



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | DRIVE THRU/RETAIL

63-09 Flushing Ave | Drive Thru Retail for Lease

63-09 Flushing Ave, Maspeth, NY 11378

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	6,700 SF
Building Size:	11,378 SF
Lot Size:	6,100 SF
Zoning:	R5B

PROPERTY OVERVIEW

700 SF. on a 6,000 SF plot
Fully Permitted Drive Thru with 3 Lanes
156' of Frontage on Flushing Avenue and 130' on Grand Avenue
22,000 Vehicles per day

LOCATION OVERVIEW

Located in the Maspeth neighborhood of Queens between 64th St & 63rd St near the Middle Village - Metropolitan train station.

Nearest Transit: M train at Middle Village - Metropolitan and the Q59, B57, Q58, & Q18 bus lines.

Nearby tenants include Chase Bank, Key Food Supermarkets, Eagle Pharmacy, Dunkin', Joe's Pizza, CVS, Carvel, Bank of America, McDonald's, Wendy's, The Home Depot, Smashburger, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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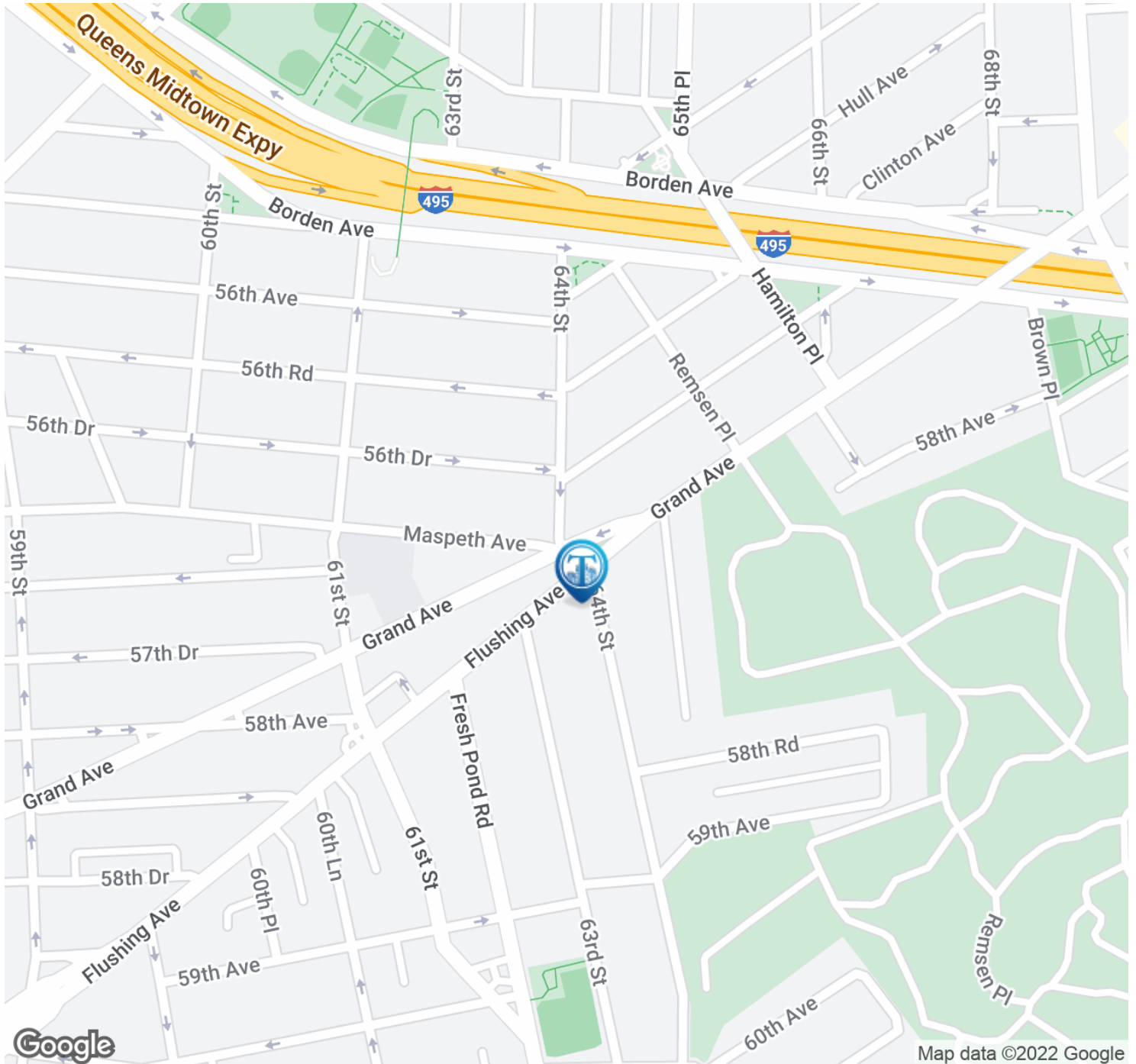
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Location Map



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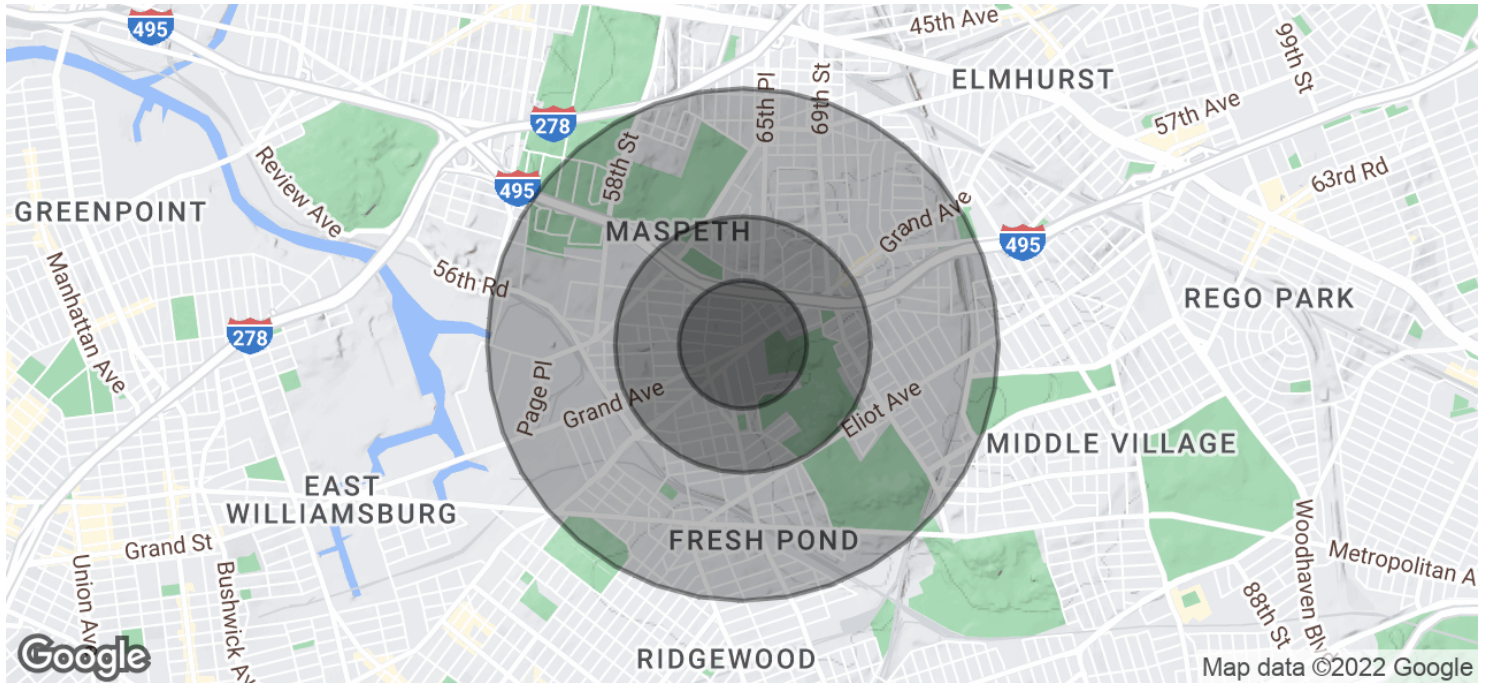
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,772	16,687	60,009
Average Age	43.0	41.7	40.3
Average Age (Male)	40.3	39.2	38.8
Average Age (Female)	46.2	43.8	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,919	6,382	22,373
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$97,053	\$93,501	\$89,761
Average House Value	\$672,272	\$684,701	\$700,136

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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