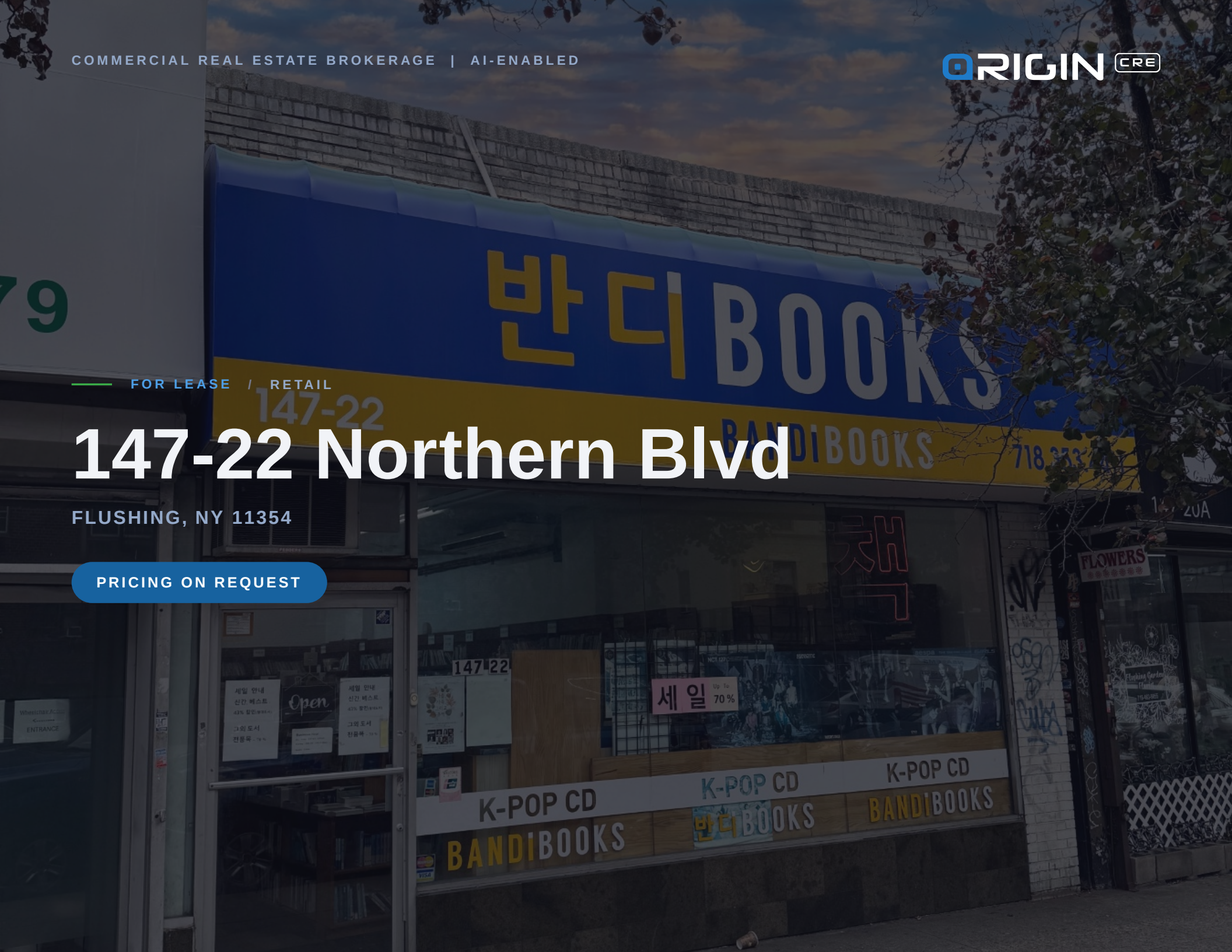


FOR LEASE / RETAIL

147-22 Northern Blvd

FLUSHING, NY 11354

PRICING ON REQUEST

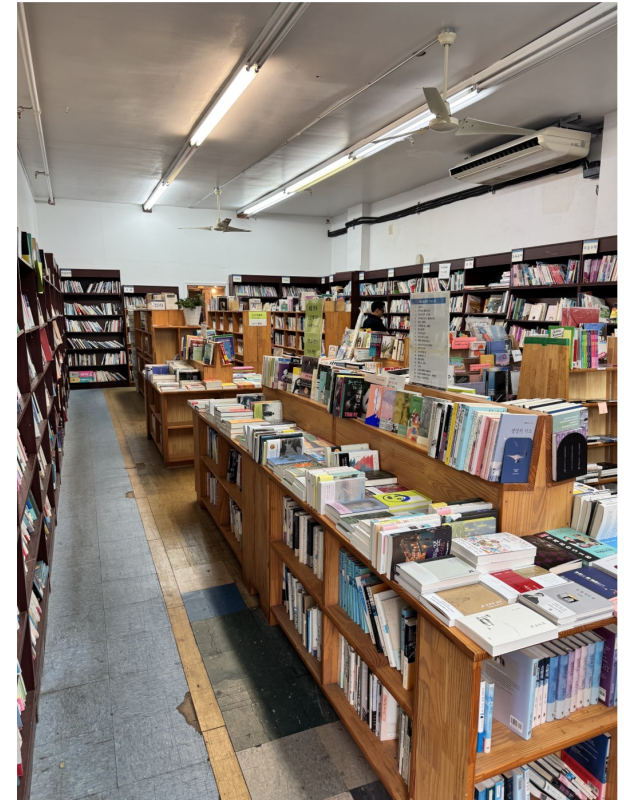


THE OPPORTUNITY

Store Front

2,500 USF · RETAIL

- 01** A 7 minute walk to the Murray Hill LIRR station, close to H Mart.
- 02** Shared parking lot in the rear for customers and staff.
- 03** Prime Northern Blvd exposure, about 48,700 vehicles a day.
- 04** Gas and HVAC in place, sprinklered, ceilings of 9 to 11 ft.
- 05** Full 1,050 SF basement for storage.



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Store Front	Ground	1,450 USF	On request, modified gross	Immediate	Delivered as is, broom clean. Landlord provides the AC; tenant paints and performs all other work to ready the space.
	Basement	1,050 USF			
	Total	2,500 USF			

ADDITIONAL RENT

RE taxes	Above the base year (Pro-Rata Share 17%)
----------	--

LEASE TERMS

Prohibited uses	No guns, smoke shop, cannabis, event space, church, or commercial kitchen or restaurant use. Office or retail preferred.
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PREMISES OVERVIEW

The space

CONDITION STATUS

Delivered as is, broom clean.
Prior tenant was a bookstore.

GAS

Medium pressure gas service
and HVAC in place. Line size to
be determined.

HVAC

HVAC available

CEILING HEIGHT

9'-11'.

SPRINKLERS

The space is sprinklered.

PARKING

Shared lot in rear.

DIVISIBLE

No

PHOTOGRAPHS

The space



THE SETTING

The building

ADDRESS

147-22 Northern Blvd, Flushing, NY 11354. Block 5016, Lot 33

BLOCK

5016

LOT

33

BUILDING CLASS

One Story Retail Building (K1)

GROSS BUILDING AREA

7,800 SF

YEAR BUILT

1950

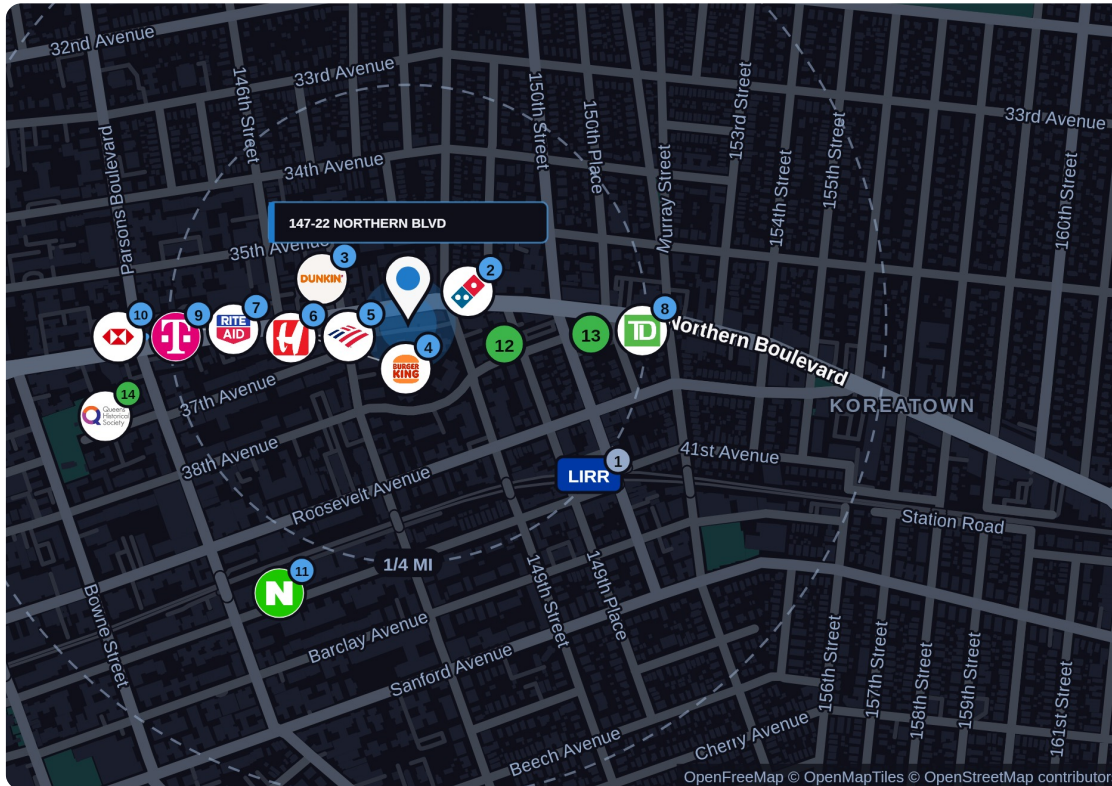
ZONING

R7X with a C2-3 overlay



FLUSHING, QUEENS

The block



STRAIGHT-LINE DISTANCES

147-22 Northern Blvd

TRANSIT

- 1 Murray Hill LIRR, Port Washington accessible 7 min walk

NEARBY BUSINESSES

- 2 Domino's Restaurant 0.07 mi
- 3 Dunkin' Restaurant 0.09 mi
- 4 Burger King Restaurant 0.1 mi
- 5 Bank of America Bank 0.1 mi
- 6 H Mart Supermarket 0.1 mi
- 7 Rite Aid Pharmacy 0.2 mi
- 8 TD Bank Bank 0.2 mi
- 9 T-Mobile Retail 0.3 mi
- 10 HSBC Bank 0.3 mi
- 11 Shoe Pro Retail 0.3 mi

LANDMARKS

- 12 The Voelker Orth Museum Museum 0.1 mi
- 13 koreavillage Shopping center 0.2 mi
- 14 Kingsland Homestead Museum 0.3 mi

FLUSHING, QUEENS

Around the block

119,135

PEOPLE WITHIN 1 MILE

47,238

HOUSEHOLDS WITHIN 1 MILE

523,755

PEOPLE WITHIN 3 MILES

\$61,226

MEDIAN HOUSEHOLD INCOME, 1 MILE

NEIGHBORS

H Mart, Cricket Wireless, Mobil, Subway, 7-Eleven, Dunkin', Domino's, Burger King, Bank of America, AT&T Store, TD Bank.

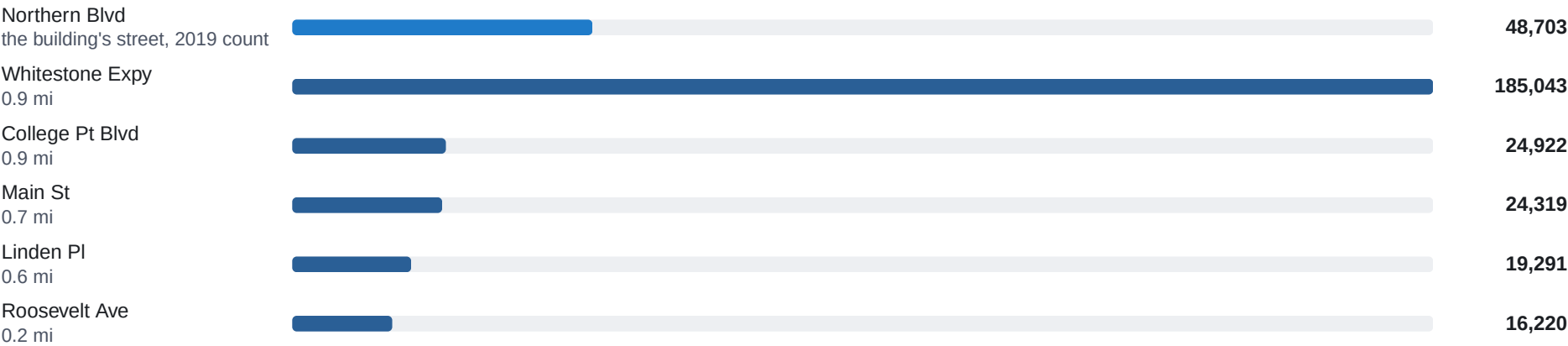
SHOPPING CENTERS

139-15 20 Avenue, shopping center, 76,727 SF, 1.3 mi; 132-01 20 Avenue, shopping center, 67,210 SF, 1.5 mi

BANK BRANCHES, 1/2-MILE RADIUS

11 bank branches within half a mile

TRAFFIC, VEHICLES A DAY



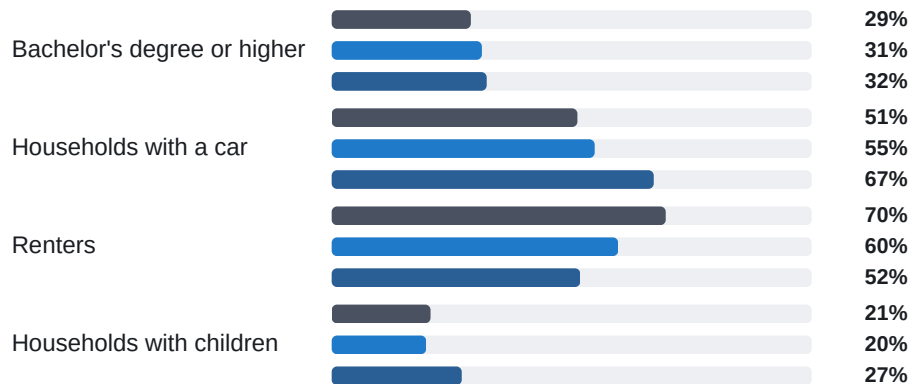
FLUSHING, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	43,219	119,135	523,755
Households	16,617	47,238	186,854
Workers by day	10,034	58,002	169,927
Median household income	\$59,380	\$61,226	\$79,236
Median age	48	49	43

WHO LIVES HERE

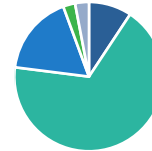
Half mile
 1 mile
 3 miles



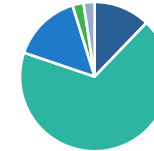
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

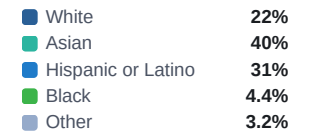
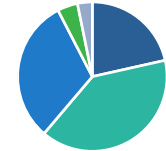
Half mile



1 mile

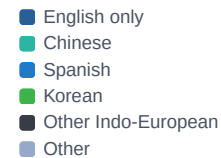
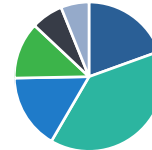


3 miles

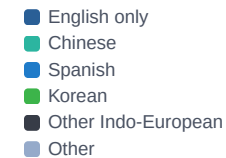
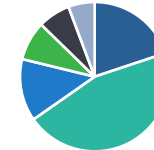


LANGUAGE AT HOME

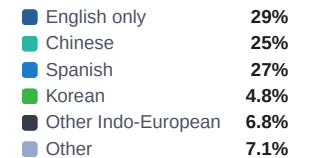
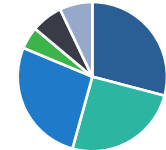
Half mile



1 mile



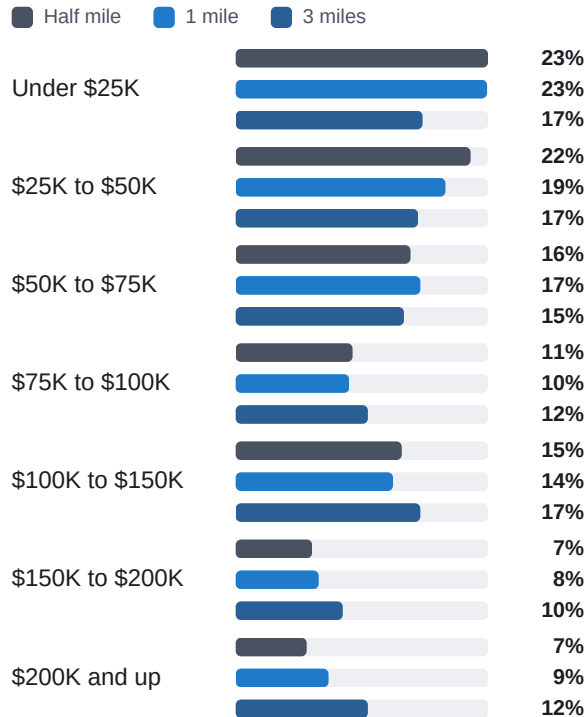
3 miles



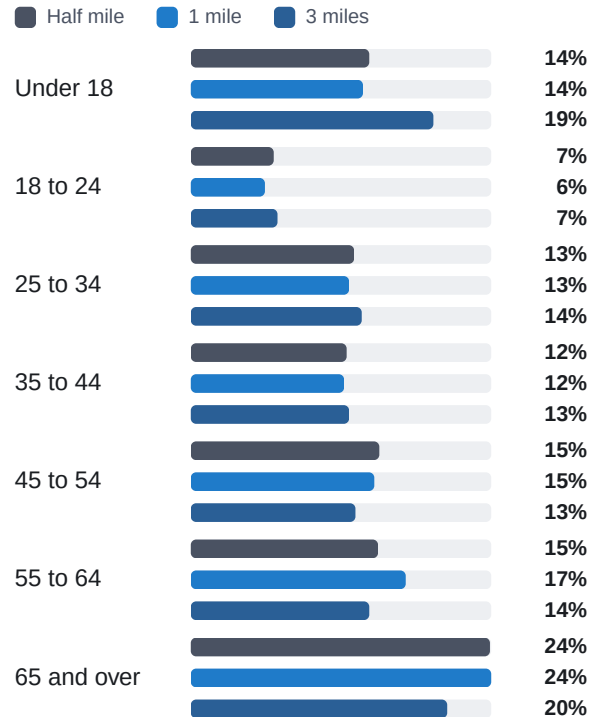
FLUSHING, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



3 miles



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

Precision in deal making.

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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/147-22-northern-blvd-store-front-k1sx



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