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)

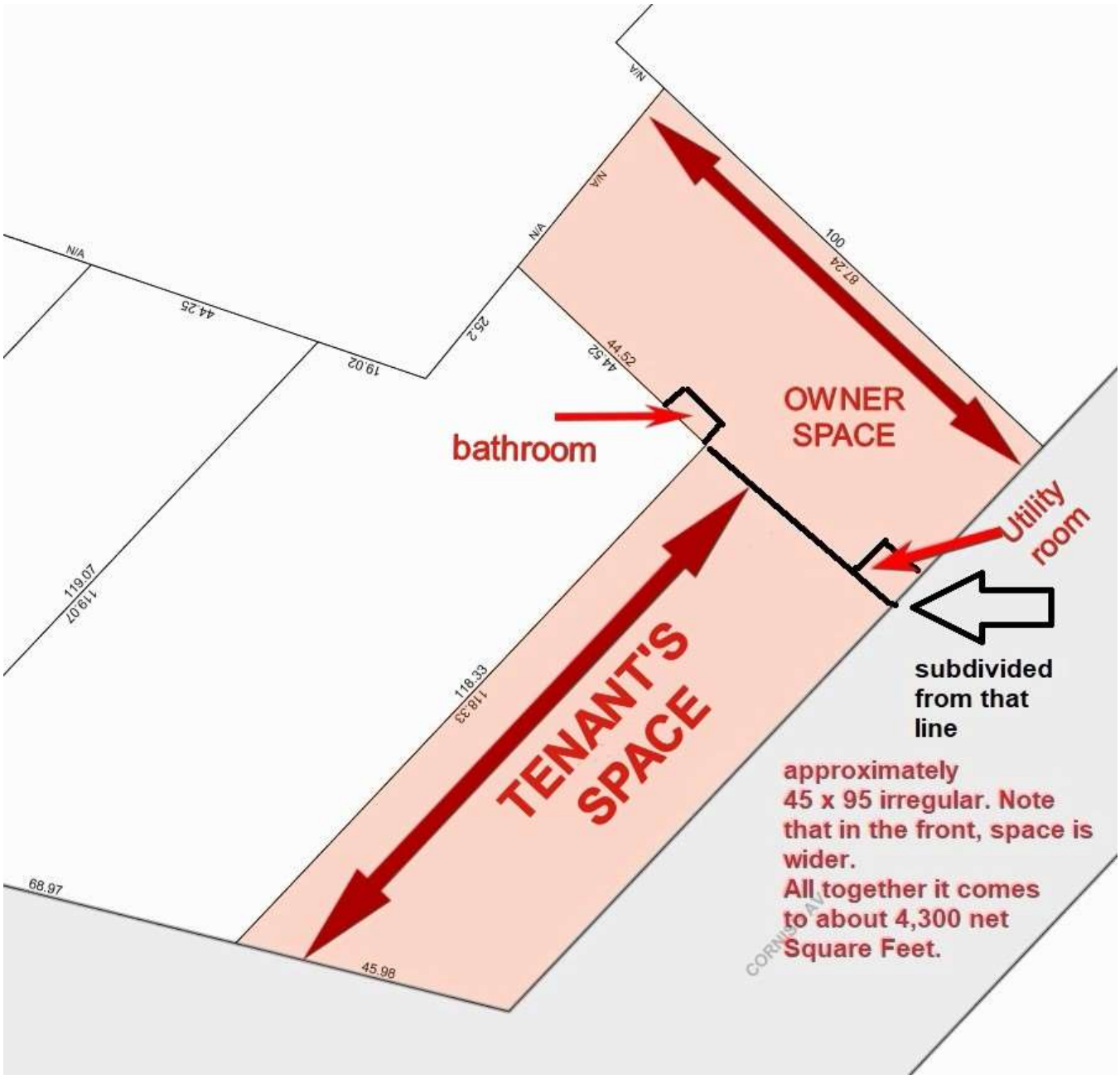
Video: https://youtu.be/Suzzlh8YenA **(right click on the link)**

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"

BUILDING SIZE/LAYOUT



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

AERIAL VIEW (South to North View)

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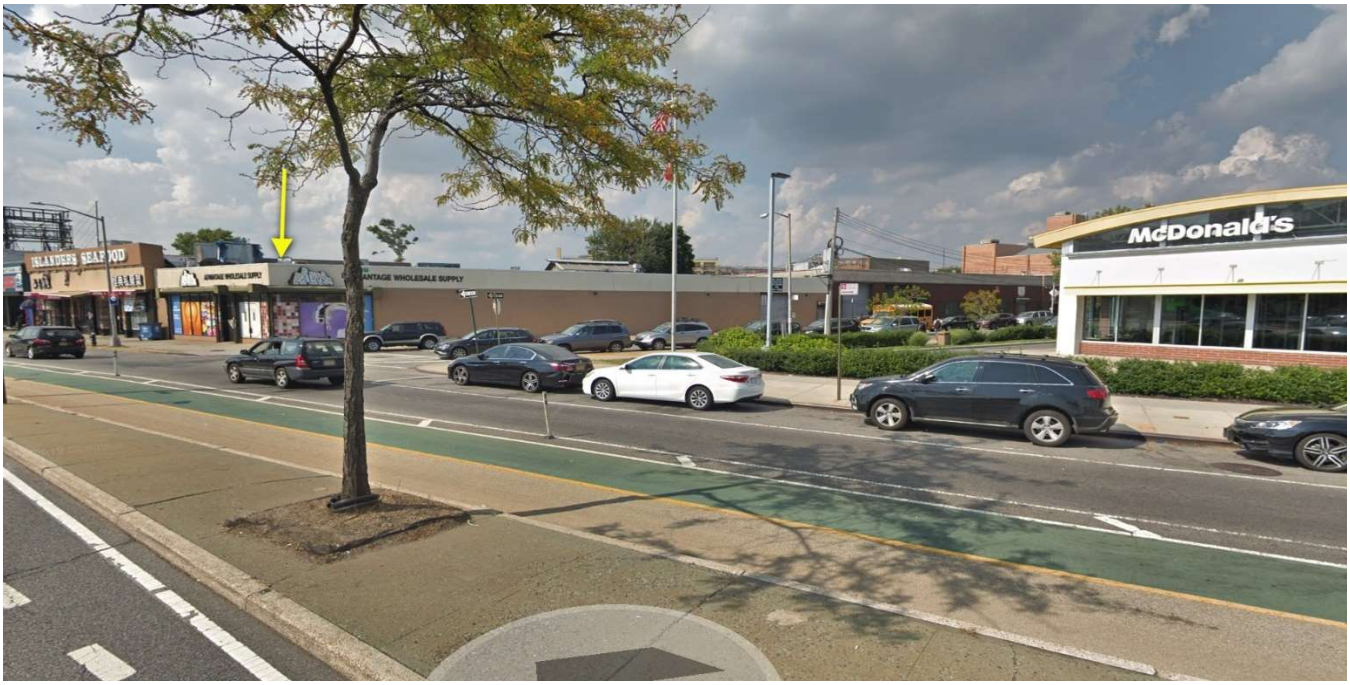
QUEENS BLVD VIEW FROM SOUTH

(CORNISH AVE VIEW TO QUEENS BLVD)

REAR View to Queens Blvd



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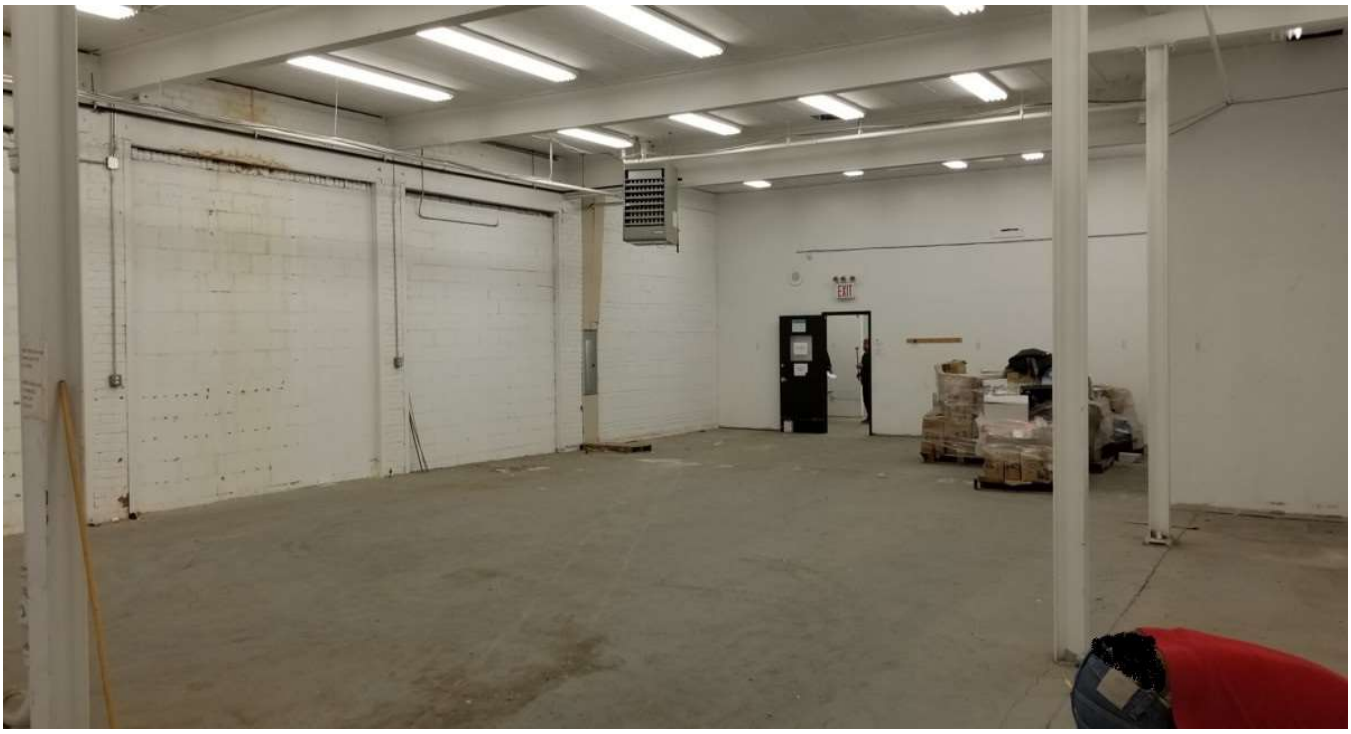
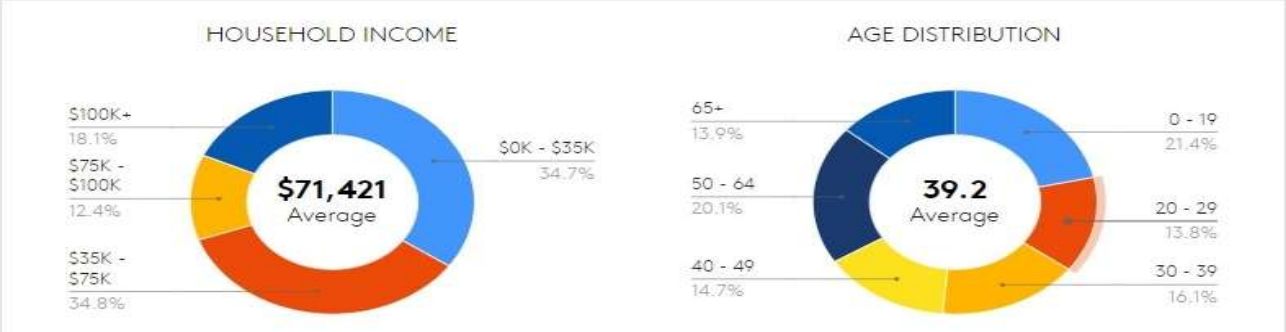
Front portion of the store with 14 FT ceiling

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



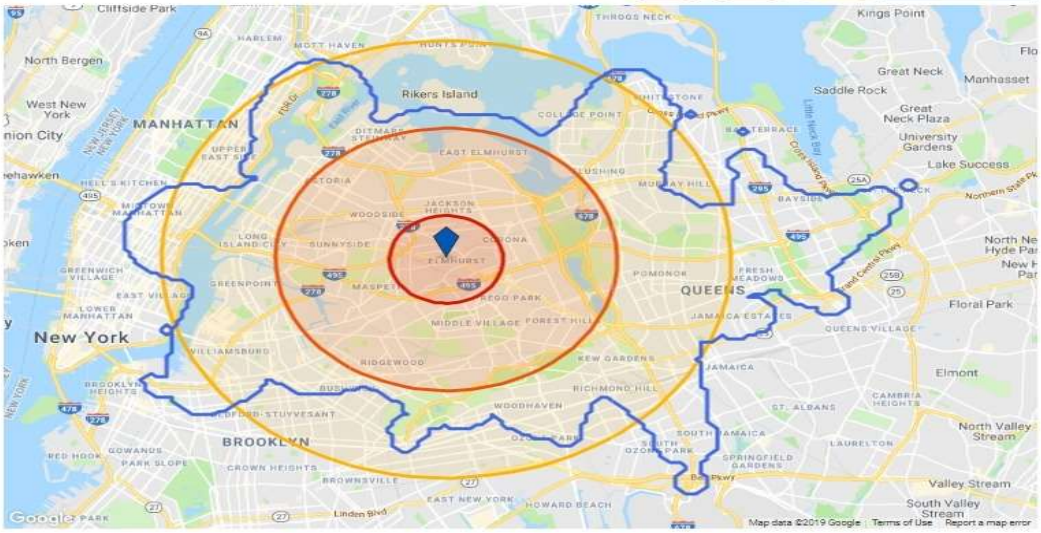
RETRO PHOTO OF TENANT FOR OVER 35 YEARS

DEMOGRAPHICS



TRADE AREAS

1 mile | 3 mile | 5 mile | 15 min drive



	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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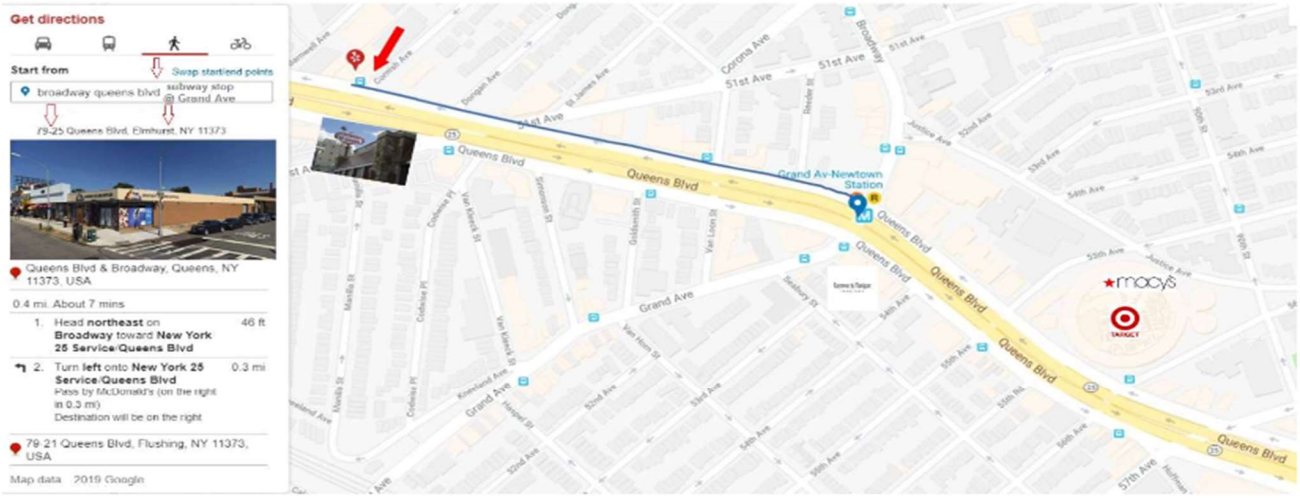
BUS STOP IS IN FRONT OF THE PROPERTY.

SUBWAY IS 0.3 MILES (5 Minute walk)



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 Expsway:	0.7 Miles	**BQE Expressway:**	0.8 miles	**Grand Central Pkwy:**	1.3 Miles