

## 9508 37th Ave

9508 37th Ave, Jackson Heights, NY 11372



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## 9508 37th Ave

\$124.29 /SF/YR

Prime corner commercial space at 95-04 37th Ave, offering outstanding visibility, nonstop foot traffic, and expansive wraparound windows that command attention from every angle. Located in a busy shopping district near Junction Blvd, this is one of Jackson Heights' most active and reliable commercial corridors.

Formerly a furniture store, the space features a clean, versatile open layout with additional basement space, allowing it to adapt effortlessly to all uses. The asking rent is \$7,250 per month, offering strong value for such a prominent, high-exposure corner location. Its steady pedestrian flow and flexible configuration make it an exceptional opportunity for any operator looking to establish a standout presence.

- Heavy foot traffic
- Large Windows
- Customizable Layout
- Includes Basement Space



Rental Rate: \$124.29 /SF/YR

Property Type: Retail

Gross Leasable Area: 18,000 SF

Year Built: 1931

Walk Score ©: 100 (Exceptionally friendly)

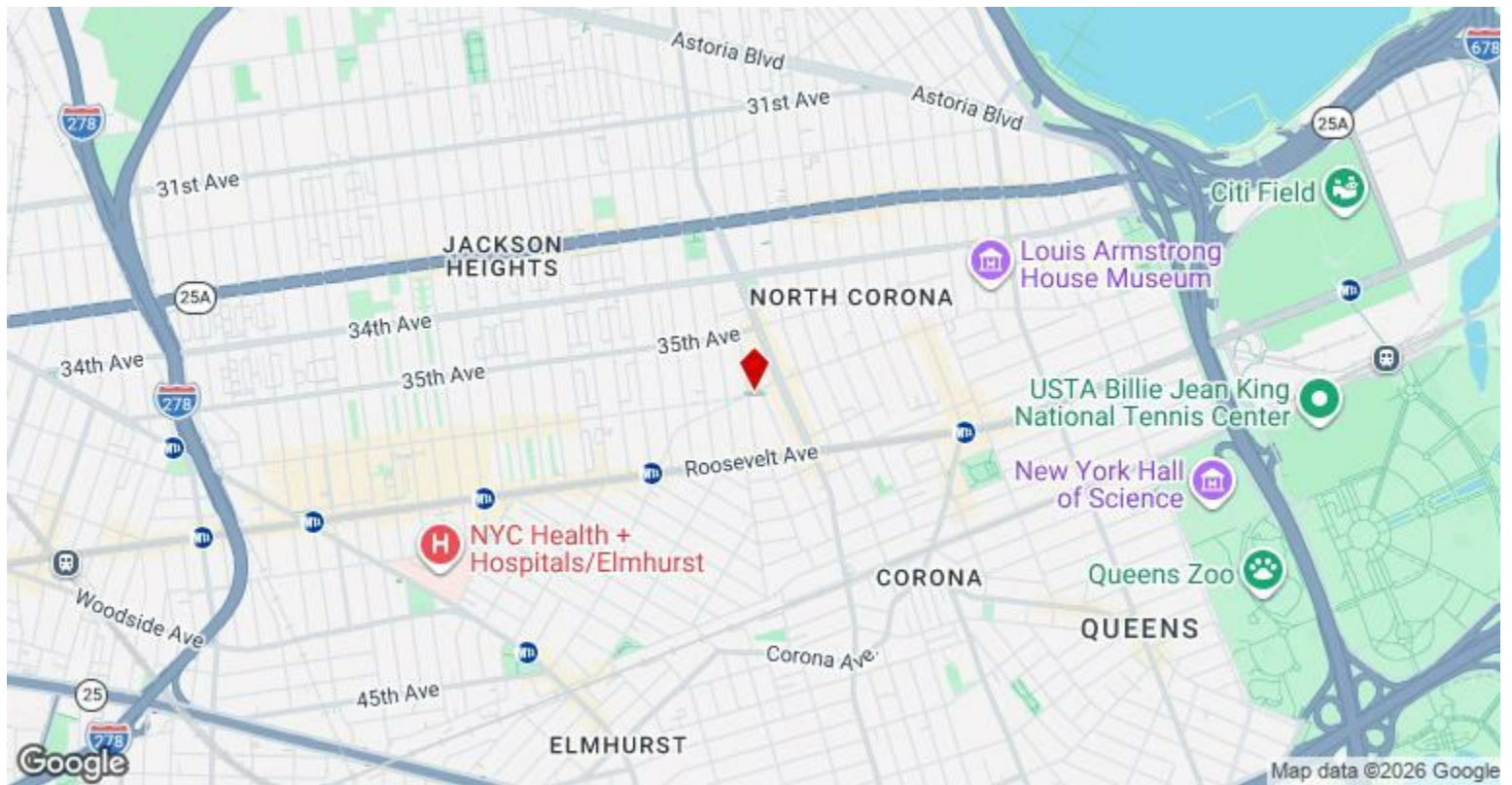
Transit Score ©: 100 (Exceptionally friendly)

Rental Rate Mo: \$10.36 /SF/MO

## 1st Floor

Space Available	700 SF
Rental Rate	\$124.29 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Prime corner commercial space at 95-04 37th Ave, offering outstanding visibility, nonstop foot traffic, and expansive wraparound windows that command attention from every angle. Formerly a furniture store, the space features a clean, versatile open layout that can accommodate any use, from retail to service-based concepts to creative operations seeking a high-exposure location. Positioned along one of Jackson Heights' busiest corridors, this site delivers continuous neighborhood engagement and strong day-to-night activity. No key money. Direct by owner. Brokers fully protected with 3 months commission. A standout opportunity for any operator looking to establish a strong presence. Asking rent \$7,250 per month.



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# Property Photos



image022



image021

# Property Photos



image020