

FOR RENT #1 RE/MAX Team 71-15 Northern Blvd
Jackson Heights, NY, 11370



VICTOR WEINBERGER
E-mail: Victor@VictorWeinberger.com

917-806-7040 → CELL
718-533-4136 → OFFICE

EXCLUSIVE: COMMERCIAL/RETAIL BUILDING FOR RENT

79-25 Queens Blvd, Elmhurst, NY, 11373

(Corner Cornish Ave: next to McDonald's - Georgia Diner - Pan Am Hotel)

Description: 4,300+ SF store (45 X 98) with 14 Foot Ceilings in prime locale.

TREMENDOUS EXPOSURE (Over 60,000 CARS DAILY)

OVER 2,500 APARTMENTS ARE BEING BUILT WITHIN AN 8 BLOCKS RADIUS

(Click the links or right click the videos to open in separate tab)

Video: <https://youtu.be/Suzzlh8YenA> (right click on the link)



Rent: \$168,000 P/Year Rent (\$14K month + RE. Taxes) Brokers welcomed.

IDEAL: Retail/Office: Medical (any office, retail, urgent care, MRI, radiology, etc). Senior/Day Care. After School. Gym. Trade School. Discount store, Etc.

FOR 30+ YEARS STORE WAS USED AS The well known "R&S AUTO PARTS"

FOR RENT



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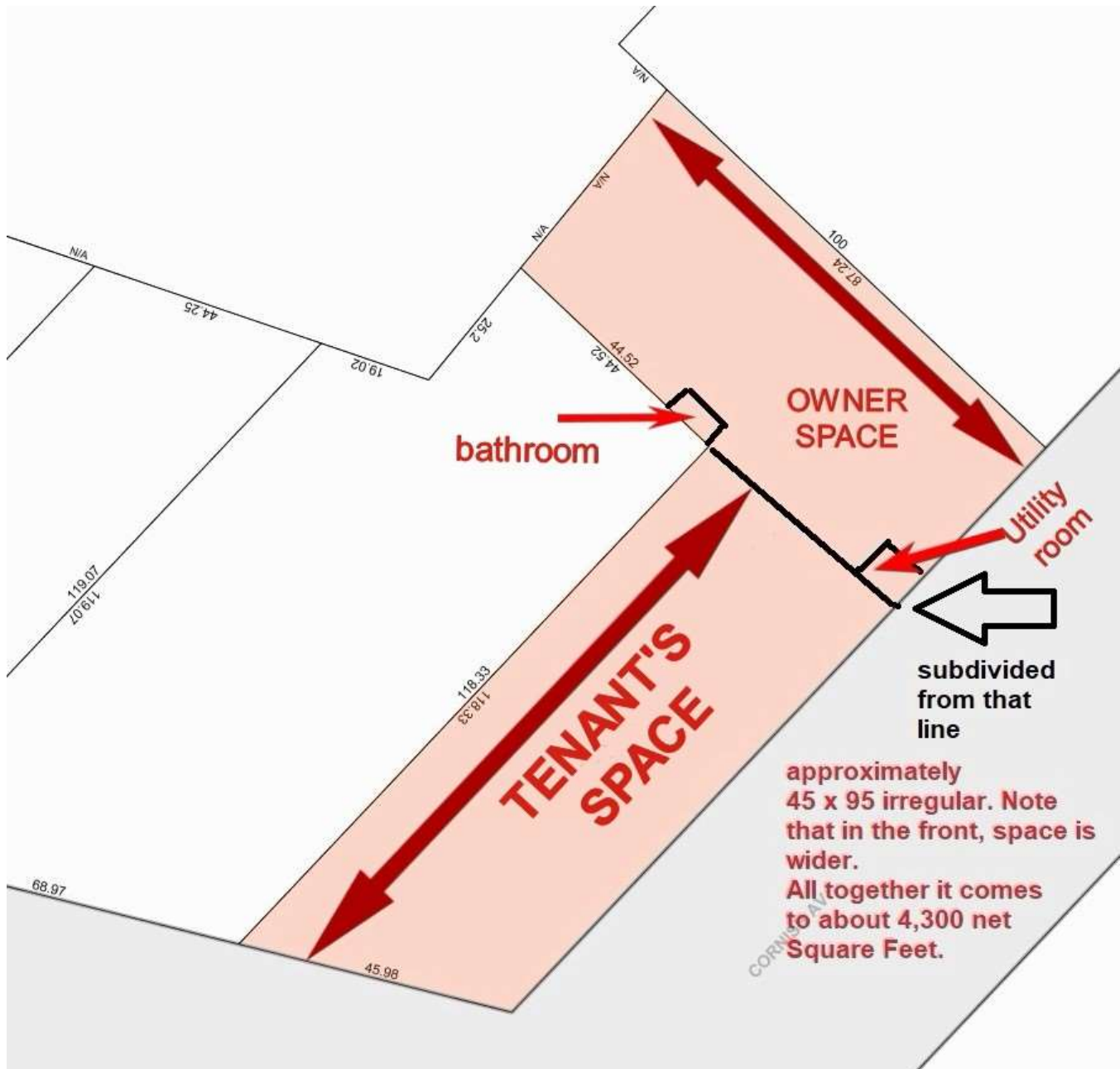


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BUILDING SIZE/LAYOUT



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AERIAL VIEW (South to North View)



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QUEENS BLVD VIEW FROM SOUTH



(CORNISH AVE VIEW TO QUEENS BLVD)



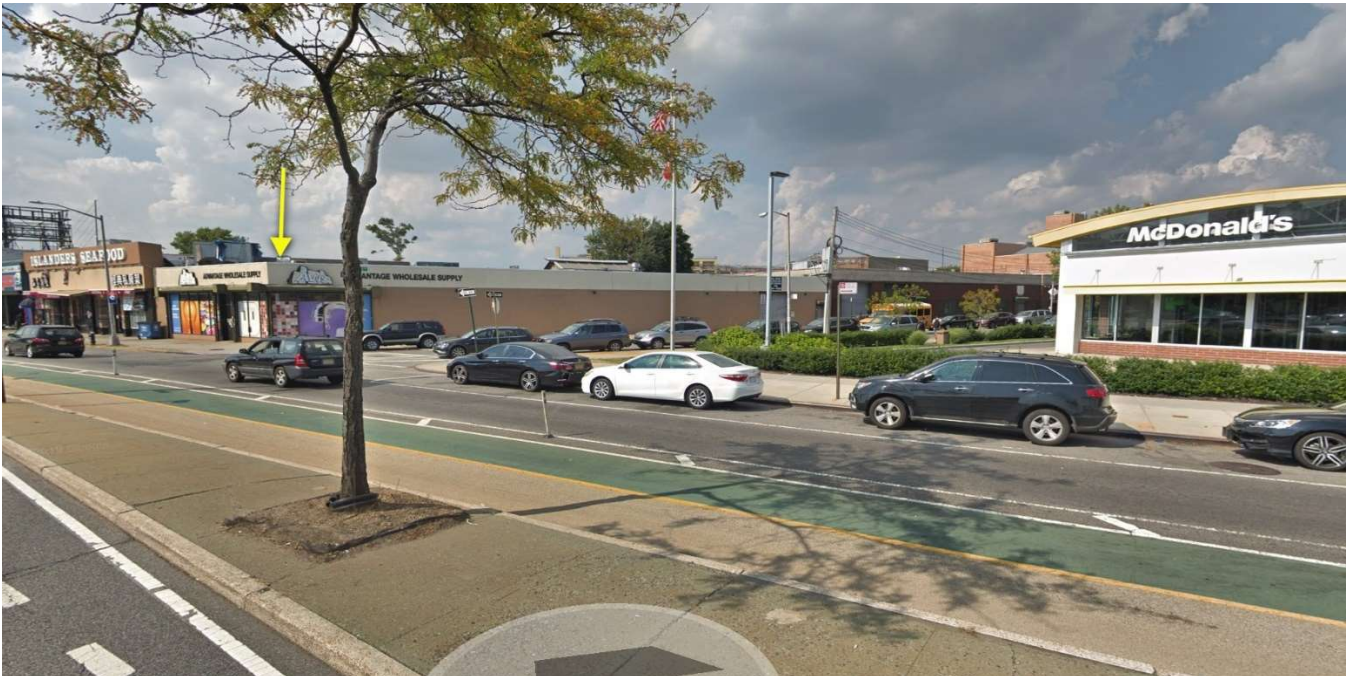
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REAR View to Queens Blvd



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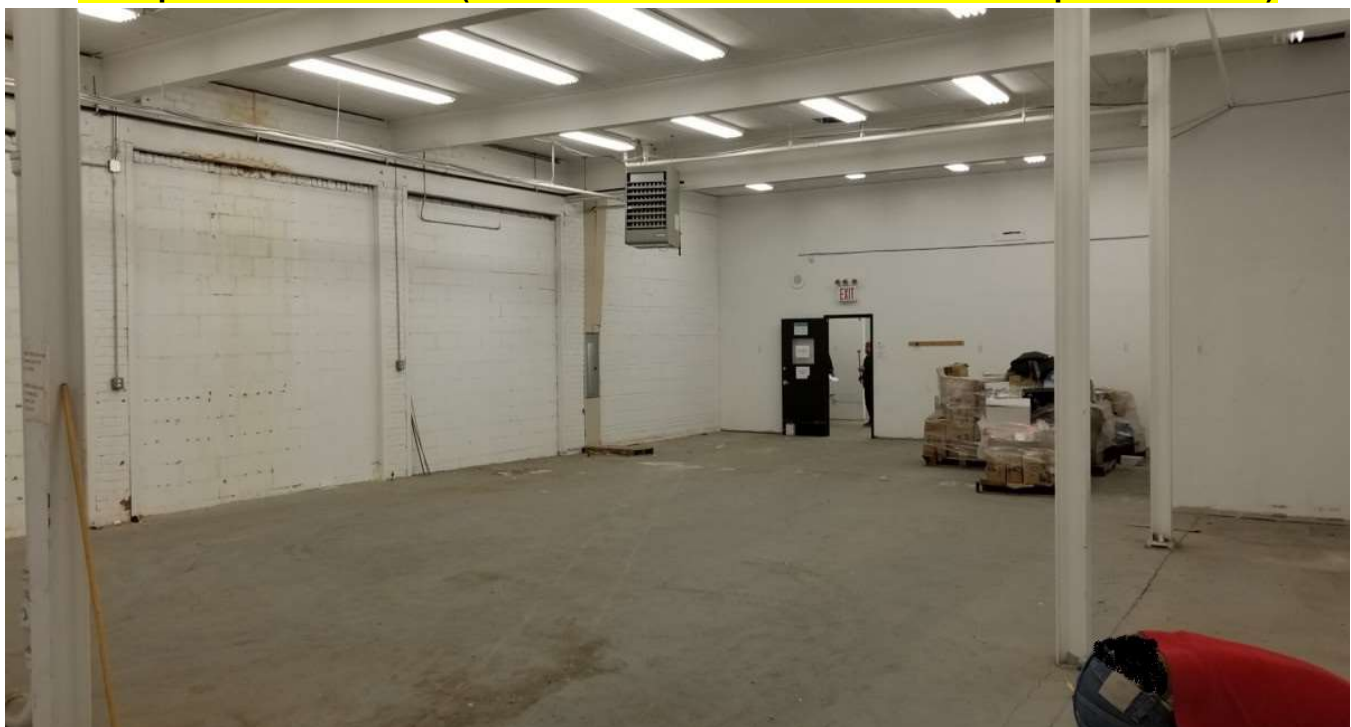
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Front portion of the store with 14 FT ceiling



Rear portion of the store (behind that sheetrock wall is the front portion above)



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RETRO PHOTO OF TENANT FOR OVER 35 YEARS



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DEMOGRAPHICS

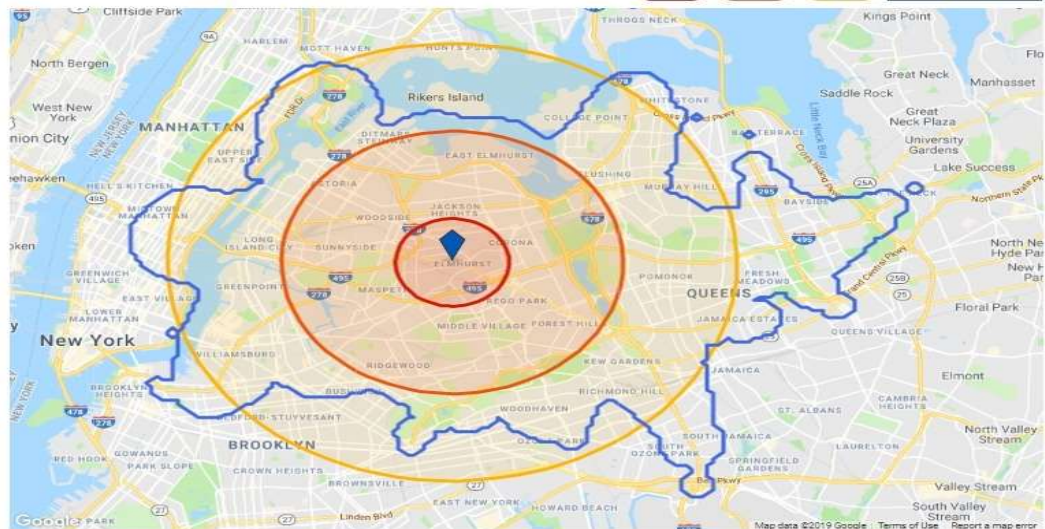
HOUSEHOLD INCOME



AGE DISTRIBUTION



TRADE AREAS



	1 MILE	3 MILE	5 MILE
Total Population	187,599	906,568	2,595,509
2010 Population	181,232	866,699	2,426,598
2024 Population	190,248	920,928	2,642,366
Employees	33,445	208,807	986,143
Total Businesses	4,265	21,567	88,610
Average Household Income	\$71,136	\$79,228	\$90,976
Median Household Income	\$53,912	\$61,677	\$64,858
Total Consumer Spending	\$1.4B	\$7.6B	\$23.5B
Median Age	38.9	38.3	36.9
Households	61,917	326,953	978,491
Percent College Degree or Above	18%	19%	21%
Average Housing Unit Value	\$560,518	\$572,439	\$665,514

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BUS STOP IS IN FRONT OF THE PROPERTY.
SUBWAY IS 0.3 MILES (5 Minute walk)

Get directions

Start from broadway queens blvd 79-25 Queens Blvd, Elmhurst, NY 11373

Swap start/end points subway stop Grand Ave



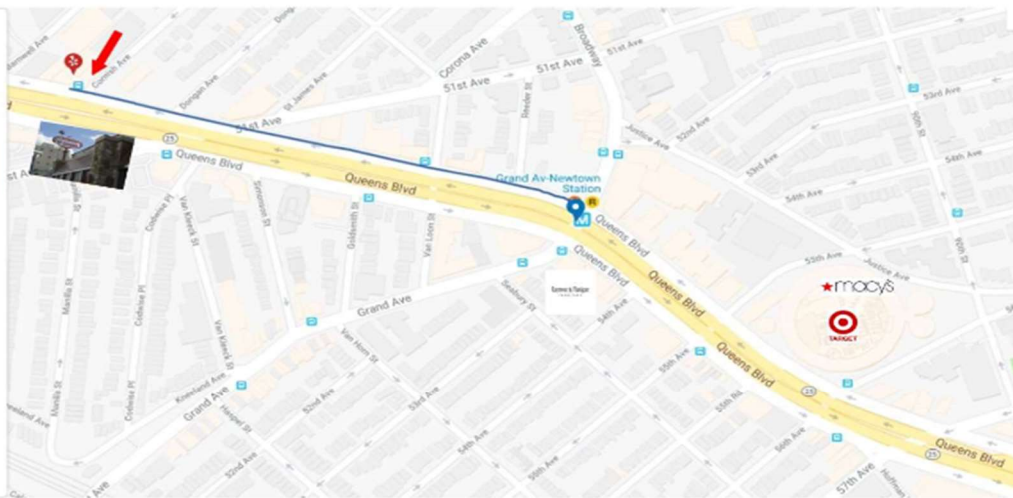
Queens Blvd & Broadway, Queens, NY 11373, USA

0.4 mi. About 7 mins

- Head **northeast** on **Broadway** toward **New York 25 Service** Queens Blvd 46 ft
- Turn **left** onto **New York 25 Service** Queens Blvd 0.3 mi
Pass by **McDonald's** (on the right in 0.3 mi)
Destination will be on the right

79-21 Queens Blvd, Flushing, NY 11373, USA

Map data © 2019 Google



- | | | |
|-------------------------------------|--------------------------------------|--------------------------------------|
| Elmhurst Hospital: 0.7 Miles | Queens Center Mall: 0.7 Miles | LaGuardia Airport: 3.9 Miles |
| Kennedy Airport: 9.6 Miles | Midtown Manhattan: 5.1 Miles | Queens College: 4.6 Miles |
| Long Island Expwy: 0.7 Miles | BQE Expressway: 0.8 miles | Grand Central Pkwy: 1.3 Miles |

