

COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED



— FOR LEASE / RETAIL

162-07 Depot Road

FLUSHING, NY 11358

PRICING ON REQUEST

THE OPPORTUNITY

Ground Floor and Basement

4,243 RSF · RETAIL

- 01** Second generation restaurant with approved eating and drinking plans, DOB Q01305671
- 02** Type 1 hood with fire suppression, 1,225 CFM, exhaust ducted to the roof, gas on site
- 03** Two minute walk to the Broadway LIRR station



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Ground Floor and Basement	Cellar	2,085 RSF	On request, modified gross	Immediate	As is. Vanilla box, demolition or a demolition credit available for a qualified tenant.
	Ground	2,158 RSF			
	Total	4,243 RSF			

ADDITIONAL RENT

RE taxes	Increases over the base year.
CAM	None.
Utilities	Direct metered electric and direct metered gas. Water sub-metered.

LEASE TERMS

Escalations	3% per annum.
Free rent	Up to 3 to 5 months available for a qualified tenant.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

PREMISES OVERVIEW

The space

CURRENT LAYOUT

Cellar: eating and drinking area with five dining rooms, storage, toilets and stair up to the first floor. First floor: eating and drinking area with six dining rooms, counter, kitchen with hood, range, deep fryer, work table and sinks, several toilets and stair down to the cellar.

CURRENT CONDITION

Second Generation.

DELIVERY

As is. Vanilla box, demolition or a demolition credit available for a qualified tenant.

GAS

Gas on site, with meters in the outside crawl space, shared with neighboring tenants' meters.

VENTING AND EXHAUST

Type 1 kitchen hood, 4'-6" x 3'-6", with fire suppression, exhaust ducted to the roof.

ELECTRICAL SERVICE

Direct metered electric.

WATER AND SEWER

Water is sub-metered.

HVAC

Rooftop unit serving the ground floor, with existing 30" x 20" supply and return running down from the roof. Cellar supply and return proposed in April 2026, not yet approved.

CEILING HEIGHT

Ground floor 11'. Cellar 8'.

SPRINKLERS

New 3" fire service and sprinkler work permitted. Completion and sign off to be confirmed.

PARKING

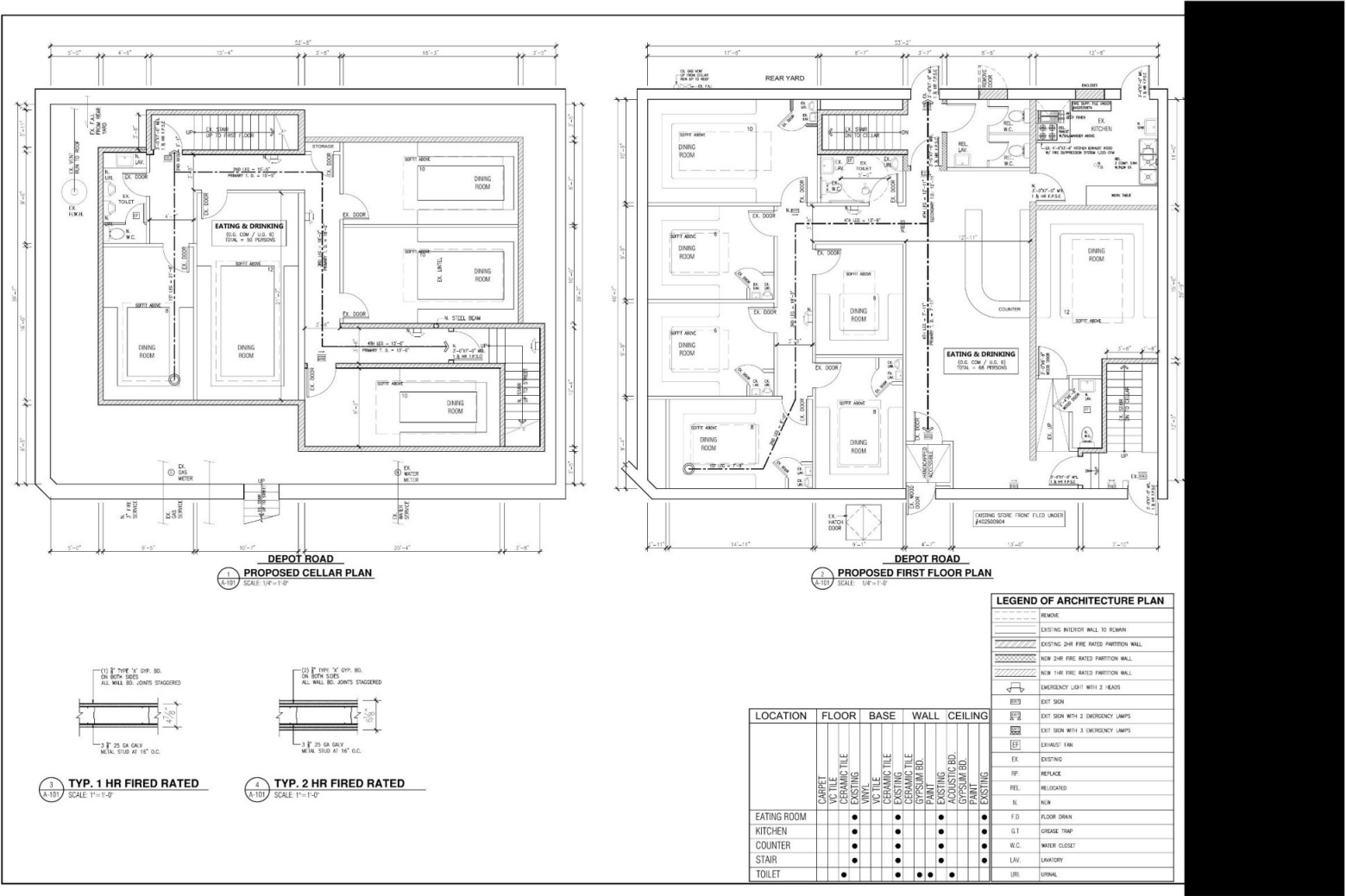
Garage parking, 3,300 SF.

FRONTAGE

53 ft on Depot Road.

FLOOR PLAN

Floor plan



THE SETTING

The building

ADDRESS

162-07 Depot Road, Flushing, NY 11358

BLOCK

5285

LOT

1

BUILDING CLASS

Multi-Story Retail Building (2 or More) (K2)

GROSS BUILDING AREA

14,000 SF

YEAR BUILT

1928

ZONING

R5B with a C1-2 overlay

LOT FRONTAGE

100 ft on the street, 120 ft deep



PHOTOGRAPHS

The building



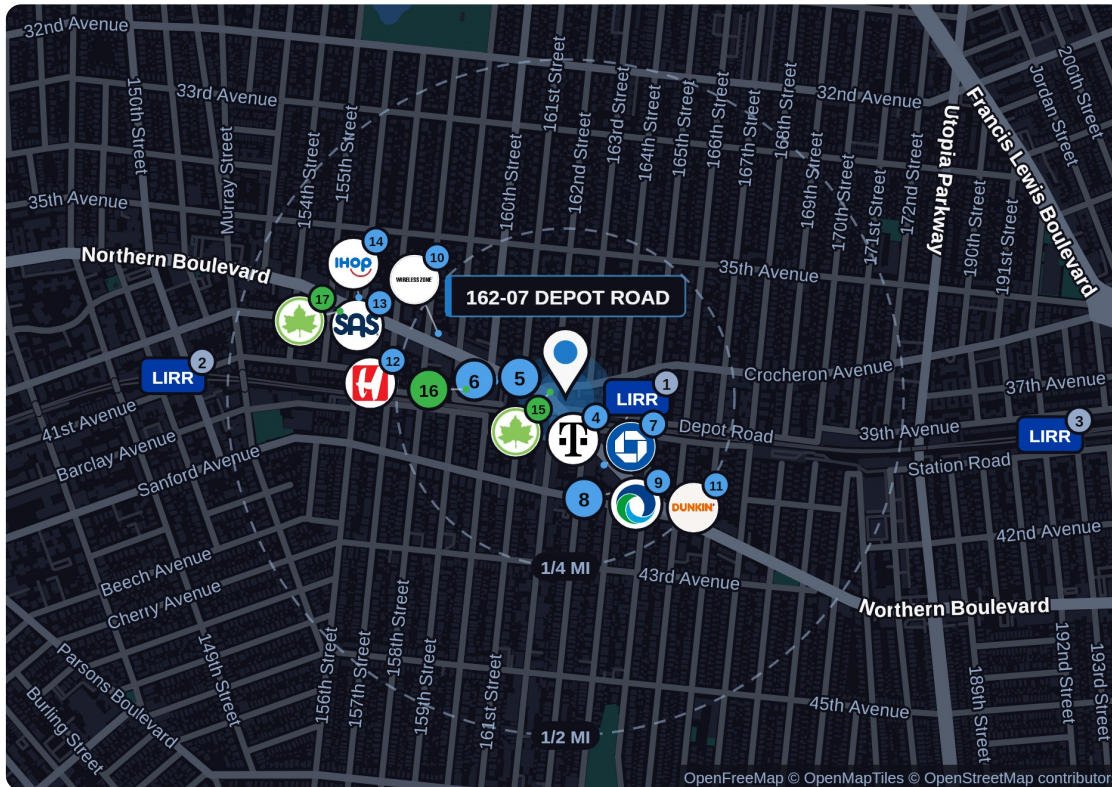




FLUSHING, QUEENS

The block

STRAIGHT-LINE DISTANCES



162-07 Depot Road

TRANSIT

- | | | | |
|---|------|--|-------------|
| 1 | LIRR | Broadway LIRR, Port Washington accessible | 2 min walk |
| 2 | LIRR | Murray Hill LIRR, Port Washington accessible | 16 min walk |
| 3 | LIRR | Auburndale LIRR, Port Washington accessible | 17 min walk |

NEARBY BUSINESSES

- | | | | |
|----|--------------------------|-------------|---------|
| 4 | Metro by T-Mobile | Retail | 0.05 mi |
| 5 | 兴旺超市(25A) | Supermarket | 0.1 mi |
| 6 | New Age Market | Supermarket | 0.1 mi |
| 7 | Chase Bank | Bank | 0.1 mi |
| 8 | Northern Pharmacy (노던약국) | Pharmacy | 0.2 mi |
| 9 | OceanFirst Bank | Bank | 0.2 mi |
| 10 | Verizon | Retail | 0.2 mi |
| 11 | Dunkin' | Restaurant | 0.2 mi |
| 12 | H Mart | Supermarket | 0.3 mi |
| 13 | Kim's Orthopedic Shoes | Retail | 0.3 mi |
| 14 | IHOP | Restaurant | 0.3 mi |

LANDMARKS

- | | | | |
|----|-----------------------|---------|---------|
| 15 | Studley Triangle | Park | 0.02 mi |
| 16 | AA Plus Beauty School | College | 0.1 mi |
| 17 | Leonard Square | Park | 0.4 mi |

FLUSHING, QUEENS

Around the block

72,911

PEOPLE WITHIN 1 MILE

25,580

HOUSEHOLDS WITHIN 1 MILE

448,158

PEOPLE WITHIN 3 MILES

\$80,667

MEDIAN HOUSEHOLD INCOME, 1 MILE

BANK BRANCHES, 1/2-MILE RADIUS

9 bank branches within half a mile

FOOT TRAFFIC

677 pedestrians in the evening count, May 2026

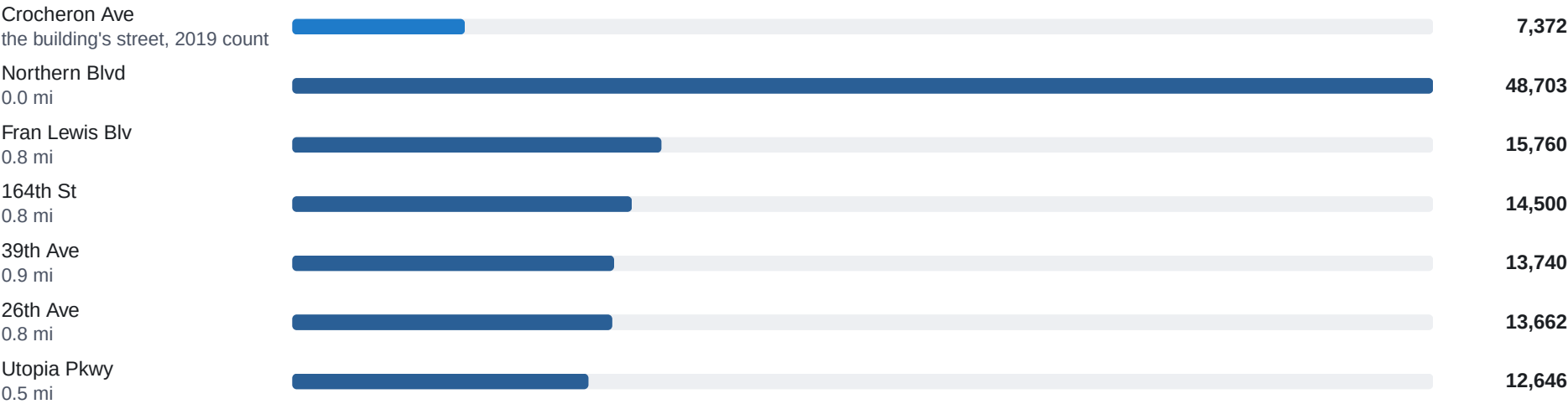
SHOPPING CENTERS

211-01 26th Avenue, shopping center, 85,198 SF, 1.7 mi; 31-06 Farrington Street, shopping center, 56,330 SF, 1.7 mi

LICENSING DISTANCES

No school within 1,000 ft; nearest house of worship 673 ft; 13 on-premises liquor licenses within 500 ft; nearest cannabis dispensary 224 ft. Straight line from the lot; tenant to verify

TRAFFIC, VEHICLES A DAY



Straight-line distances. Information from sources deemed reliable.

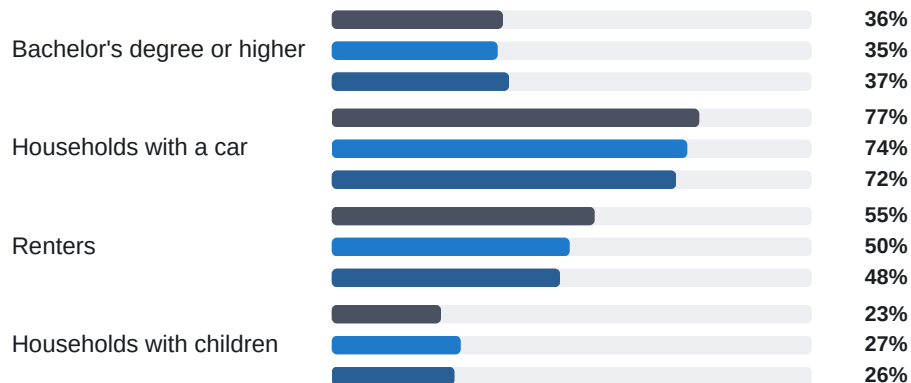
FLUSHING, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	19,472	72,911	448,158
Households	6,852	25,580	165,900
Workers by day	8,440	17,437	151,419
Median household income	\$75,371	\$80,667	\$82,141
Median age	45	46	45

WHO LIVES HERE

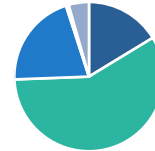
Half mile
 1 mile
 3 miles



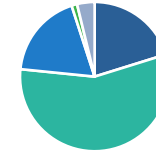
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

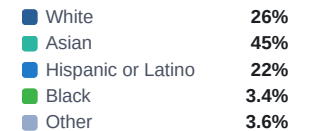
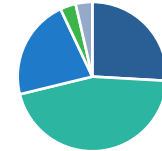
Half mile



1 mile

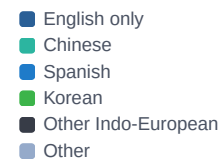
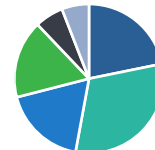


3 miles

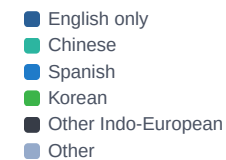
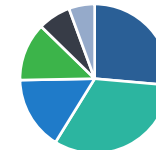


LANGUAGE AT HOME

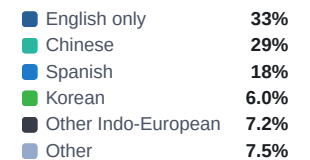
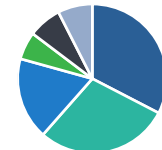
Half mile



1 mile



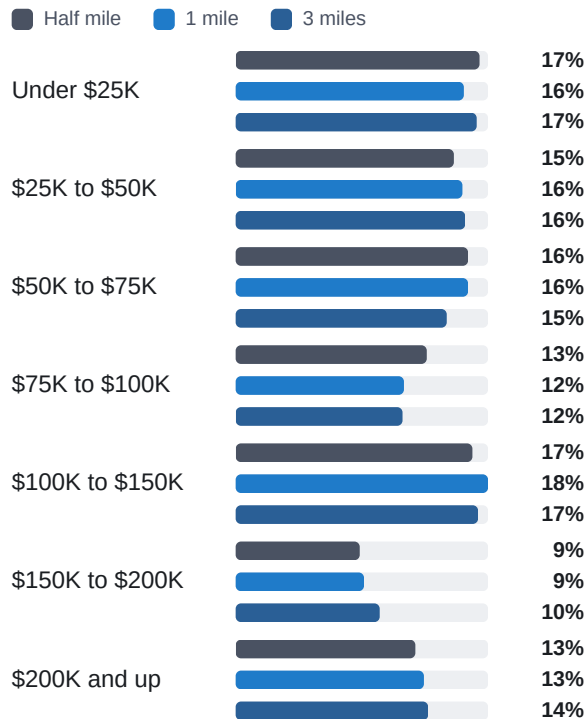
3 miles



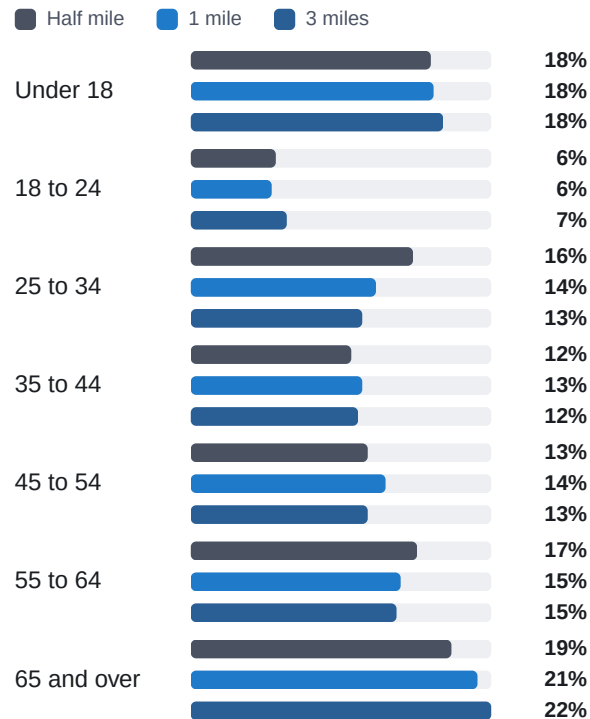
FLUSHING, QUEENS

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.

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/162-07-depot-road-ground-floor-and-basement-2gba



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Something to add or correct? Tell us: [Suggestions](#)

DISCLAIMER

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