COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE

FOR LEASE / RETAIL, STREET-LEVEL

106 Point Condominium

106-07 NORTHERN BLVD, CORONA, NY 11368

PRICING ON REQUEST



THE OPPORTUNITY

Entire Unit

4,872 RSF · RETAIL, STREET-LEVEL

01 Built out retail store, currently a hardware store, offered as is.

02 20 ft of frontage on Northern Blvd, 28,636 vehicles a day, 2019 count.

03 18'2" ceiling height, sprinklered with a 15 HP electric fire pump and jockey pump.

04 Elevator serving the cellar, 1st floor and mezzanine.



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Entire Unit	1st Floor Mezzanine Cellar	2,432 RSF 632 RSF 1,808 RSF	**On request, modified gross**	1 month after signing	Turnkey retail space, currently a hardware store.
	Total	**4,872 RSF**			

ADDITIONAL RENT

RE taxes	Tenant pays its pro rata share of RE tax increases over the base year.
CAM	None. Owner pays the common charges.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Escalations	3% per annum.
Options	Negotiable.
Free rent	Negotiable.
Security deposit	Based on tenant financials.
Guaranty	Based on tenant financials.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT LAYOUT
Built out hardware store: ground floor sales floor; mezzanine office reached from the sales floor and directly from the street; cellar stock room with access to the street and the rear yard.

CURRENT CONDITION
Fully built out as a hardware store.

DELIVERY
Turnkey retail space, currently a hardware store.

GAS
National Grid gas, metered to the store. Gas furnaces serve the rear portion and the basement, specifications to be confirmed.

ELECTRICAL SERVICE
Three phase service, metered to the store.

WATER AND SEWER
Two water meters, basement and first floor.

HVAC
HVAC in place. Two electric PTAC units in the mezzanine office.

CEILING HEIGHT
18'2"

SPRINKLERS
Sprinklered, with a 15 HP electric fire pump and a jockey pump. System ready as of August 2026.

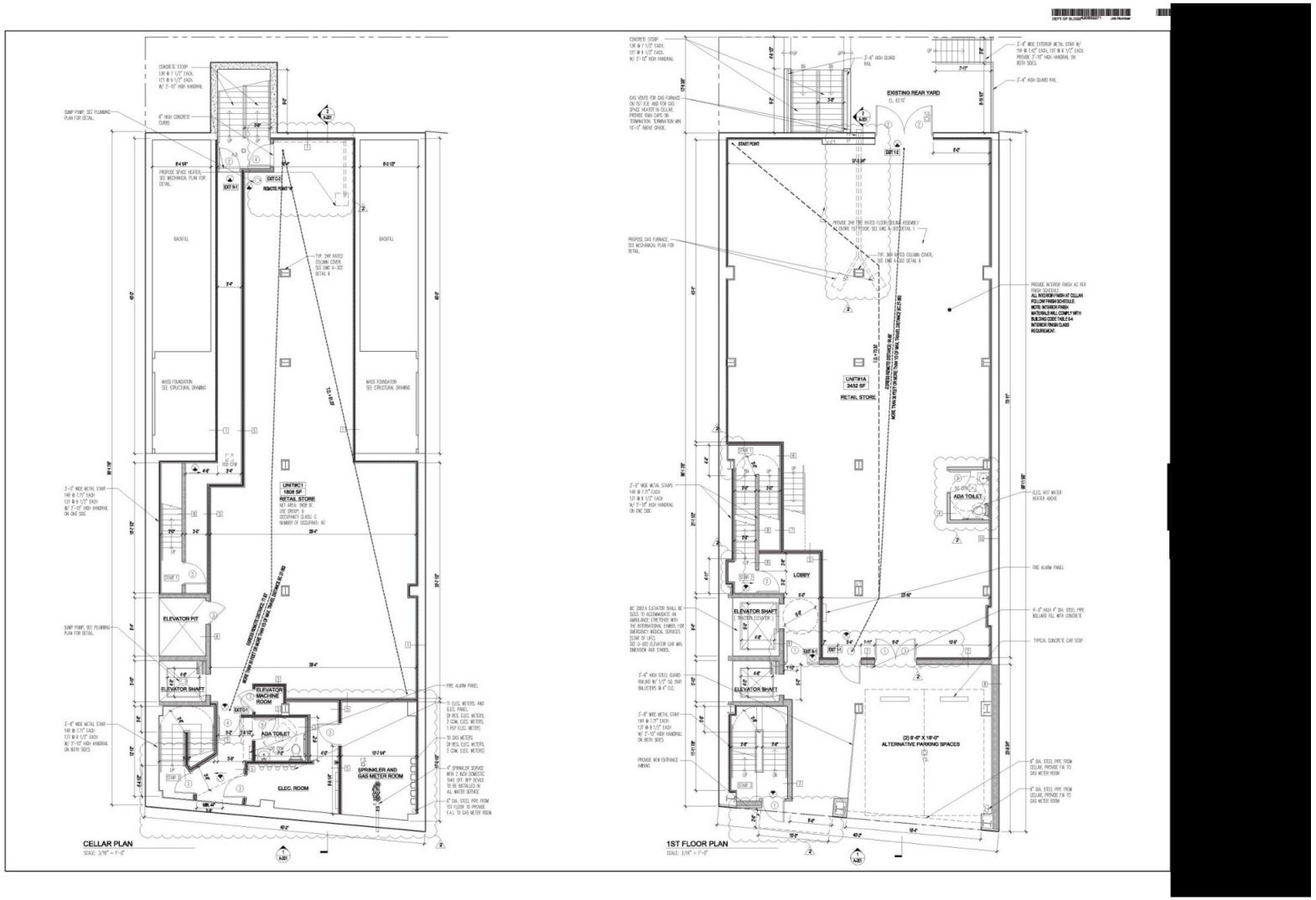
PARKING
Rear yard parking in use by the store, by arrangement with the condominium board.

DIVISIBLE
No.

FRONTAGE
20 ft.

FLOOR PLAN

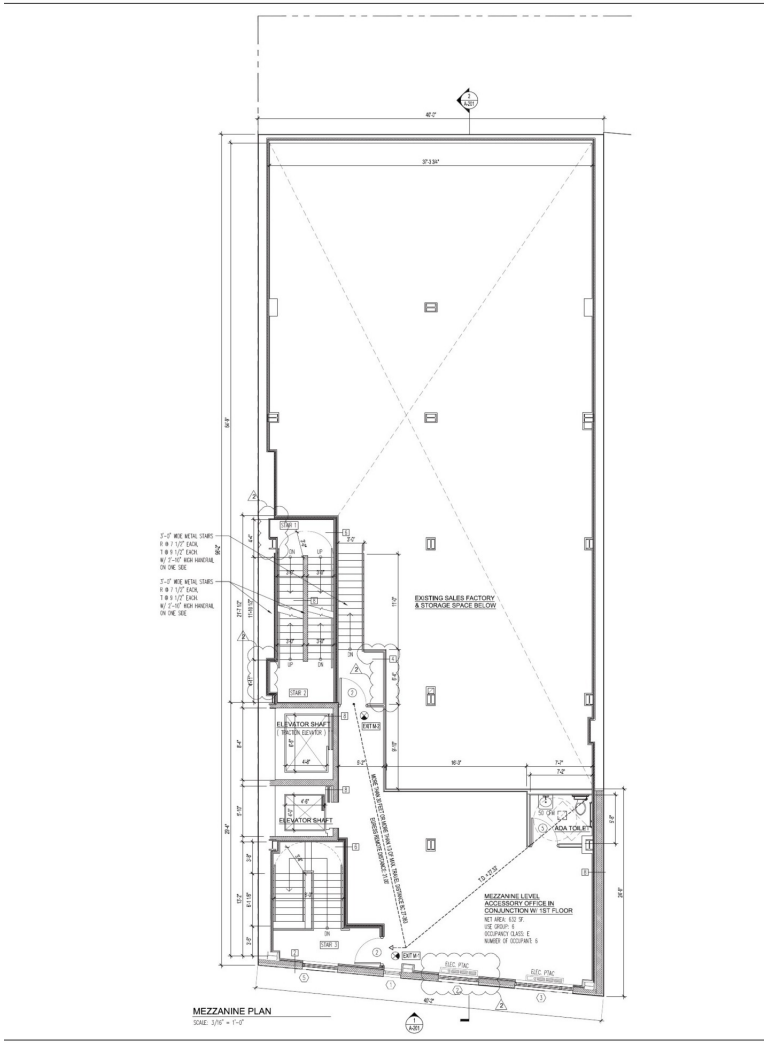
Floor plan



1st Floor, 2,432 SF Mezzanine, 632 SF Cellar, 1,808 SF

FLOOR PLAN

Floor plan



1st Floor, 2,432 SF Mezzanine, 632 SF Cellar, 1,808 SF

PHOTOGRAPHS

The space









THE SETTING

The building

ADDRESS
106-07 Northern Blvd, Corona, NY 11368

BLOCK
1701

LOT
7501

BUILDING CLASS
Mixed Residential & Commercial Building, a condominium (RM)

GROSS BUILDING AREA
13,193 SF

YEAR BUILT
1930

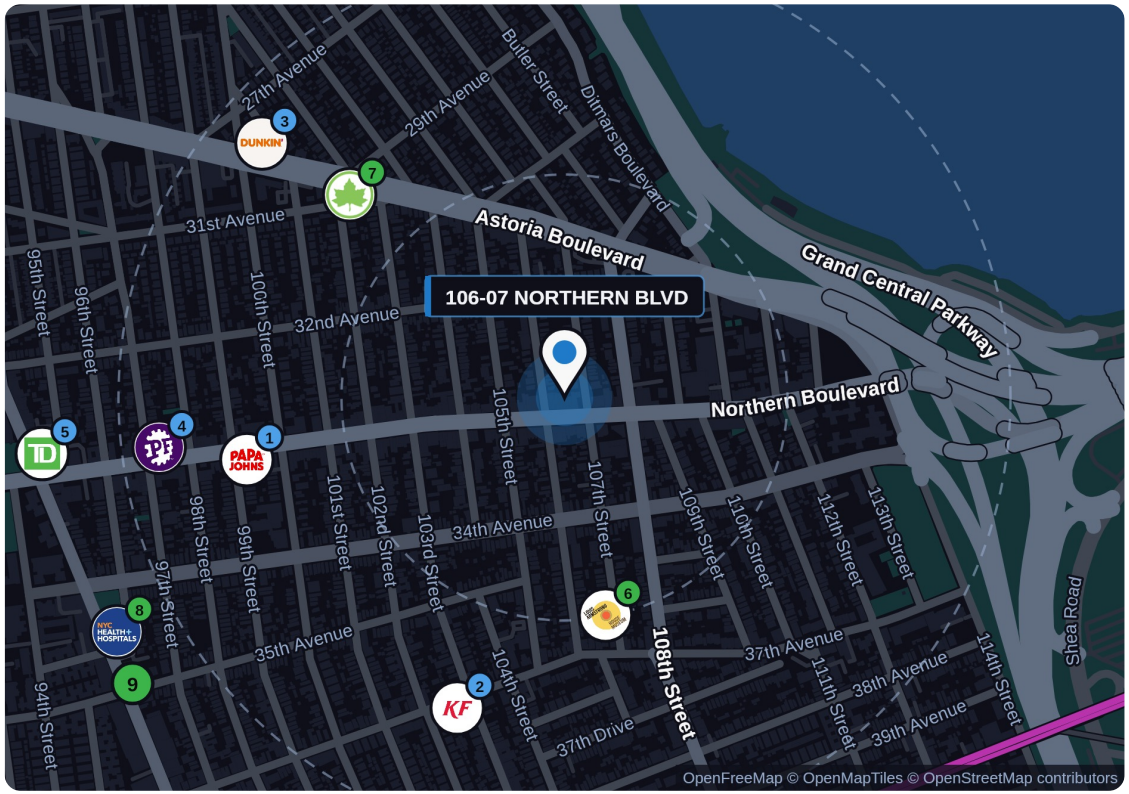
ZONING
R6A with a C2-4 overlay

COMMON AMENITIES
Two parking spaces on the first floor, for the store's exclusive use.



CORONA, QUEENS

The block



STRAIGHT-LINE DISTANCES

106-07 Northern Blvd

NEARBY BUSINESSES

1	Papa John's	Restaurant	0.4 mi
2	Key Food	Supermarket	0.4 mi
3	Dunkin'	Restaurant	0.4 mi
4	Planet Fitness	Fitness	0.5 mi
5	TD Bank	Bank	0.6 mi

LANDMARKS

6	Louis Armstrong House Museum	Museum	0.2 mi
7	Barclay Triangle	Park	0.3 mi
8	NYC Health + Hospitals/Gotham Health, Jackson Heights	Hospital	0.6 mi
9	Junction Boulevard	Shopping center	0.6 mi

Straight-line distances. Information from sources deemed reliable.

114,552
PEOPLE WITHIN 1 MILE

33,482
HOUSEHOLDS WITHIN 1 MILE

798,619
PEOPLE WITHIN 3 MILES

$77,285
MEDIAN HOUSEHOLD INCOME, 1 MILE

CORONA, QUEENS

Around the block

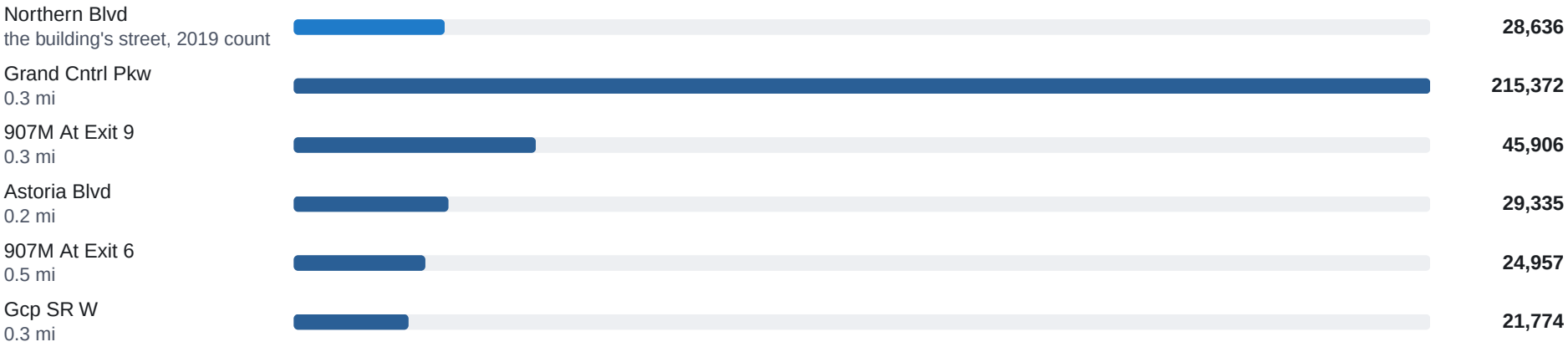
BANK BRANCHES, 1/2-MILE RADIUS

1 bank branch within half a mile

SHOPPING CENTERS

75-11 31 Avenue, shopping center, 98,860 SF, 1.5 mi; 90-15 Queens Boulevard, shopping center, 748,623 SF, 1.7 mi

TRAFFIC, VEHICLES A DAY

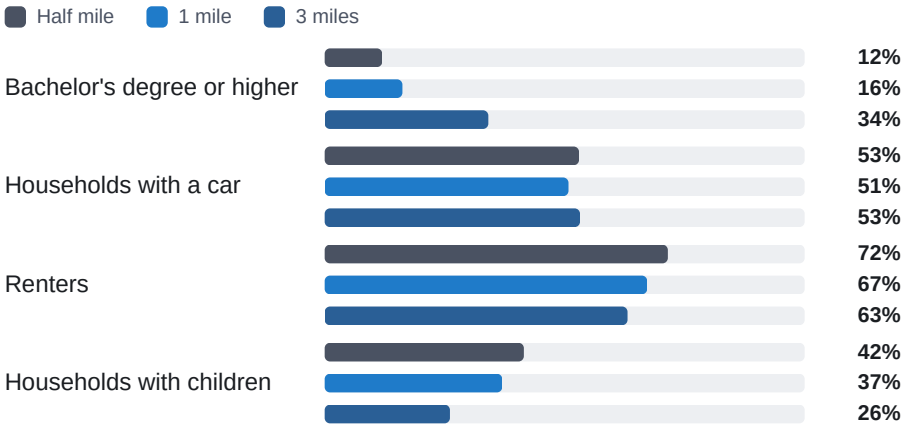


CORONA, QUEENS

The people

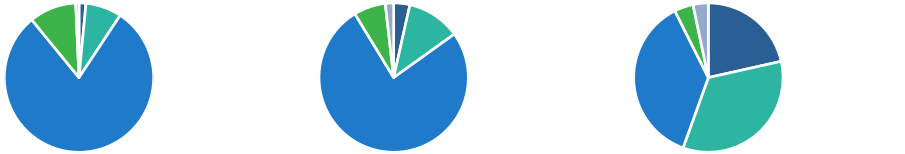
	HALF MILE	1 MILE	3 MILES
Population	43,101	114,552	798,619
Households	11,562	33,482	295,973
Workers by day	3,647	17,609	262,181
Median household income	$78,954	$77,285	$78,938
Median age	33	36	42

WHO LIVES HERE



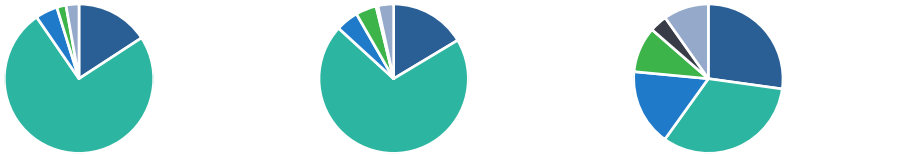
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



	Half mile	1 mile	3 miles
White	1.5%	3.5%	22%
Asian	7.8%	12%	34%
Hispanic or Latino	80%	76%	37%
Black	10%	6.9%	4.1%
Other	0.7%	1.8%	3.3%

LANGUAGE AT HOME

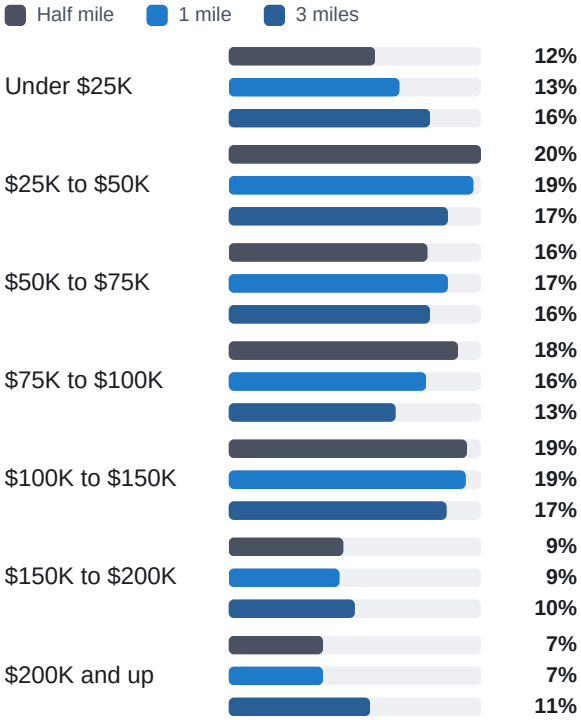


	Half mile	1 mile	3 miles
English only	16%	16%	27%
Spanish	75%	70%	33%
Chinese	4.8%	4.9%	17%
Other Indo-European	2.0%	4.5%	9.9%
Russian or Polish		0.4%	3.8%
Other	2.8%	3.4%	9.8%

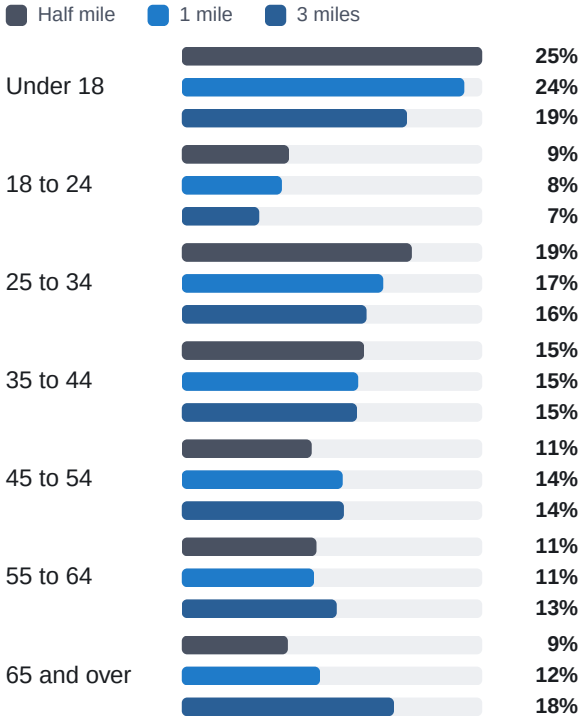
CORONA, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



Health care	14%
Government	25%
Retail	13%
Education	9.0%
Hospitality	8.9%
Other	30%

1 mile



Health care	11%
Government	11%
Retail	12%
Education	16%
Hospitality	9.3%
Other	41%

3 miles



Health care	30%
Government	9.6%
Retail	11%
Education	8.8%
Hospitality	7.8%
Other	33%

Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO

PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/106-07-northern-blvd-unit-1a-retail-store-8t5f

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OFFICE

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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