

52-07

Queens Boulevard

Woodside, Queens, New York

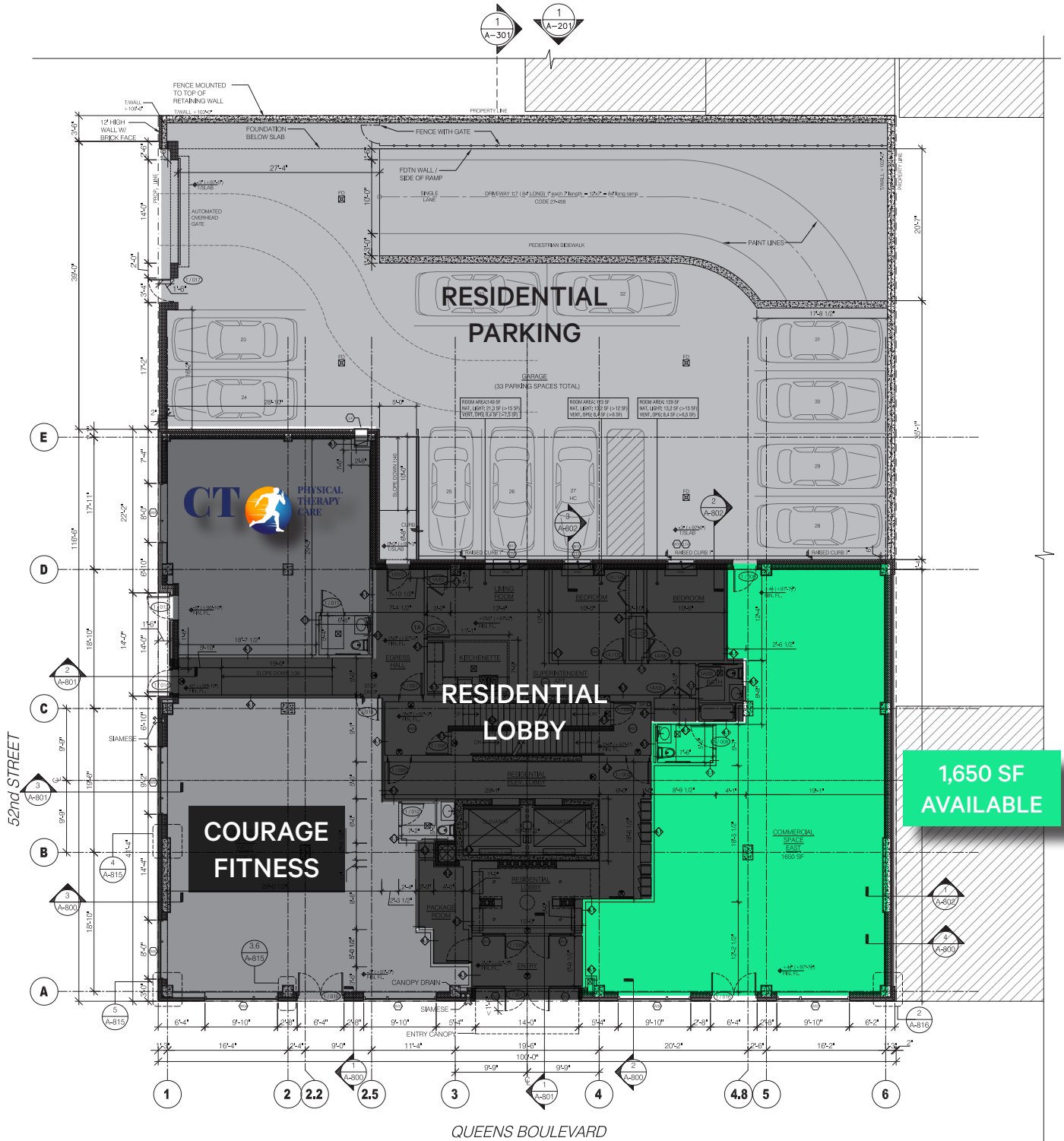


Property Description

- + Premises: Ground Level - 1,650 SF
- + Frontage : Approx. 43 feet along Queens Boulevard
- + Delivery: Immediate
- + Subways: Steps to the 52nd Street (7) subway with 1.4MM Annual Ridership (2023)
Short walk to the to the 46 St-Bliss St (7) subway with 2.9MM Annual Ridership
- + Comments:
 - Great frontage space at base of 61-unit residential rental building known as "ICON 52"
 - Located on the border of the rapidly gentrifying Woodside and Sunnyside neighborhoods
 - 43,126 vehicles per day along Queens Boulevard.
- + Neighboring Tenants: Shake Shack (coming soon); Starbucks; CityMD; PC Richard; Lenox Hill Radiology; Rite Aid; Teachers Federal Credit Union; Bethpage Federal Credit Union; Red Wing Shoes; etc.
- + Asking Rent: Available upon request

Demographics	.25 Miles	.5 Miles	1 Mile	2 Miles
Population	9,836	41,845	113,090	441,682
Median HH Income	\$74,839	\$76,372	\$77,265	\$81,727
Daytime Population	6,024	30,232	100,219	406,417

Floor Plan



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Retail Aerial



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