

Forest Hills Corner Retail Opportunity

113-02 Queens Boulevard, Forest Hills, Queens



Single Level Building on Prime Queens Boulevard Location Available for Lease

Size	Ground Floor: 3,587 sf Lower Level: 5,971 sf
Frontage	42' on Queens Boulevard 67'6" on 76 th Avenue
Ceiling Height	Ground Floor: 9'5"-9'8" Lower Level: 7'8"
Asking Rent	Available upon request
Status	Vacant, formerly NRS Radiology
Possession	Immediate

Comments

- Fully-built out Lower Level
- Elevator and staircase in place connecting the Ground Floor & Lower Level
- Shared parking lot at the rear of the building for tenants' employee use
- Ability to vent the space

The Neighborhood

- Corner space opportunity located steps from 75 Av subway station (E, F lines) and a couple of blocks away from Forest Hills-71 Av subway station (E,F,M,R lines)
- Directly adjacent to PC Richard & Son and surrounded by a mix of local and national tenants
- 475,000 + residents in the neighboring areas of Elmhurst, Rego Park, Middle Village, Forest Hills & Corona
- 35,000+ vehicles per day on Queens Boulevard

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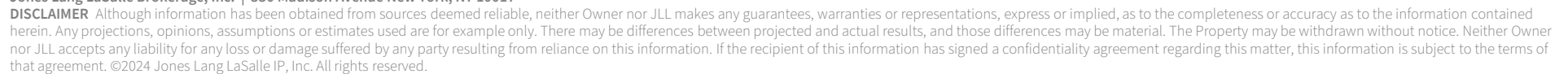
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The Neighborhood





| Interior Space



Ground Floor



Lower Level

