

Prime Queens Blvd. Flagship Retail Space Available

58-12 Queens Blvd. - Woodside, NY 11377



SCHUCKMAN
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information
Ryan Adhami
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Steven Hakakian
Associate RE Broker
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Property Information:

Address: 58-12 Queens Blvd.

City, State: Woodside, NY 11377

Market: Woodside

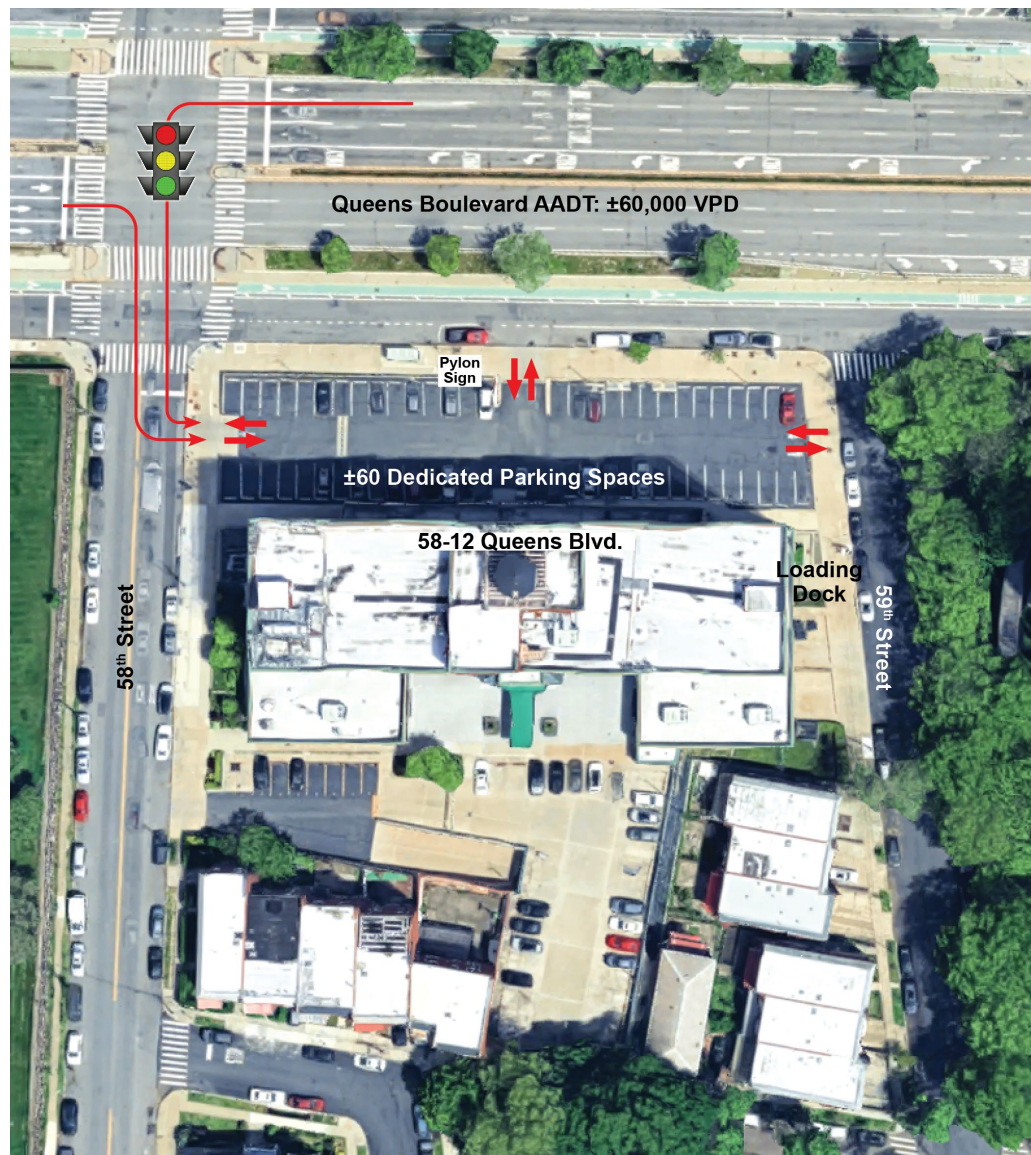
Size(s) Available: 24,512 SF (Ground Floor)

Frontage: 270' on Queens Blvd.

Possession: Arranged

Property Highlights:

- Located at a signalized intersection with access from both sides of Queens Boulevard and three access points for entrance/exit to and from the parking lot.
- Dedicated parking lot in front with over 60 spaces.
- High-visibility Queens Boulevard location with over 60,000 vehicles passing per day.
- Ground floor of a building with 122 residential units.
- Across the street from Big Six Towers with over 706 residential units.
- New residential towers being built within blocks, adding thousands of new luxury units.
- Loading dock on 59th St. that can accommodate 50' trailers.
- Pylon sign branding opportunity.
- High population density.



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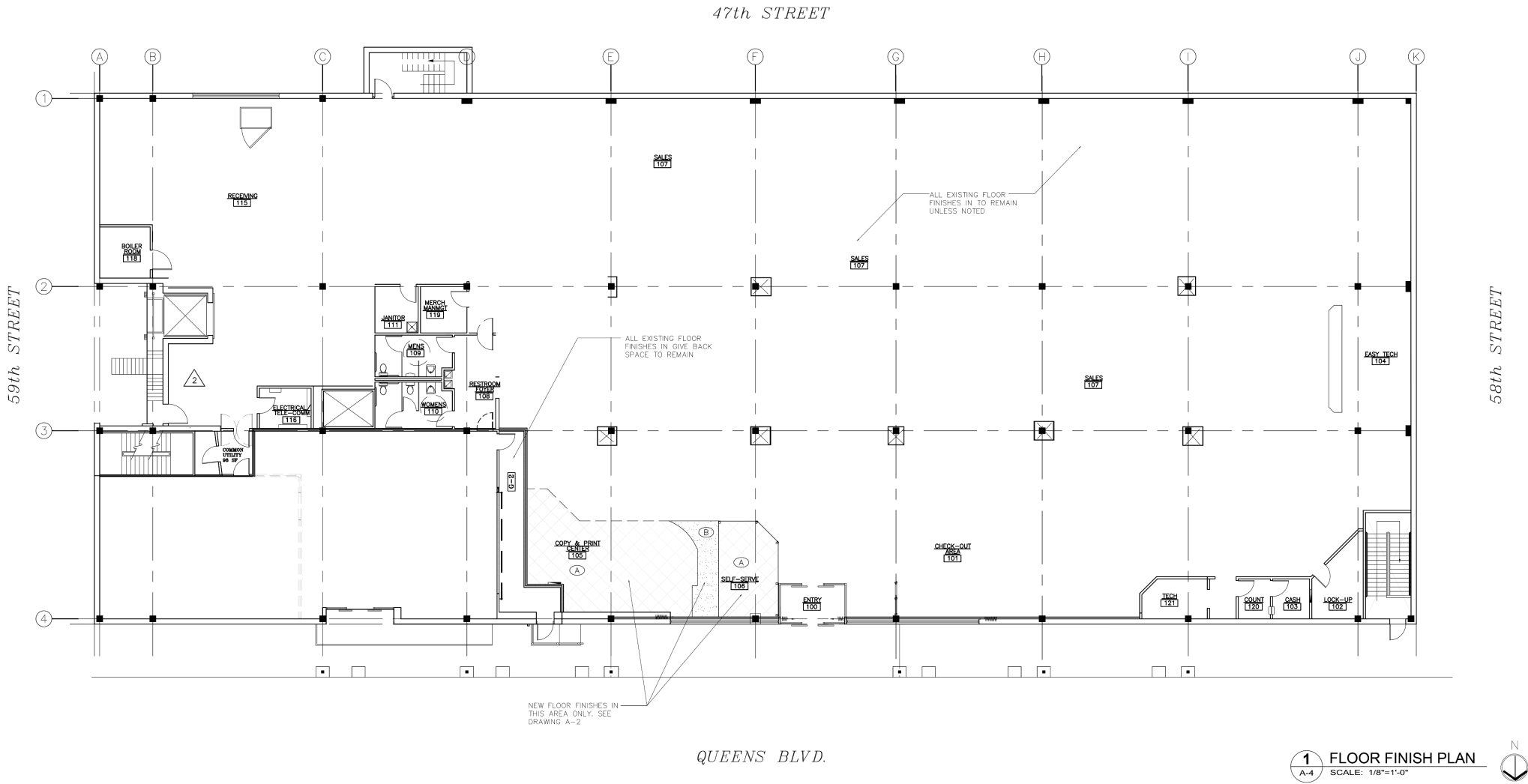
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FLOOR PLAN



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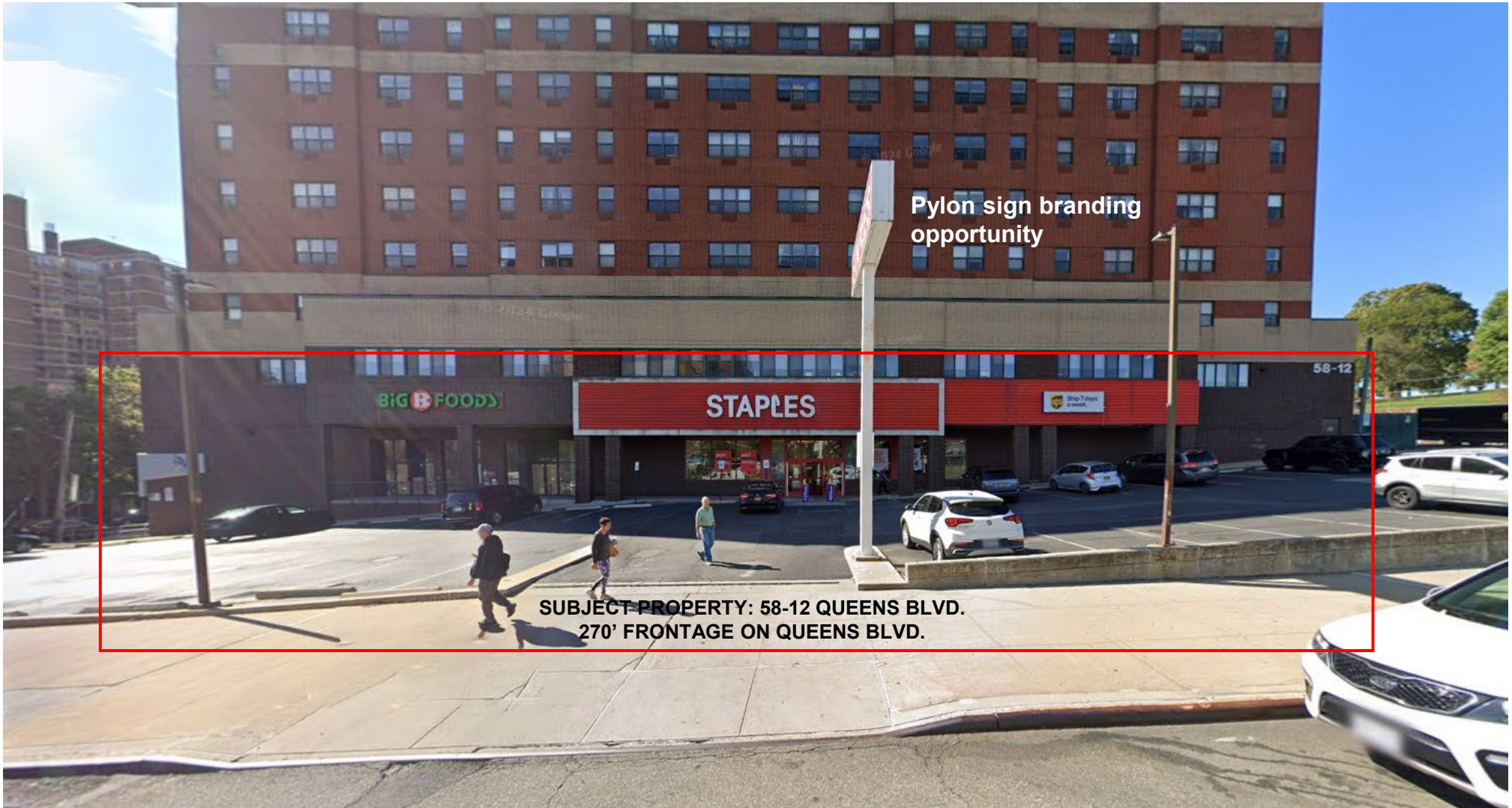
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1 FLOOR FINISH PLAN
 A-4 SCALE: 1/8"=1'-0" 

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PHOTO OF EXISTING CONDITIONS



Pylon sign branding opportunity

SUBJECT PROPERTY: 58-12 QUEENS BLVD.
270' FRONTAGE ON QUEENS BLVD.

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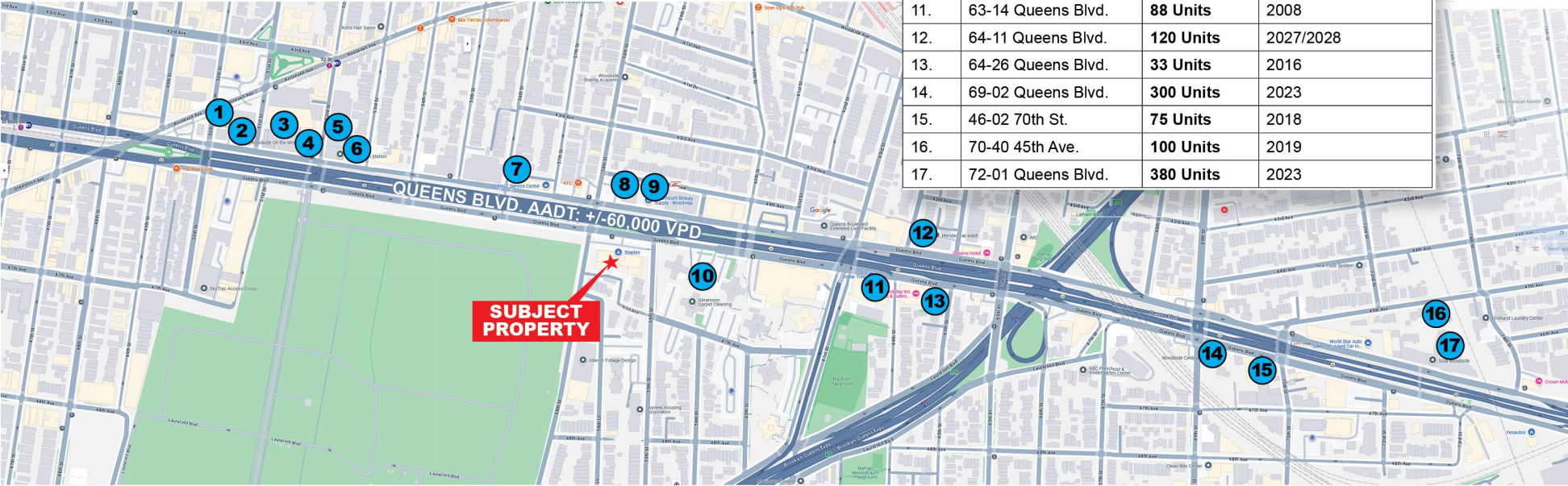
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AREA RESIDENTIAL UNITS

No.	Address	No. of Units	Year of Completion
1.	50-01 Queens Blvd.	100 Units	2026
2.	Fifty11 Apartment	80 Units	2019
3.	51-23 Queens Blvd.	22 Units	2009
4.	51-25 Queens Blvd.	30 Units	2017
5.	52-05 Queens Blvd.	70 Units	2016
6.	52-19 Queens Blvd.	28 Units	2018
7.	56-01 Queens Blvd.	30 Units	2027
8.	58-01 Queens Blvd.	130 Units	2026
9.	Centric Woodside	85 Units	2025
10.	Big Six Towers	700 Co-Ops	1963
11.	63-14 Queens Blvd.	88 Units	2008
12.	64-11 Queens Blvd.	120 Units	2027/2028
13.	64-26 Queens Blvd.	33 Units	2016
14.	69-02 Queens Blvd.	300 Units	2023
15.	46-02 70th St.	75 Units	2018
16.	70-40 45th Ave.	100 Units	2019
17.	72-01 Queens Blvd.	380 Units	2023



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AREA RETAIL



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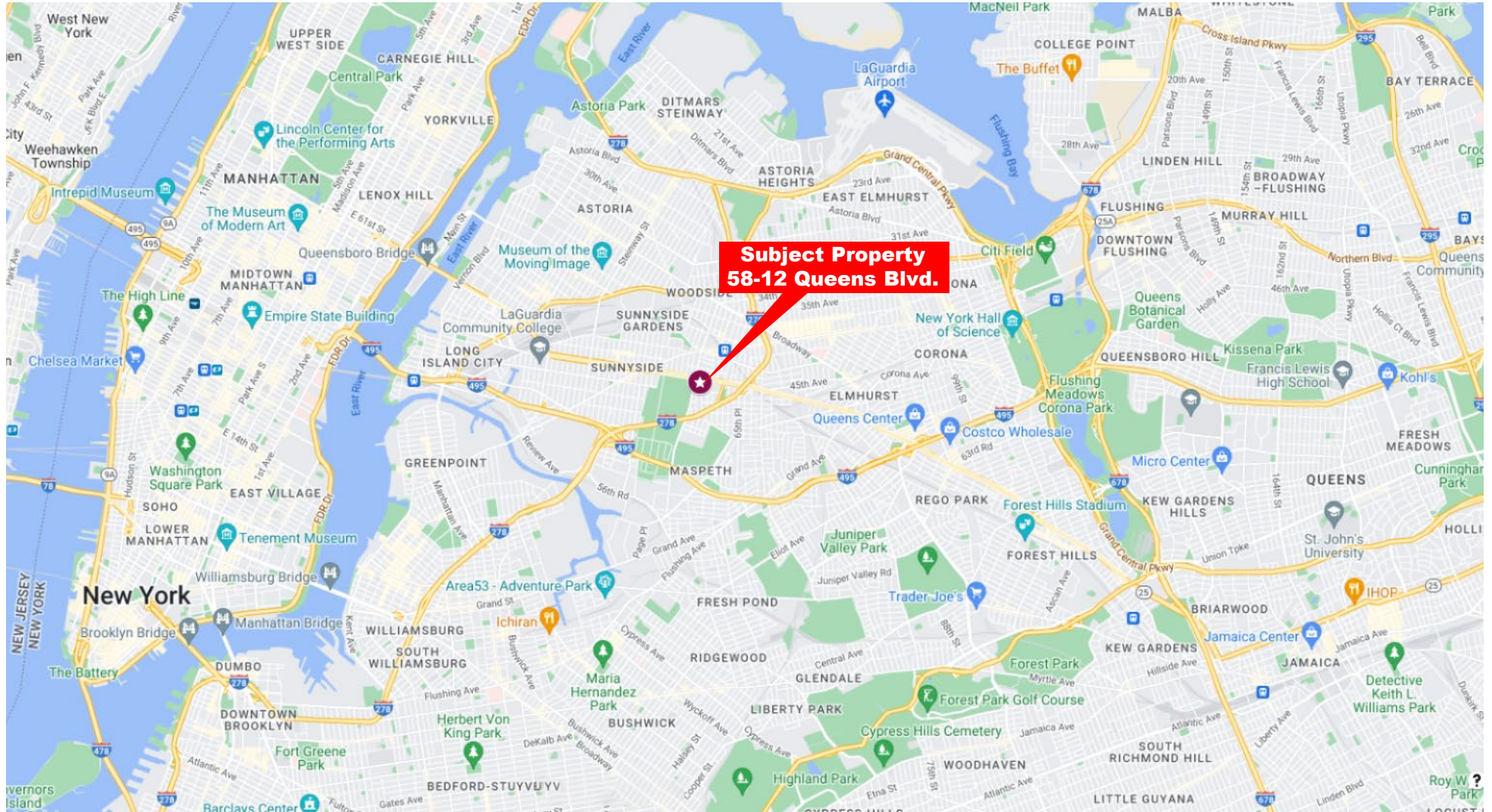
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LOCATION MAP



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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population			
2010 Population	123,809	443,670	957,608
2020 Population	127,877	474,515	1,031,192
2024 Population	125,112	466,301	1,015,103
2029 Population	126,133	473,071	1,031,078
2010-2020 Annual Rate	0.32%	0.67%	0.74%
2020-2024 Annual Rate	-0.51%	-0.41%	-0.37%
2024-2029 Annual Rate	0.16%	0.29%	0.31%
2020 Male Population	49.6%	49.6%	49.5%
2020 Female Population	50.4%	50.4%	50.5%
2020 Median Age	38.6	37.6	36.4
2024 Male Population	50.3%	50.3%	50.3%
2024 Female Population	49.7%	49.7%	49.7%
2024 Median Age	39.7	38.7	37.4
Households			
2024 Wealth Index	67	69	73
2010 Households	45,208	162,231	350,859
2020 Households	47,546	179,499	392,318
2024 Households	46,702	176,973	388,387
2029 Households	46,842	180,172	397,215
2010-2020 Annual Rate	0.51%	1.02%	1.12%
2020-2024 Annual Rate	-0.42%	-0.33%	-0.24%
2024-2029 Annual Rate	0.06%	0.36%	0.45%
2024 Average Household Size	2.66	2.61	2.59
Median Household Income			
2024 Median Household Income	\$77,099	\$80,328	\$84,426
2029 Median Household Income	\$86,816	\$91,765	\$97,391
2024-2029 Annual Rate	2.40%	2.70%	2.90%
Average Household Income			
2024 Average Household Income	\$106,192	\$112,022	\$120,110
2029 Average Household Income	\$121,151	\$128,140	\$137,313
2024-2029 Annual Rate	2.67%	2.73%	2.71%



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