



**RETAIL/MEDICAL/FITNESS/
RESTAURANT/OFFICE SPACE**

KEW GARDENS, NY

125-10 QUEENS BOULEVARD
BLOCK-THRU SITE WITH PARKING GARAGE

SIZE Up to 13,806 SF Available <i>*Smallest division of 556 SF Available</i>	FRONTAGE Approx. 240 FT on Queens Boulevard/Approx. 52 FT on 82nd Road
ASKING RENT Upon Request	PARKING 115,275 SF Garage in the Cellar

CO-TENANTS
Abogado Lawyer, Deli & Grocery, Restaurant, Jamie M. Bello - Attorney, Mokafe

NEIGHBORS
Queens District Attorney, Queens County Criminal Courts Building, Bank of America, Lens Express Optical, Subway, Dunkin, Kew Gardens Dialysis Center, Jamaica Hospital Medical Center, Queens Borough Hall, Plaza College, Texas Chicken & Burgers, Orlin & Cohen Orthopedic Group, Lenox Hill Radiology, 24 Hour Fitness

- COMMENTS**
- At the base of 377 residential condos, 61,709 SF office space and a 115,275 sf garage in the cellar
 - Directly across the street from the Queens County Criminal Court and Queens Borough Hall
 - Building has over 240 FT prime exposure along Queens Boulevard, with two corner spaces available
 - Two short blocks from **E**, **F**, **M** and **R** subways the Kew Gardens/Union Turnpike Subway Station, and a few blocks from the Kew Gardens LIRR Station
 - In close proximity to Plaza College, Jamaica Hospital, YAI, Queens District Attorney, The Legal Aid Society and Orlin & Cohen Orthopedic Group
 - Very busy trade area with over 1.5 MM SF of office in the immediate area including education, medical and government institutions
 - All retail and office uses welcome including restaurant, fitness, education, medical, legal, governmental and non-profit

CONTACT EXCLUSIVE AGENTS

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PHOTOS

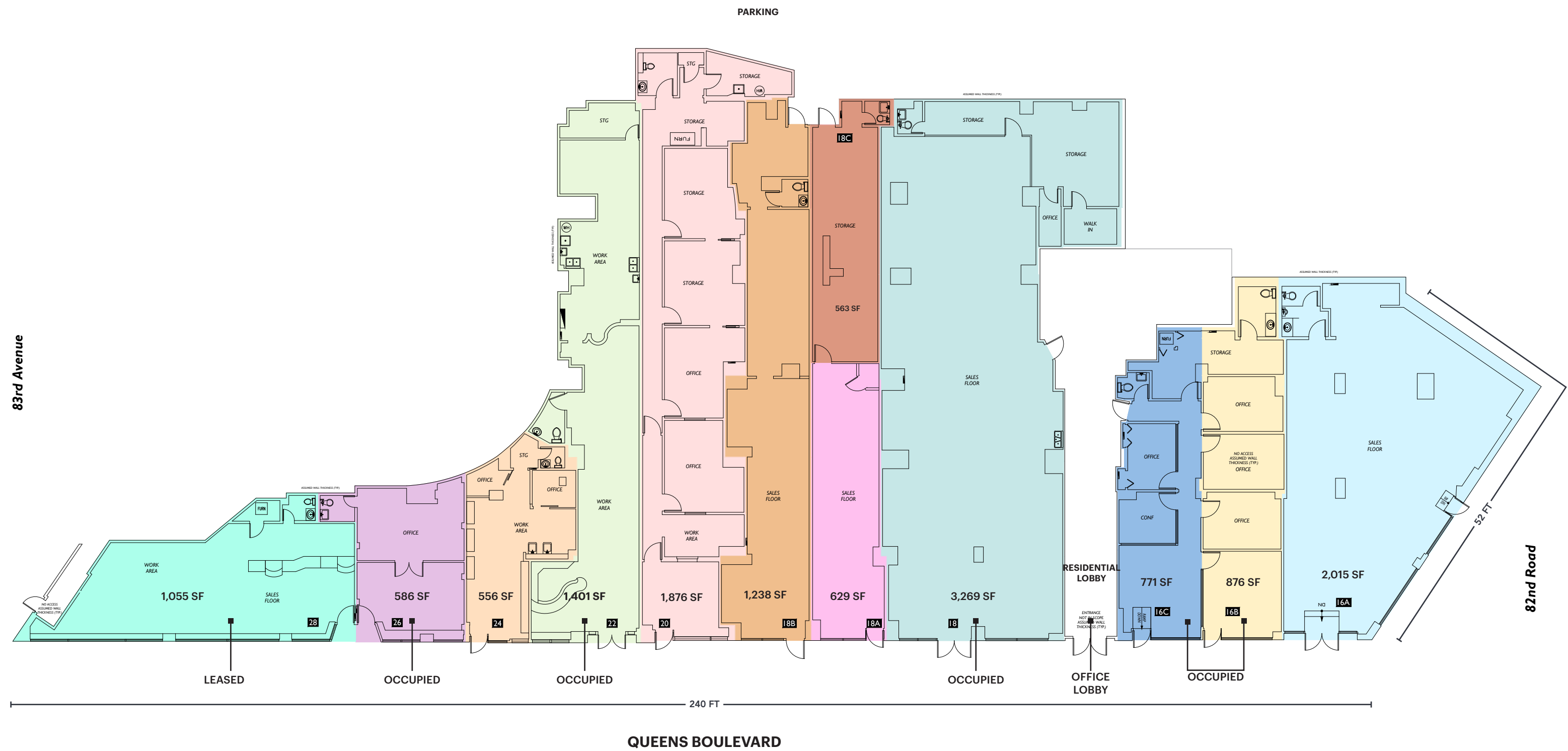


MARKET AERIAL



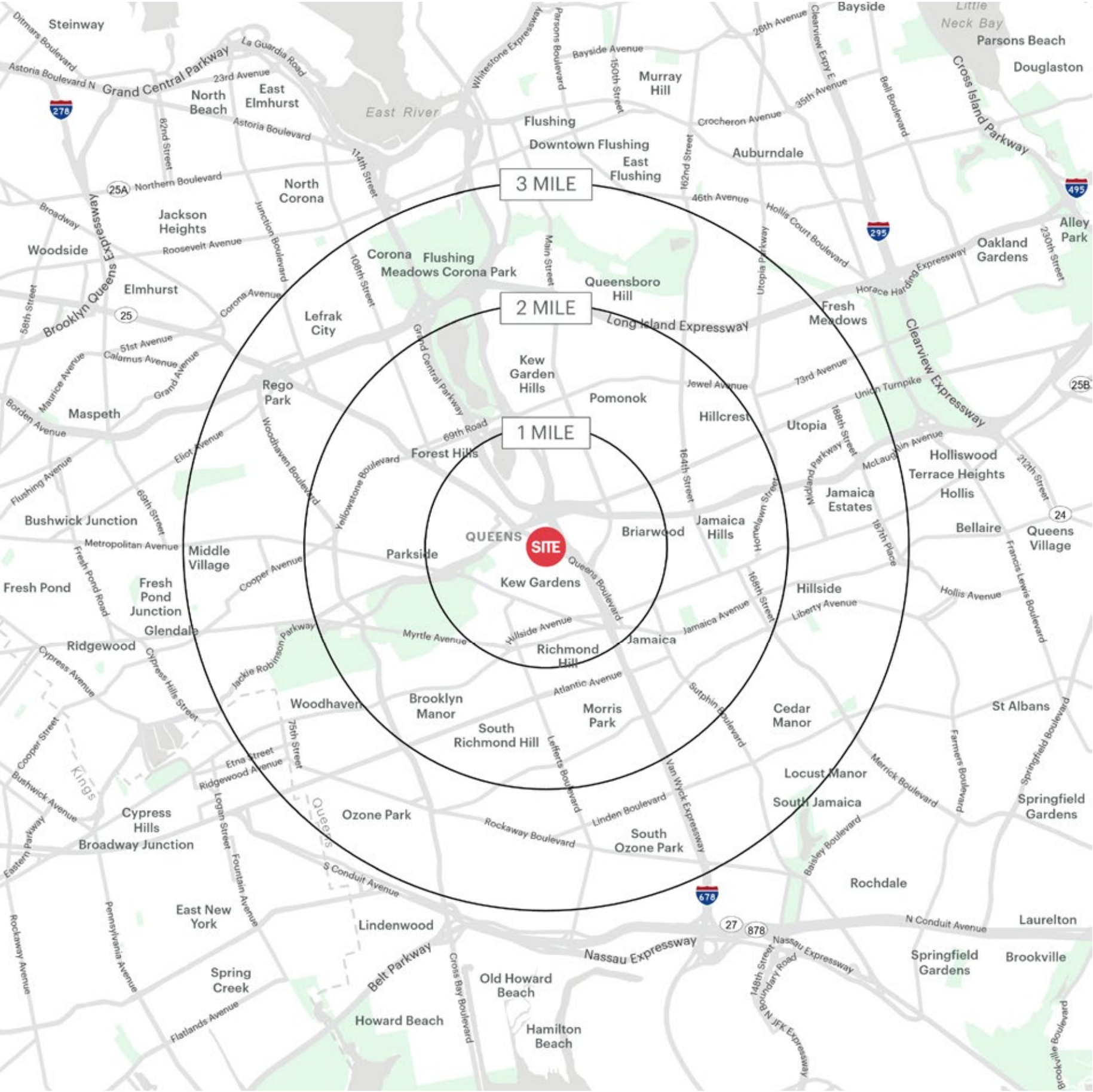


FLOOR PLAN



*SMALLEST DIVISION AVAILABLE IS UNIT #24; ALL SPACES INCLUDING THE OCCUPIED UNITS CAN BE DELIVERED AS CONTIGUOUS SPACE AS NEEDED

AREA DEMOGRAPHICS



125-10 QUEENS BOULEVARD KEW GARDENS, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
96,177	35,916 - 51.0%
HOUSEHOLDS	TOTAL BUSINESSES
38,626	2,686
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$117,959	39,660
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$82,018	88,585

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
383,816	118,550- 44.0%
HOUSEHOLDS	TOTAL BUSINESSES
138,238	9,546
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$109,087	124,827
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$77,165	332,173

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
838,623	216,337 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
286,272	17,408
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$103,952	228,794
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$74,284	689,883

AREA DEMOGRAPHICS

