

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: 4,000+ SF store (45 X 95) with 14 Foot Ceilings in prime locale.

TREMENDOUS EXPOSURE (Approximately 50,000 CARS DAILY)

OVER 3,000 APARTMENTS ARE BEING BUILT WITHIN AN 8 BLOCKS RADIUS

Store Video: https://youtu.be/PbeOwiWz_ZM (Click on link)



Rent: \$180,000 P/Year Rent (\$45 P/Sq.Ft.) Brokers welcomed & protected

IDEAL: Retail/Office: Medical (any office, urgent care, MRI, radiology, etc).

Senior/Day Care. After School. Gym. Trade School. Discount store, Etc.

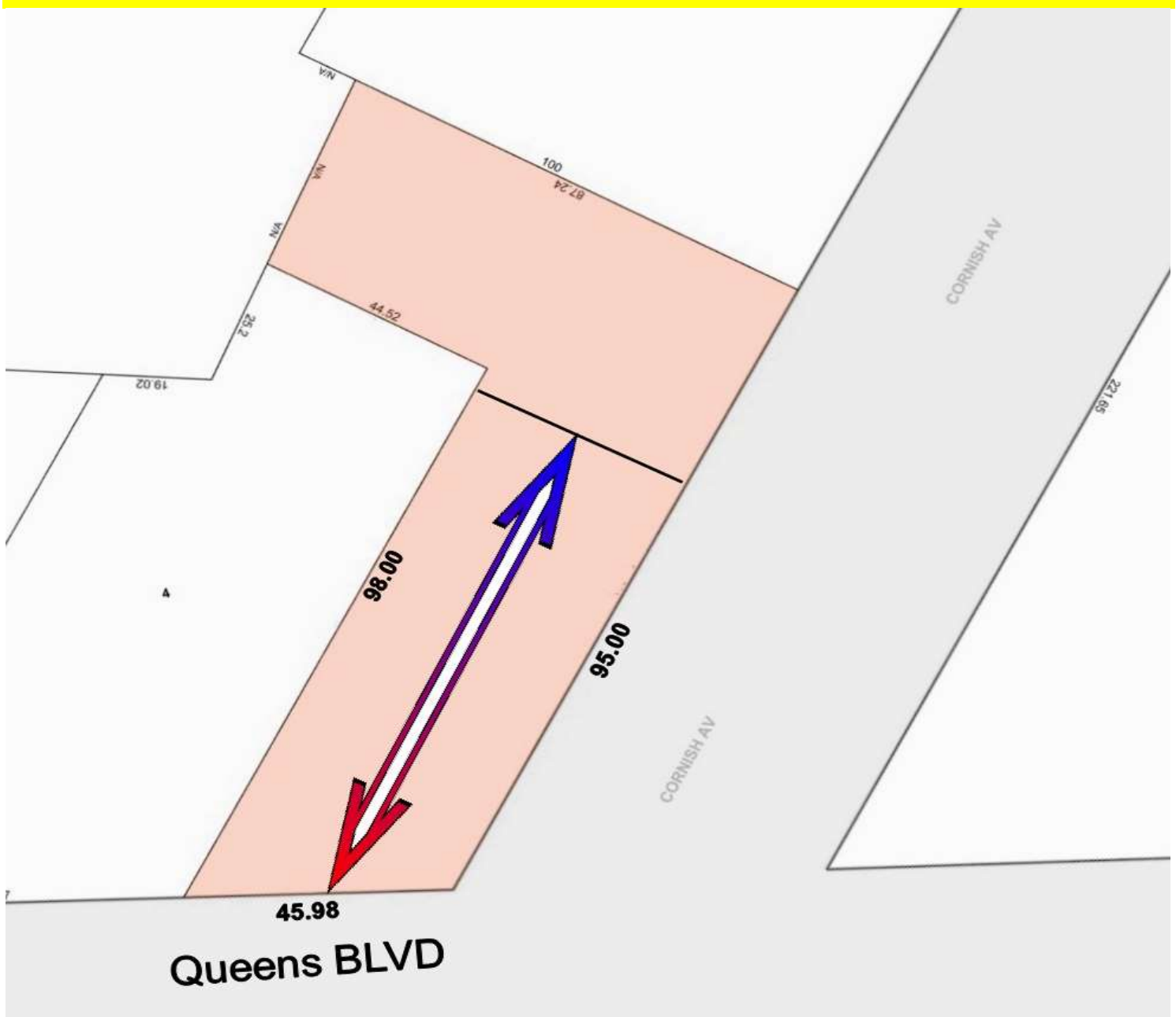
FOR 30+ YEARS STORE WAS USED AS The well known "R&S AUTO PARTS"

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BUILDING SIZE/LAYOUT



FOR RENT #1

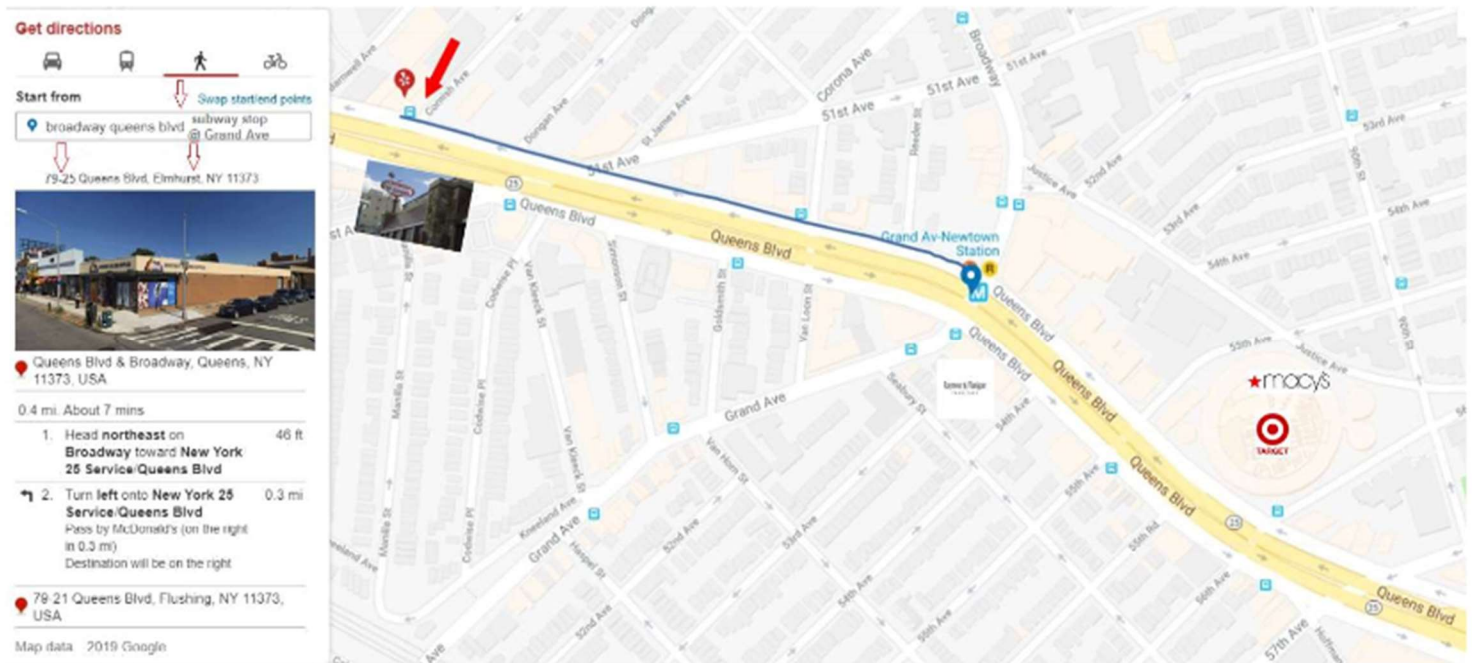
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BUS STOP IS IN FRONT OF THE PROPERTY.
SUBWAY IS 0.3 MILES (5 Minute walk)



Elmhurst Hospital: 0.7 Miles
Kennedy Airport: 9.6 Miles
Long Island Expwy: 0.7 Miles

Queens Center Mall: 0.7 Miles
Midtown Manhattan: 5.1 Miles
BQE Expressway: 0.8 miles

LaGuardia Airport: 3.9 Miles
Queens College: 4.6 Miles
Grand Central Pkwy: 1.3 Miles

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PROPERTY HIGHLIGHTS and Location

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 Expway: 0.7 Miles	BQE Expressway: 0.8 miles	Grand Central Pkwy: 1.3 Miles

Population: (source: CitiData.com)	Average Household Income: (source: CitiData.com)
1 Mile: 183,353 (2016)	\$65,075
3 Miles: 914,340 (2016)	\$72,043
5 Miles: 2,495,000 (2016)	\$77,097

**BECAUSE OF THE EXTREMELY HIGH ELMHURST /WOODSIDE CONSTRUCTION BOOM
1,800+ APARTMENTS ARE CURRENTLY BEING BUILT WITHIN A 5 BLOCKS RADIUS**

TREMENDOUS EXPOSURE (Approximately 50,000 CARS DAILY)

Property Information:	
Block/Lot:	1538/1
Lot Dimensions:	4,000 SF
Lot SF:	45.98 x 98
Subway:	3 Blocks away on Broadway
Bus Stop	In Front Property ==>
Queens Center:	7 blocks away
Elmhurst Hospital	7 blocks away
La Guardia Airport	7 minutes away
Various Ideal Usage:	Medical, Retail, Office, City Agency, etc, etc



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AERIAL VIEW (South to North View)



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AERIAL VIEW (North to South View)



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CORNER VIEW (CORNISH AVE)



(CORNISH AVE VIEW TO QUEENS BLVD)



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About 1,000 SF (4,000 SF total) of the store. Sheetrock wall is removable. 14 FT ceiling



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RETRO PHOTO OF TENANT FOR OVER 35 YEARS



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SUBWAY ROUTE



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SUBWAY and BUS ROUTE (digital)

