



**RETAIL SPACE, SUPERMARKET,
MEDICAL, OFFICE, FITNESS**

FOREST HILLS, NY

113-25 QUEENS BLVD

SIZE

7,618 SF (Ground) plus basement

ASKING RENT

Upon Request

STATUS OF PREMISES

Former Sam Ash

POSSESSION

Arranged

FRONTAGE

Over 87 FT on Queens Blvd

CO-TENANTS

Fuji Japanese Cuisine, Bagels for You, Mas Tortilla

NEIGHBORS

New York-Presbyterian Medical Group Queens, PC Richard & Son, Metrokids Preschool, Walgreens, Mattress Firm, CVS

COMMENTS

- Rare large format store on prime Queens Blvd. with over 87 FT of frontage
- Former Sam Ash with basement
- Surrounded by a mix of local and national tenants; in a very busy trade area with over 1.5M SF of office, education, medical and government institutions
- Ideal for a variety of users, including supermarkets, medical tenants, office users, fitness tenants, and retailers
- Q60 Bus line directly in front of space
- **E** & **F** subway lines are two blocks away

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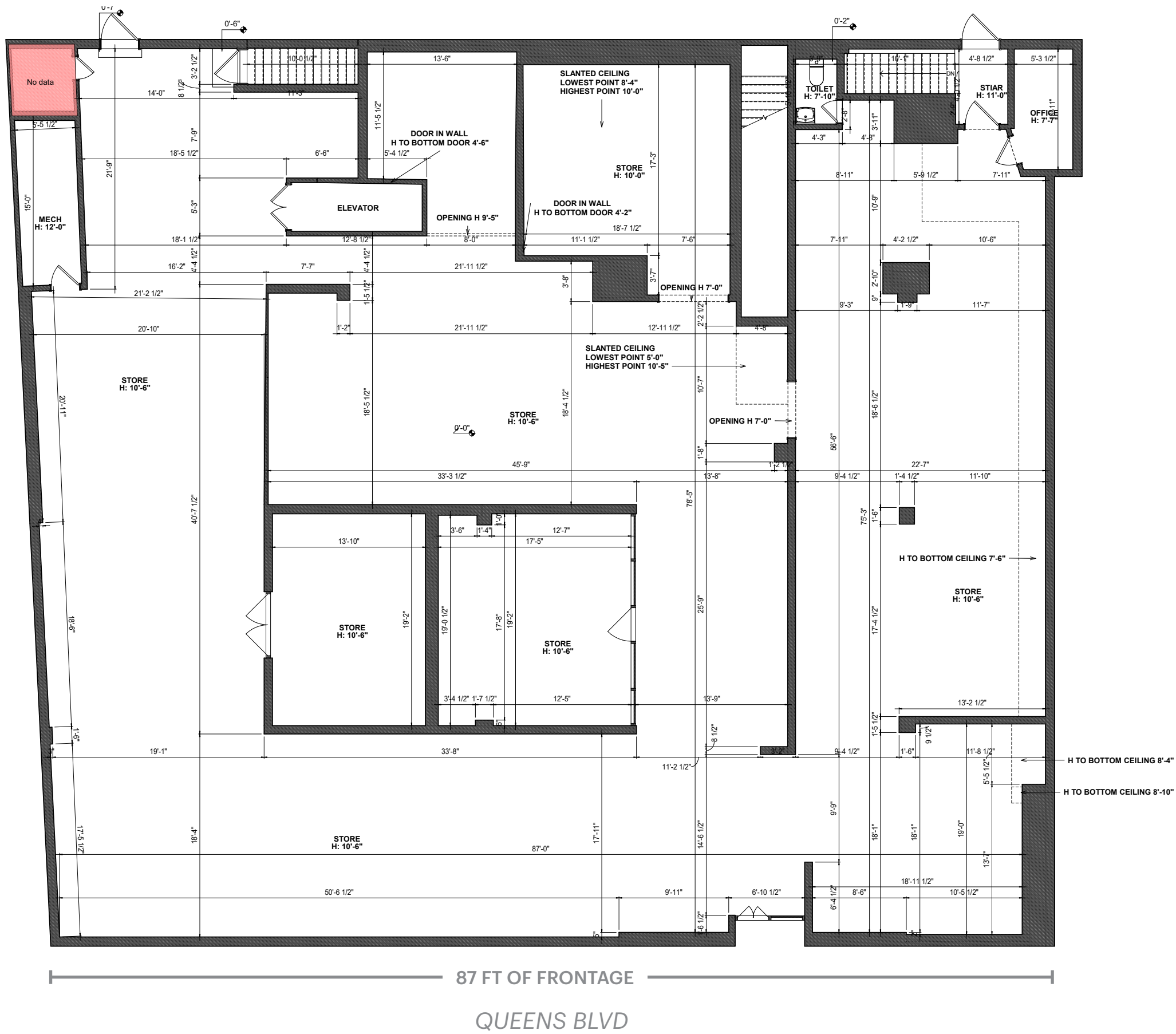
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

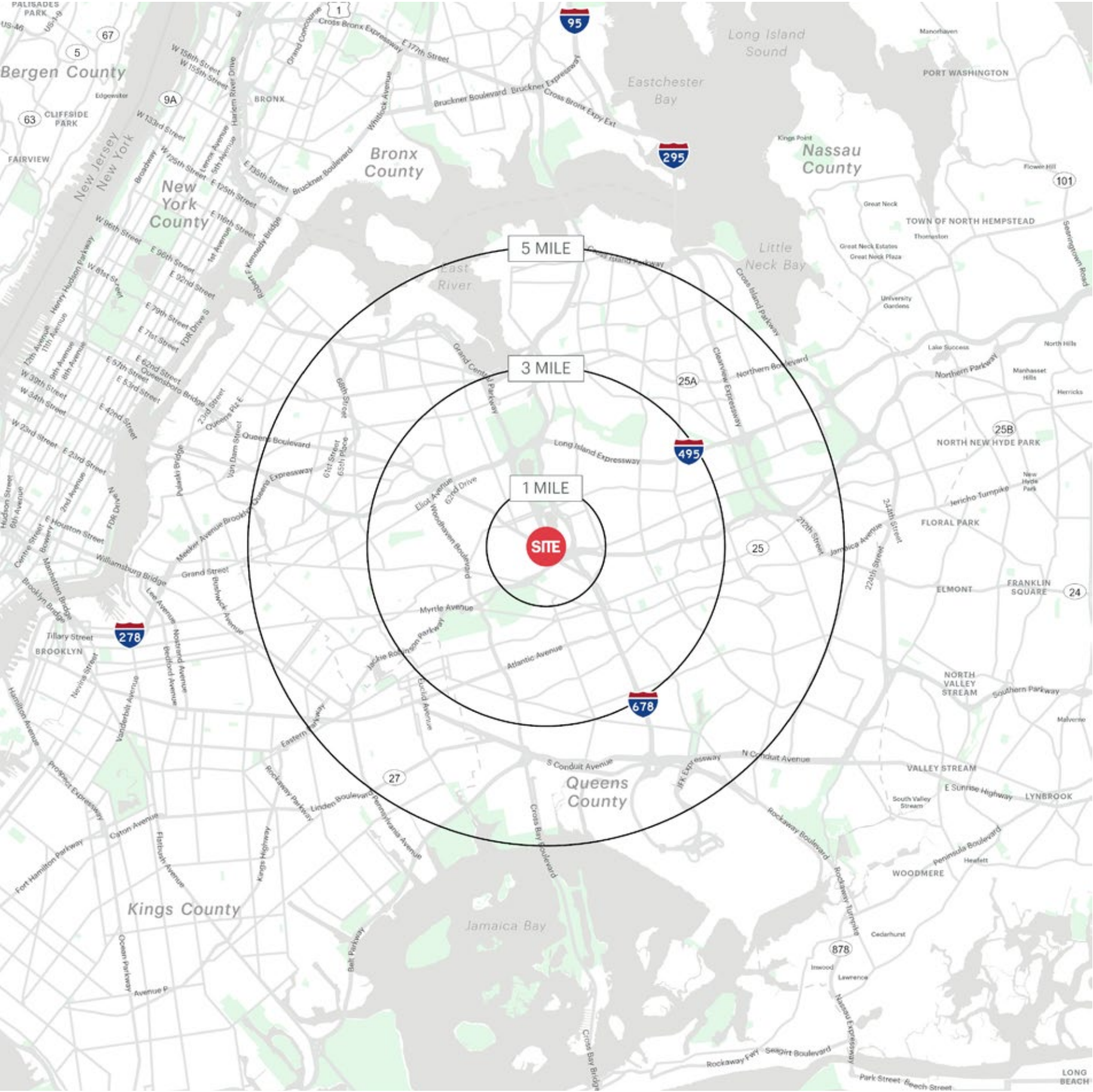




FLOOR PLAN



AREA DEMOGRAPHICS



113-25 QUEENS BLVD FOREST HILLS, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
77,127	35,309 - 41.2%
HOUSEHOLDS	TOTAL BUSINESSES
35,551	2,531
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$123,764	35,895
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$92,298	75,406

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
868,573	200,089 - 23.5%
HOUSEHOLDS	TOTAL BUSINESSES
289,979	19,182
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$92,707	274,284
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$69,223	760,201

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
2,038,232	435,525 - 22.2%
HOUSEHOLDS	TOTAL BUSINESSES
687,467	44,163
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$89,903	632,506
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$66,736	1,774,505

AREA DEMOGRAPHICS

