

37-55 82ND STREET JACKSON HEIGHTS, NEW YORK

PRIME OFFICE FOR RENT!

**AT THE #7
SUBWAY STOP
HUGE
WINDOWS**

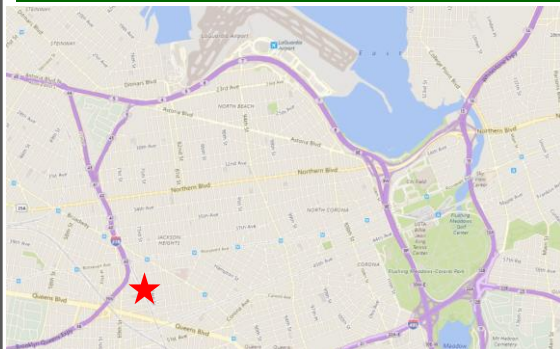
Size: 1,400 sq. ft. Second Level
Frontage: 20 feet
Rent: Available upon request

Comments:

- Steps to #7 train with 4,741,470 annual riders
- Q29, Q32 and Q33 bus lines service the area
- Heavy pedestrian traffic
- Strong demographics
- Area retailers include Children's Place, 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, Rite Aid, Starbucks, Chick fil A, Chipotle, Taco Bell, McDonald's, Chase Bank, Banco De Ponce, Bank of America, Capital One, and many more



TRADE AREA INFORMATION: JACKSON HEIGHTS, NY



DEMOGRAPHICS: 2019 Data Estimates

| | <u>½ mile</u> | <u>1 mile</u> | <u>1½ 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 |
| Average Traffic Counts (ADT) | | | 7,000 |

Please Call Broker:

Robert Elbaz

Salesperson

(718) 732-0629

relbaz@s-z.com

Melissa Grasso

Salesperson

(718) 371-0127

mgrasso@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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PHOTOS



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AREA RETAIL MAPS



81-27

37th AVENUE



37-02

Jewelry 37-06



37-10



THE CHILDREN'S
PLACE

37-12

37-16



carter's

37-18

37-20



37-28

37-30



37-40

PANDORA

37-42



37-46/

OLD NAVY

8

2

N

D

S

T

R

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37-62

37-66

37-68

ROOSEVELT AVENUE

Local Retail

82-01



Western Queens Health
Associates/
Office Building

37th AVENUE

37-01



37-03

Coco Tea & Juice/Deli/SOS Boutique

37-07



37-15

BANANA REPUBLIC CHASE

37-21



37-27

Elegante
GameStop

37-29

37-31



37-33

37-39

COHEN'S
Fashion Optical

\$5 Show Warehouse/Young Girl

37-41



37-47



AMERICA'S LEADING PERFUMERY CHAIN

37-49

N Brands

37-51

CK Jeans

37-53

37-55

37-57



i'm lovin' it
Convenience store

37-59

Divisions II Jewelers

37-61

Jewelry

37-63

Mike's Jewelry

37-65

Top Gun

37-67

37-69

SITE

7 SUBWAY

ROOSEVELT AVENUE

Local Retail

Development Site



Elmhurst
HOSPITAL CENTER

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