

Retail / Office Mixed-Use
Commercial 8629 SF For Lease

150-30 Twelve Ave,
Whitestone, New York 11357

Executive Summary

Whitestone downtown, a fast growing community with significant population influx, this brand new mixed-use building has more than 8000 sft to lease, including 3800+ for retail at the first floor, 3850 sf at high ceiling cellar, and 950 sf on the second floor with ample balcony.

It would be perfect setup for daycare, laundry, bakery and convenience store and supermarket. Immediate availability.

INVESTMENT HIGHLIGHTS

- Densely Populated Residential Area
- Surrounded by Four Academy/Schools
- 20 Minutes Bus to Main Street Flushing



Property Overview

Borough: Queens

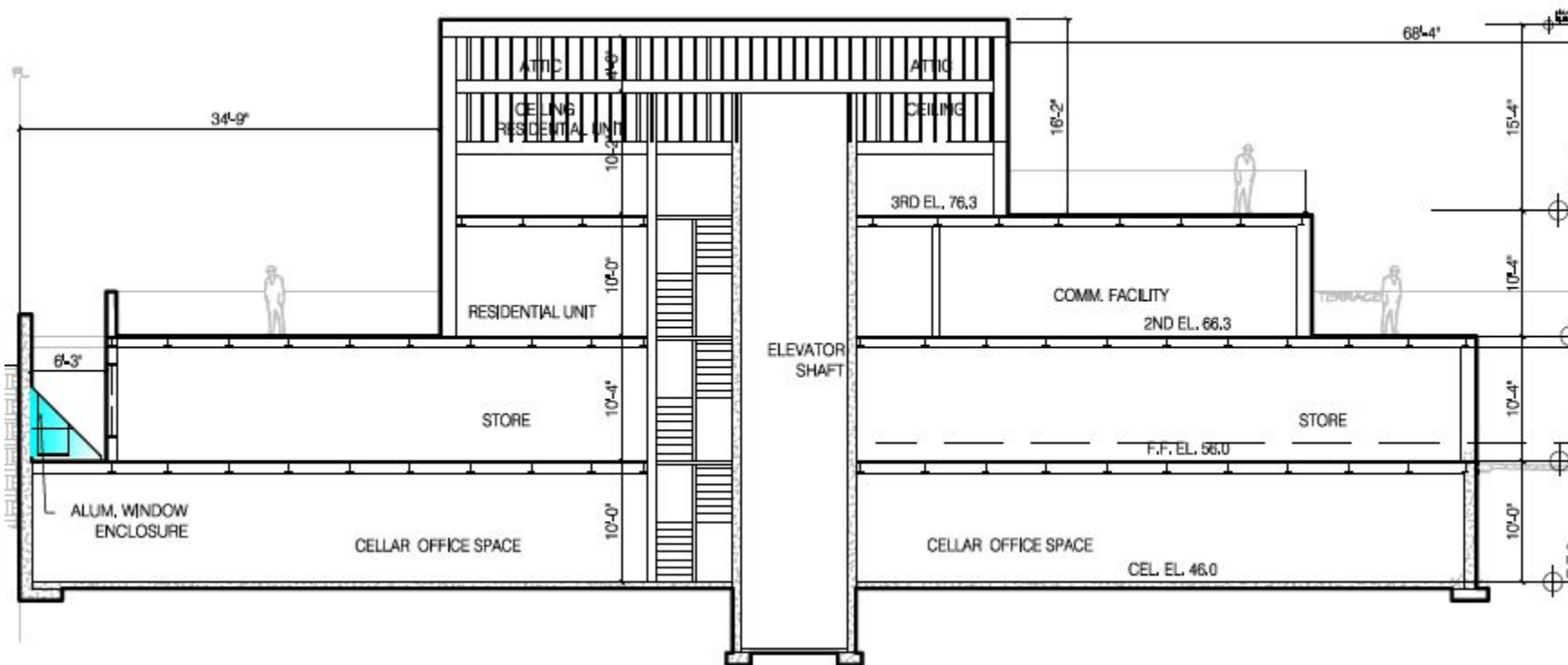
Block: 4517 **Lot:** 20

Address: 150-30 12 Ave, Whitestone

Zoning: R3-2 / C2-2 Overlay

Lot Size: 42.42 x 150 = 6,375 sq. ft.

Parking: 4 Private Parking Lot

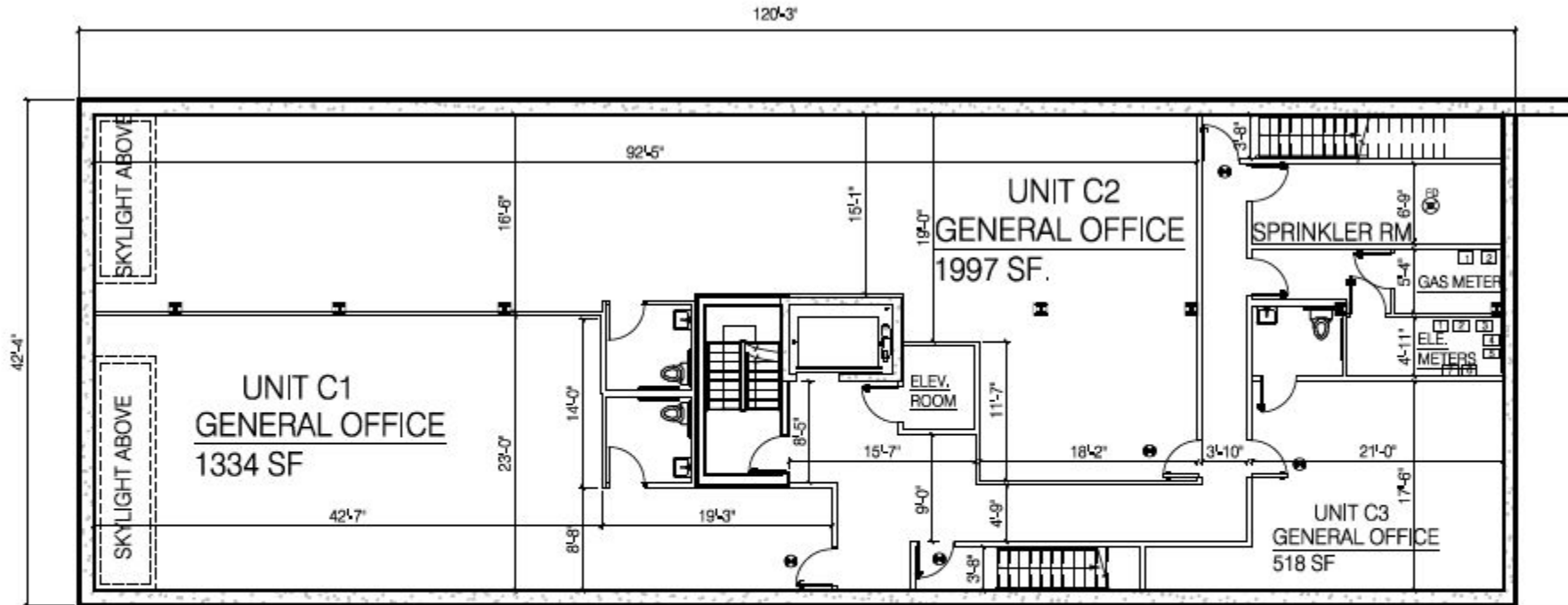


Lease Breakdown

Unit	Floor	Size(SF)	Monthly Rent	Rate Per Sf	Use
C1	Cellar	1334	2230	\$20/sf	Office
C2	Cellar	1997	3330	\$20/sf	Office
C3	Cellar	518	863	\$20/sf	Office
1A	1st Floor	3829	9575	\$30/sf	Retail Office
2C	2nd Floor	951	1585	\$20/sf	Daycare



Cellar Plan



CELLAR PLAN

SCALE: 1/16" = 1'-0"



COMMERCIAL AREA

OFFICE C1 1334 SF

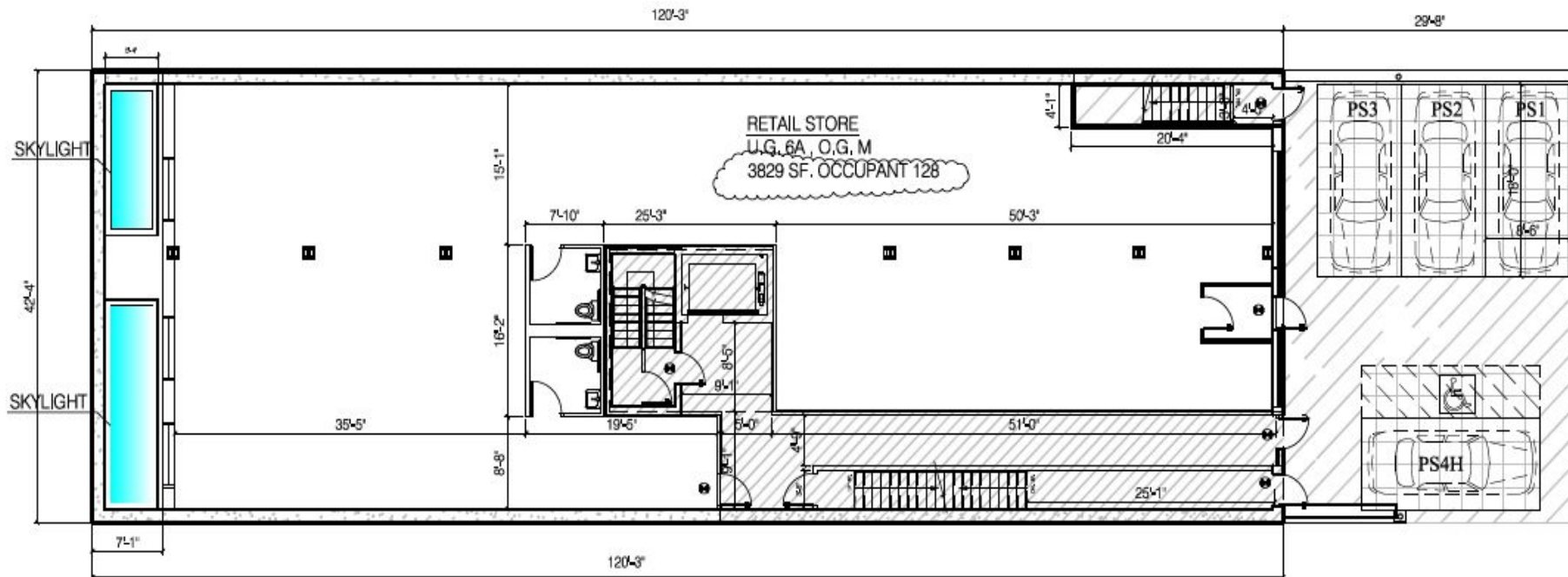
OFFICE C2 1997 SF

OFFICE C3 518 SF


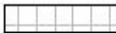
COMMON AREA 1241 SF



First Floor Plan

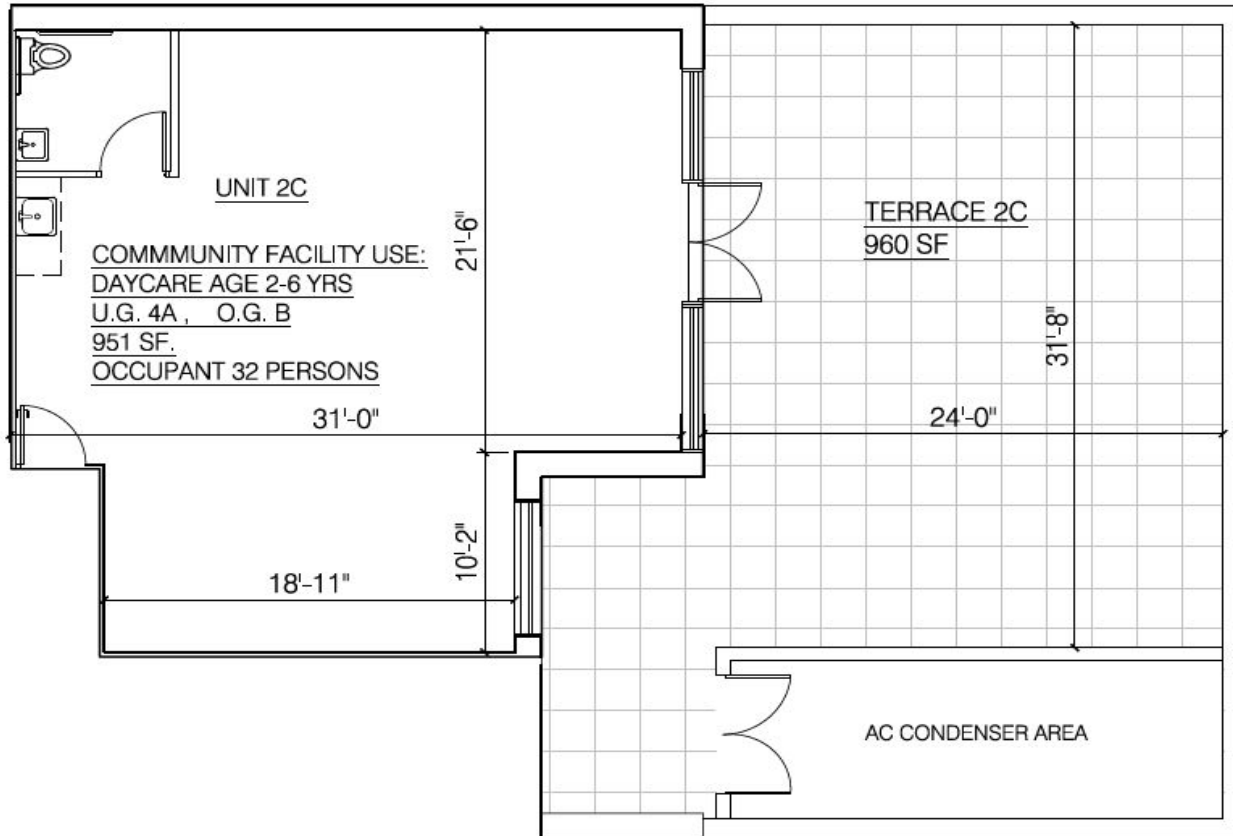


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

- COMMON AREA 853 SF
- LIMITED COMMON AREA 
- COMMERCIAL AREA UNIT 1A 3829 SF 
- PS1 153 SF
- PS2 153 SF
- PS3 153 SF
- PS4H 243 SF



Second Floor Front - Commercial



UNIT 2C PLAN

SCALE: 1/8" = 1'-0'



LIMITED COMMON AREA

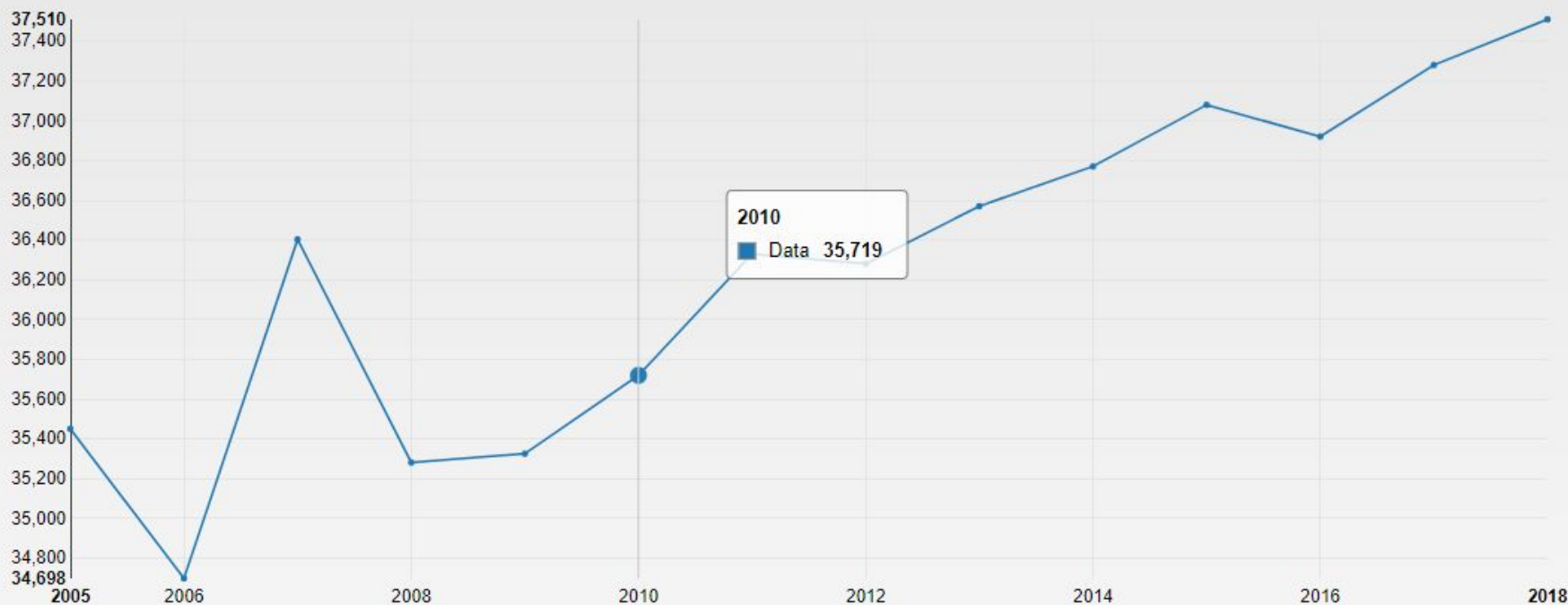


COMMERCIAL UNIT 2C 951 SF
TERRACE 960 SF



Demographics Summary

Estimated Population over Time



Population	39,150
Population Density	13,973 people per sq mi
Housing Units	15,924
Median Home Value	\$590,800

Land Area	2.80 sq mi
Water Area	0.00 sq mi
Occupied Housing Units	15,149
Median Household Income	\$71,978





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