

149-09 UNION TURNPIKE

FLUSHING, NY 11367

OFFICE BUILDING | FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Newly White boxed Retail. New HVAC, Storefront with 42" Glass Door, New Ceramic tile floor, and ADA compliant bathroom. 975 SF with a full basement along busy Union Tpke Corridor. 100% occupied strip with first store available in 5 years. Large Cooking gas line. Rear owner parking and delivery entrance. Located along Union Tpke along busy retail Corridor. Join Wendy's, Dunkin, Chase, and others along Union Turnpike. Heavy car traffic and access to major bus lines. Minutes for St. John's University and Queens College as well as multiple schools.

PROPERTY HIGHLIGHTS

- Full Cooking Gas Line
- Full Basement
- Newly White boxed
- Rear parking and delivery entrance.

RAYMOND MORDEKHAI

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OFFERING SUMMARY

Lease Rate:	\$66.50 SF/yr (MG)
Available SF:	975 SF
Lot Size:	10,000 SF
Building Size:	5,280 SF

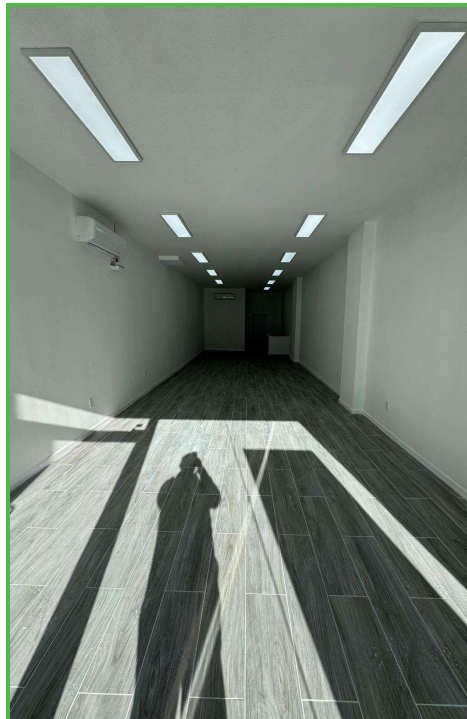
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,632	8,716	30,368
Total Population	6,640	23,748	84,611
Average HH Income	\$129,420	\$119,013	\$107,059

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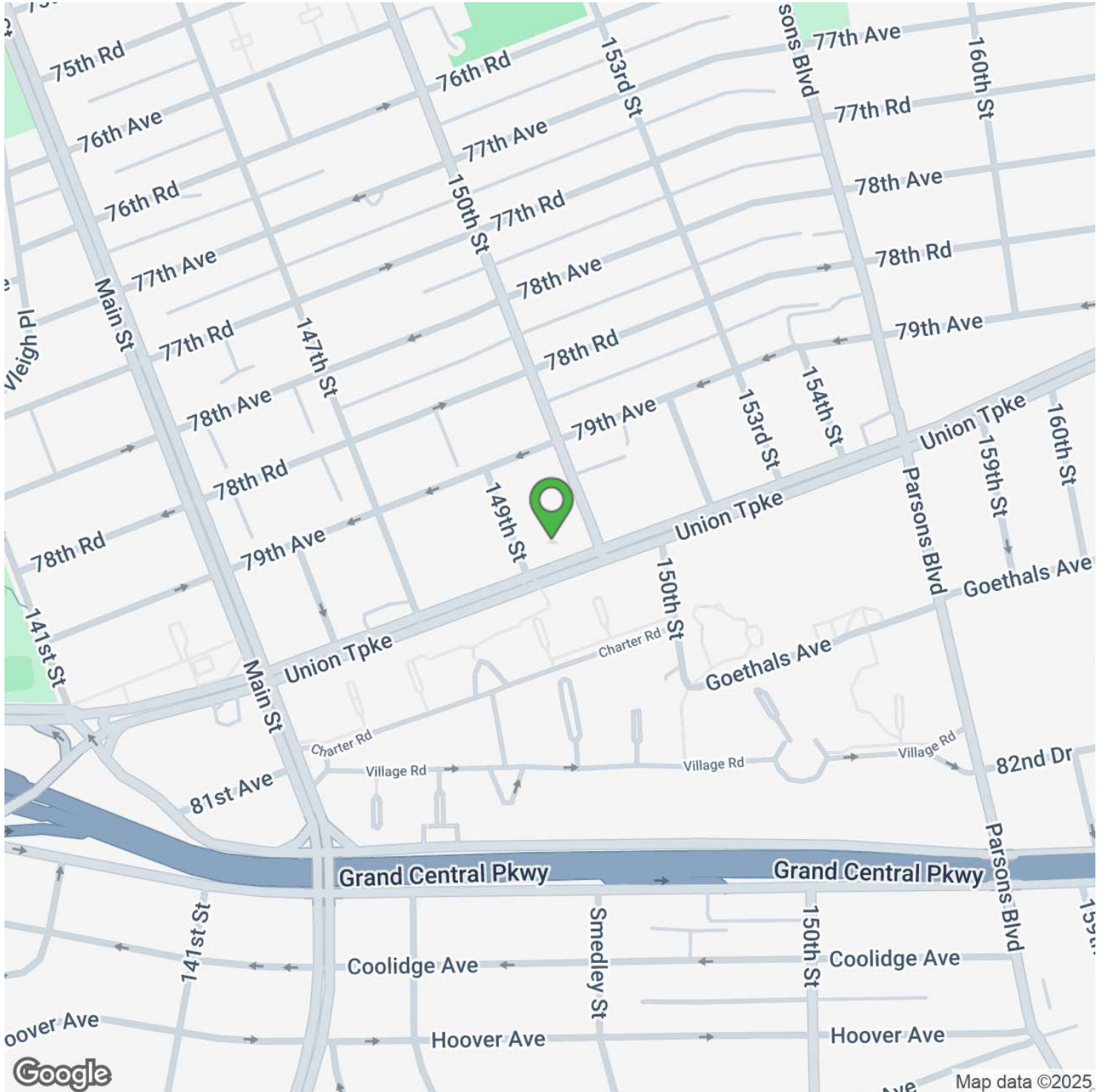
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ADDITIONAL PHOTOS

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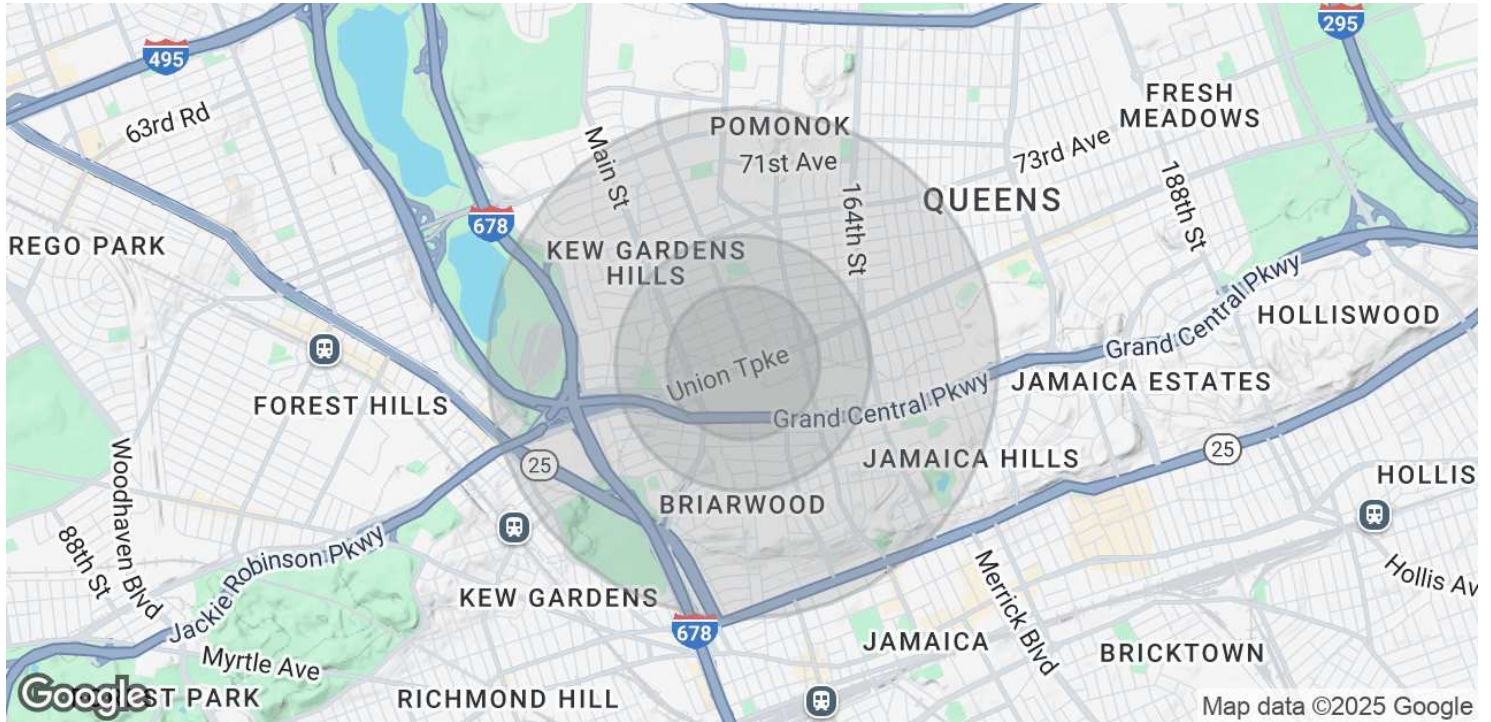
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,640	23,748	84,611
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,632	8,716	30,368
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$129,420	\$119,013	\$107,059
Average House Value	\$641,572	\$751,509	\$759,665

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT