COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE

FOR LEASE / RETAIL, STREET-LEVEL

41-38 Main St

FLUSHING, NY 11355

PRICING ON REQUEST



THE OPPORTUNITY

Entire Building

2,856 RSF · RETAIL, STREET-LEVEL

01 4 min walk to the Flushing-Main St 7 train, with 46,215 riders a weekday

02 5 min walk to the LIRR at Flushing Main Street

03 13 ft of frontage on Main St, with 24,319 vehicles a day

04 Natural gas in place, with a gas boiler and a gas water heater in the cellar



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Entire Building	Cellar Ground	1,428 RSF 1,428 RSF	**On request, modified gross**	2 months after signing	As is
	Total	**2,856 RSF**			

ADDITIONAL RENT

RE taxes	Increases over the base year, at 100% pro rata share.
CAM	None.
Utilities	Direct metered.

LEASE TERMS

Term	10 years or more.
Escalations	3% a year.
Options	Options can be added.
Security deposit	Subject to review of the tenant's financials.
Guaranty	Subject to review of the tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT LAYOUT
Dry use retail store.

CURRENT CONDITION
Herbal store today, standard dry retail.

DELIVERY
As is.

GAS
Natural gas in place, with a gas boiler and a gas water heater in the cellar.

ELECTRICAL SERVICE
100 amp main breaker panel, with a sub panel in the cellar.

WATER AND SEWER
4 inch cast iron waste line in the cellar.

HVAC
Heat from a natural gas boiler in the cellar, 105,000 Btu/hr input. HVAC work signed off in 2015.

PARKING
None.

DIVISIBLE
No.

FRONTAGE
13 ft.

CORNER
Inside.

PHOTOGRAPHS

The space



THE SETTING

The building

ADDRESS
41-38 Main St, Flushing, NY 11355

BLOCK
5042

LOT
39

BUILDING CLASS
One Story Retail Building (K1)

GROSS BUILDING AREA
1,428 SF

YEAR BUILT
1950

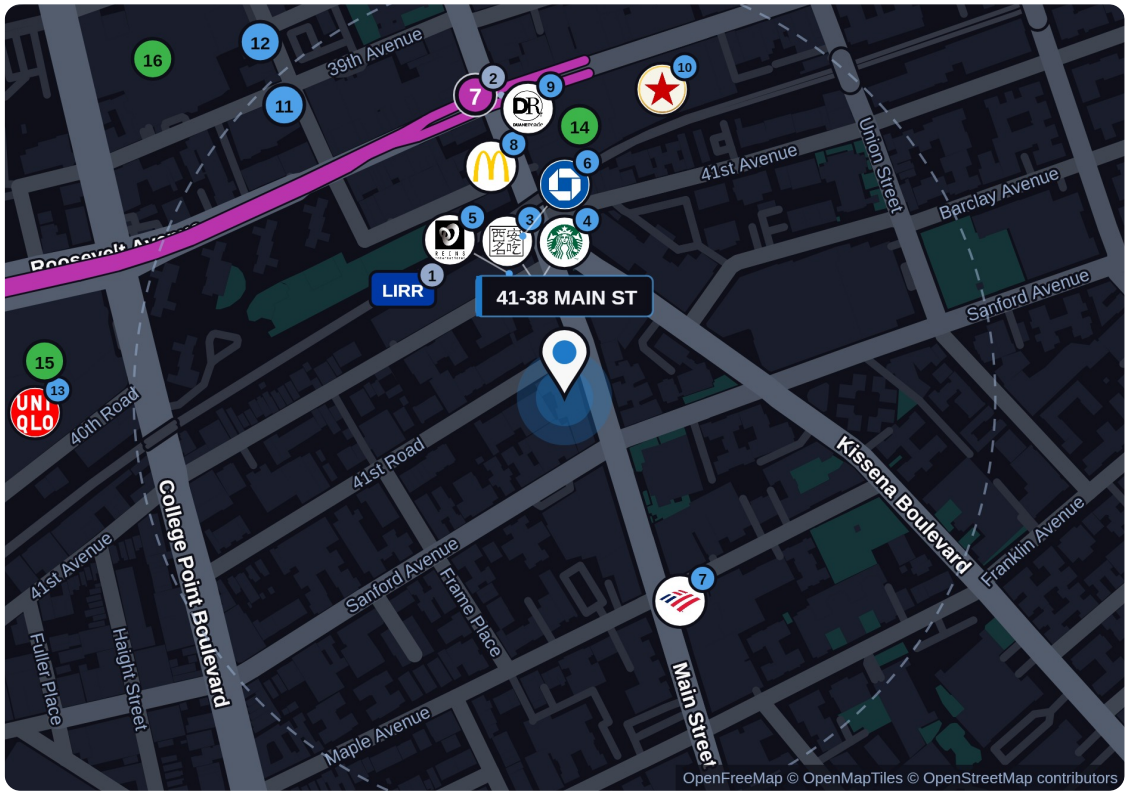
ZONING
R6 with a C1-2 overlay

LOT FRONTAGE
13.05 ft on the street, 112.08 ft deep



FLUSHING, QUEENS

The block



STRAIGHT-LINE DISTANCES

41-38 Main St

TRANSIT

1	LIRR	Flushing Main Street LIRR, Port Washington accessible	5 min walk
2		Flushing-Main St Subway 7 accessible, 46,215 riders a weekday	4 min walk

NEARBY BUSINESSES

3		Xi'an Famous Foods Restaurant	0.06 mi
4		Starbucks Coffee	0.07 mi
5		Gyu-Kaku Restaurant	0.08 mi
6		Chase Bank	0.1 mi
7		Bank of America Bank	0.1 mi
8		McDonald's Restaurant	0.1 mi
9		Duane Reade Pharmacy	0.2 mi
10		Macy's Department store	0.2 mi
11		Nan Xiang Soup Dumplings Restaurant	0.2 mi
12		Heytea Coffee	0.3 mi
13		Uniqlo Retail	0.3 mi

LANDMARKS

14	New World Mall Shopping center	0.2 mi
15	The Shops at Skyview Shopping center	0.3 mi
16	Tangram Shopping center	0.3 mi

FLUSHING, QUEENS

Around the block

110,014	44,200	731,562	$55,263
PEOPLE WITHIN 1 MILE	HOUSEHOLDS WITHIN 1 MILE	PEOPLE WITHIN 3 MILES	MEDIAN HOUSEHOLD INCOME, 1 MILE

BANK BRANCHES, 1/2-MILE RADIUS

32 bank branches within half a mile

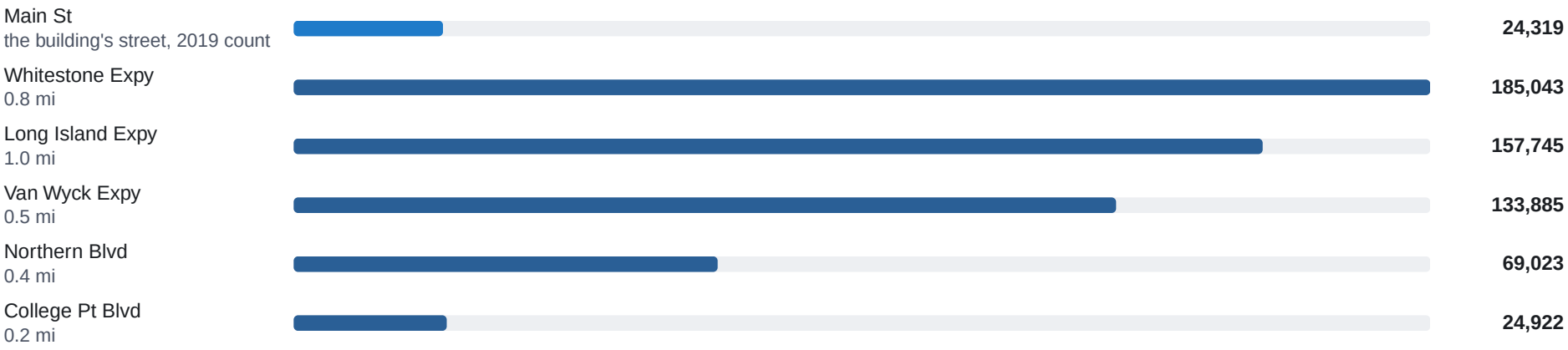
FOOT TRAFFIC

12,024 pedestrians in the evening count, May 2026

LICENSING DISTANCES

Nearest school 420 ft; nearest house of worship 274 ft; 1 on-premises liquor license within 500 ft; no cannabis dispensary in its zip. Straight line from the lot, tenant to verify.

TRAFFIC, VEHICLES A DAY



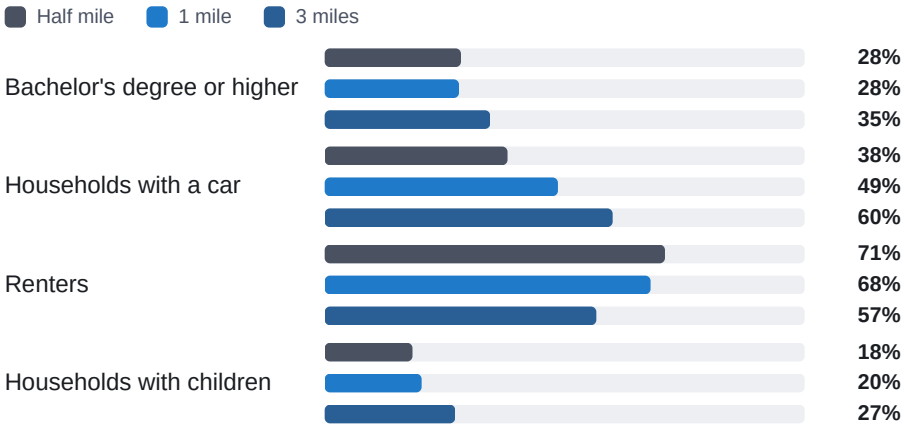
Straight-line distances. Information from sources deemed reliable.

FLUSHING, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	49,118	110,014	731,562
Households	21,458	44,200	265,698
Workers by day	28,150	59,768	237,209
Median household income	$54,399	$55,263	$81,356
Median age	49	48	42

WHO LIVES HERE



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

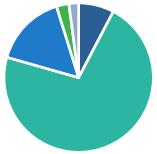
RESIDENTS BY GROUP

Half mile



White	5.7%
Asian	77%
Hispanic or Latino	12%
Black	2.9%
Other	1.9%

1 mile



White	7.7%
Asian	72%
Hispanic or Latino	16%
Black	2.7%
Other	2.1%

3 miles



White	21%
Asian	36%
Hispanic or Latino	35%
Black	4.7%
Other	3.8%

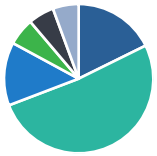
LANGUAGE AT HOME

Half mile



English only	15%
Chinese	58%
Spanish	10%
Other Indo-European	7.8%
Korean	2.9%
Other	5.2%

1 mile



English only	18%
Chinese	52%
Spanish	14%
Other Indo-European	5.9%
Korean	5.6%
Other	5.6%

3 miles

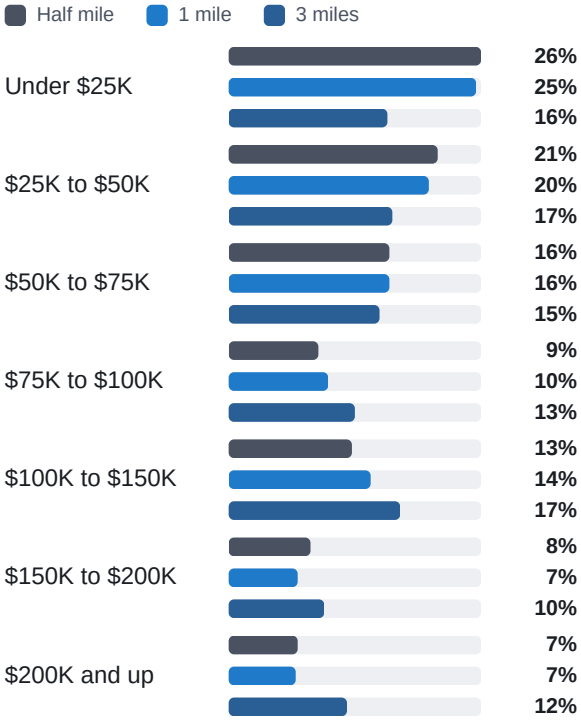


English only	28%
Chinese	20%
Spanish	31%
Other Indo-European	7.6%
Korean	3.2%
Other	10%

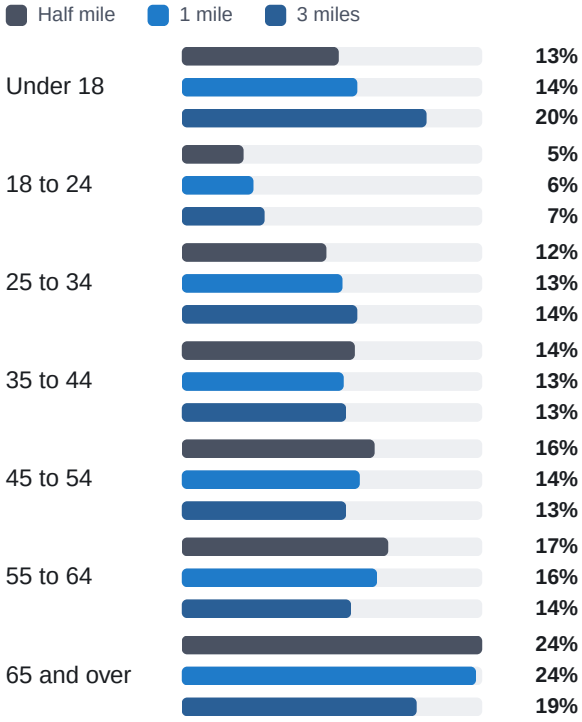
FLUSHING, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



Health care	46%
Retail	14%
Hospitality	10%
Professional services	5.3%
Education	2.5%
Other	22%

1 mile



Health care	52%
Retail	8.8%
Hospitality	7.2%
Professional services	9.3%
Education	4.2%
Other	18%

3 miles



Health care	35%
Retail	10%
Hospitality	7.2%
Professional services	4.4%
Education	9.7%
Other	34%

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

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OFFICE

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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