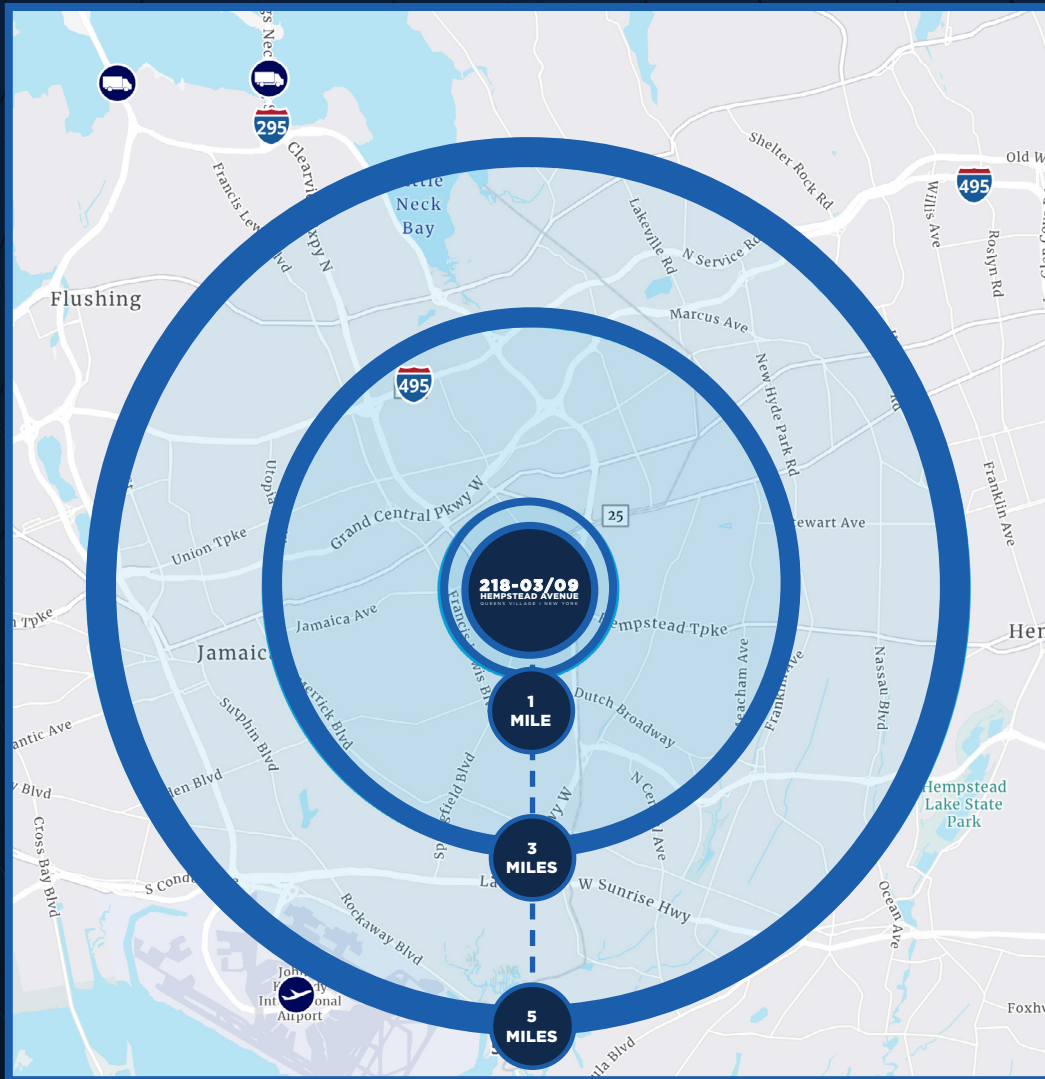
AREA MAP

DRIVE TIMES/DISTANCES



LOCATION	DISTANCE	TIME
Manhattan	17 miles	30 min
I-495	2.8 mnles	8 min
JFK Airport	6.3 miles	11 min
LaGuardia Airport	11 miles	16 min
Newark Airport	31.1 miles	45 min
Hempstead Ave/Springfield Blvd Bus Stop (G110)	150 Ft.	1 min (walking)
I-295	1.7 miles	8 min
Belmont Park	1.2 miles	5 min
Throgs Neck Bridge	7.1 miles	13 min
Whitestone Bridge	8.9 miles	14 min

LOCATION DEMOGRAPHICS



55,271
ESTIMATED
POPULATION
2024



16,265
ESTIMATED
HOUSEHOLDS
2024



\$128,586
AVERAGE
HOUSEHOLD INCOME
2024



27.3%
LABOR
FORCE
2024

1 MILE



428,987
ESTIMATED
POPULATION
2024



137,847
ESTIMATED
HOUSEHOLDS
2024



\$133,179
AVERAGE
HOUSEHOLD INCOME
2024



30.5%
LABOR
FORCE
2024

3 MILES



1,102,363
ESTIMATED
POPULATION
2024



360,205
ESTIMATED
HOUSEHOLDS
2024



\$132,974
AVERAGE
HOUSEHOLD INCOME
2024



39.5%
LABOR
FORCE
2024

5 MILES

AVAILABLE FOR LEASE

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