

# Forest Hills Corner Retail Opportunity

113-30 Queens Boulevard, Forest Hills, Queens



## Fully build-out restaurant space on Queens Boulevard

Available for Lease

|                    |   |
|--------------------|---|
| <b>Size</b>        | Ground Floor: 1,828 sf                      |
|                    | Lower Level: 836 sf                         |
|                    | Total: 2,664 sf                             |
| <b>Frontage</b>    | 34' on Queens Boulevard<br>72' on 76th Road |
| <b>Asking Rent</b> | Available upon request                      |
| <b>Status</b>      | Vacant, formerly Queens Bully               |
| <b>Possession</b>  | Immediate                                   |

### Comments

- Fully built second generation restaurant with kitchen and gas in place
- Shared parking lot at the rear of the building for tenants' employee use

## 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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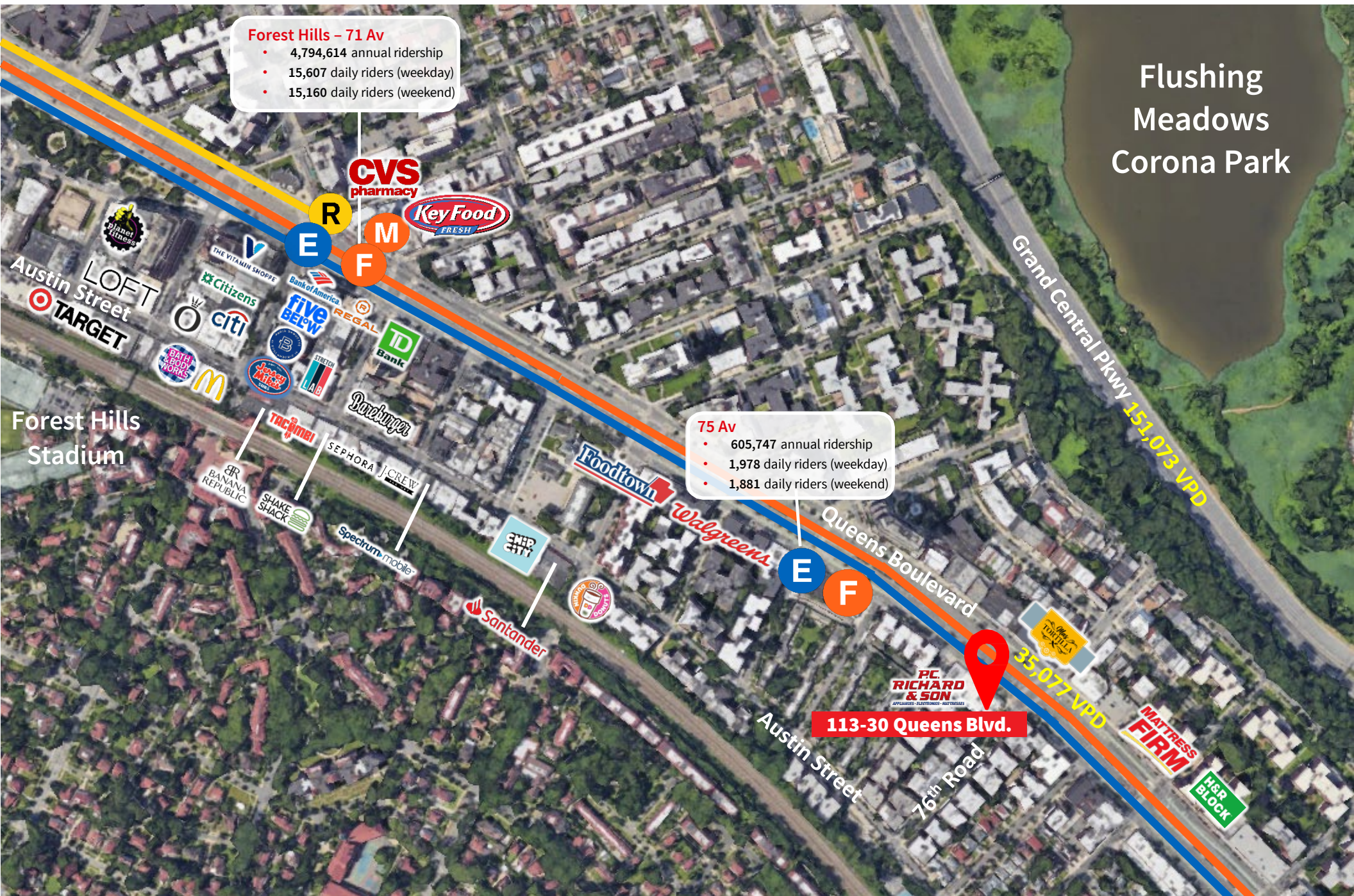
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# The Neighborhood

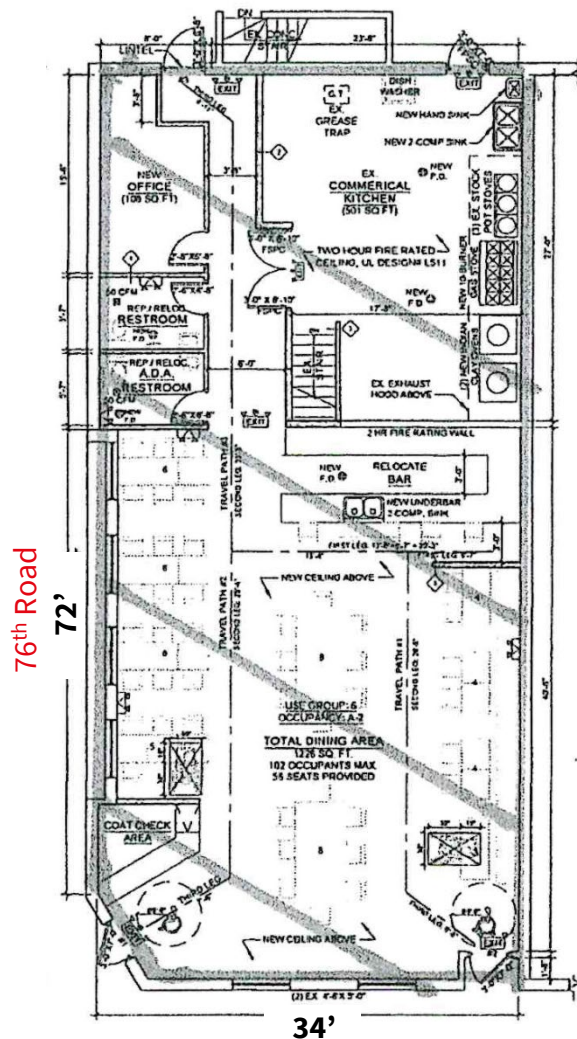




# Floor Plans Current Layout

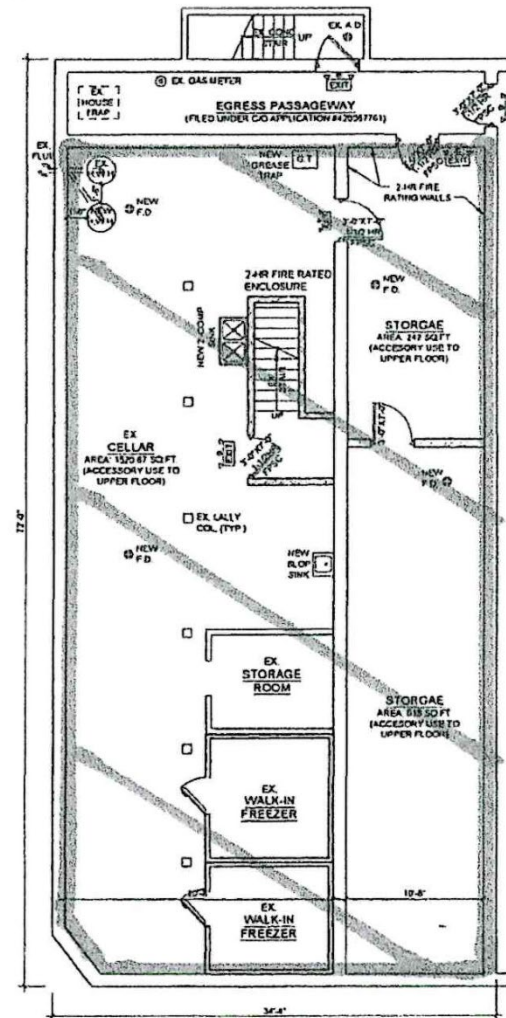
Ground Floor:

**1,828 sf**



Lower Level:

**836 sf**





## | Interior Space

