

9885

QUEENS BLVD

REGO PARK • QUEENS

Retail, Medical & Office Space

Base of 170-Unit Mixed-Use Development

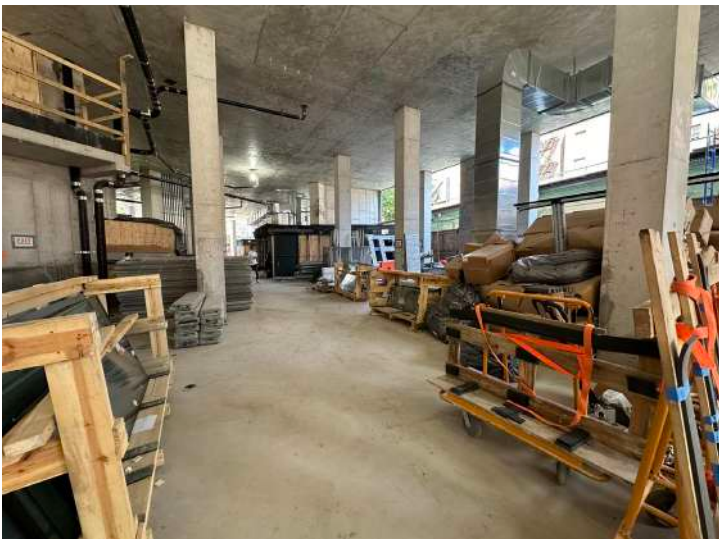
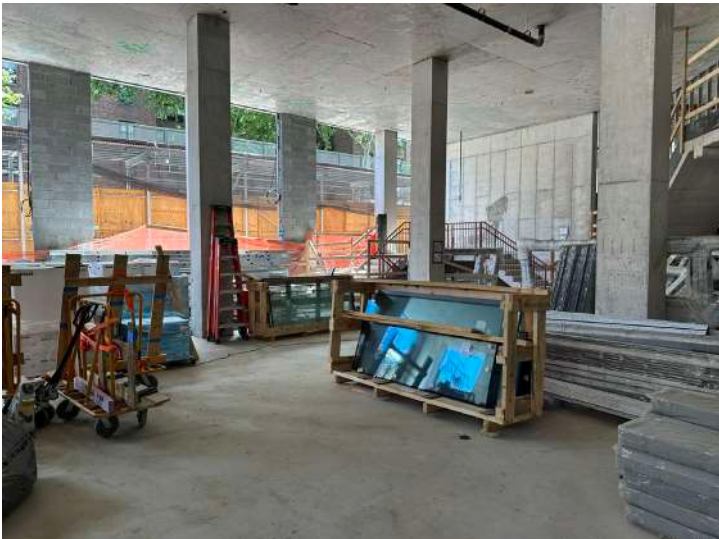
21,689 SF of Space

Wrap Around Retail Frontage on Entire City Block



RIPCO
REAL ESTATE

INTERIOR / EXTERIOR PHOTOS





REGO PARK

THE RETAIL OPPORTUNITY

COMMENTS

- Join Northwell-GoHealth Urgent Care
- Prime Rego Park intersection between Queens Blvd, 99th Street and 66th Ave
- Base of brand new 16-story, 225,000 SF residential building
- Delivery is Q4 2024
- 15 Year ICAP Abatement

VEHICLES PER DAY

- Roughly 50,000 vehicles pass per day

DAYTIME POPULATION

- 136,000 daytime population

SIZE

- Two levels totaling approx. 21,689 SF of mixed-use retail space:
 - Ground Floor - 11,297 SF (Ceiling Heights of 18 FT)
 - Lower Level - 10,392 Gross SF (Ceiling Heights of 16 FT)
 - Ground Floor spaces are divisible ranging from 416 SF to 11,297 SF

TRANSPORTATION

- Near major transportation hubs and thru-ways
 - One block away from the 67th Avenue Subway Lines of the **E**, **F**, **M** & **R**
 - Queens Blvd leads to the Midtown Tunnel, The Long Island Expressway & Grand Central Parkway

1-MILE AREA DEMOGRAPHICS



136K
TOTAL DAYTIME POPULATION

\$78K
MEDIAN HOUSEHOLD INCOME



\$1.5B
TOTAL RETAIL GOODS EXPENDITURE

61K
TOTAL HOUSEHOLDS

150K
TOTAL POPULATION



7.7%
POPULATION UNDER THE AGE OF 44

76.9%
WHITE COLLAR WORKERS



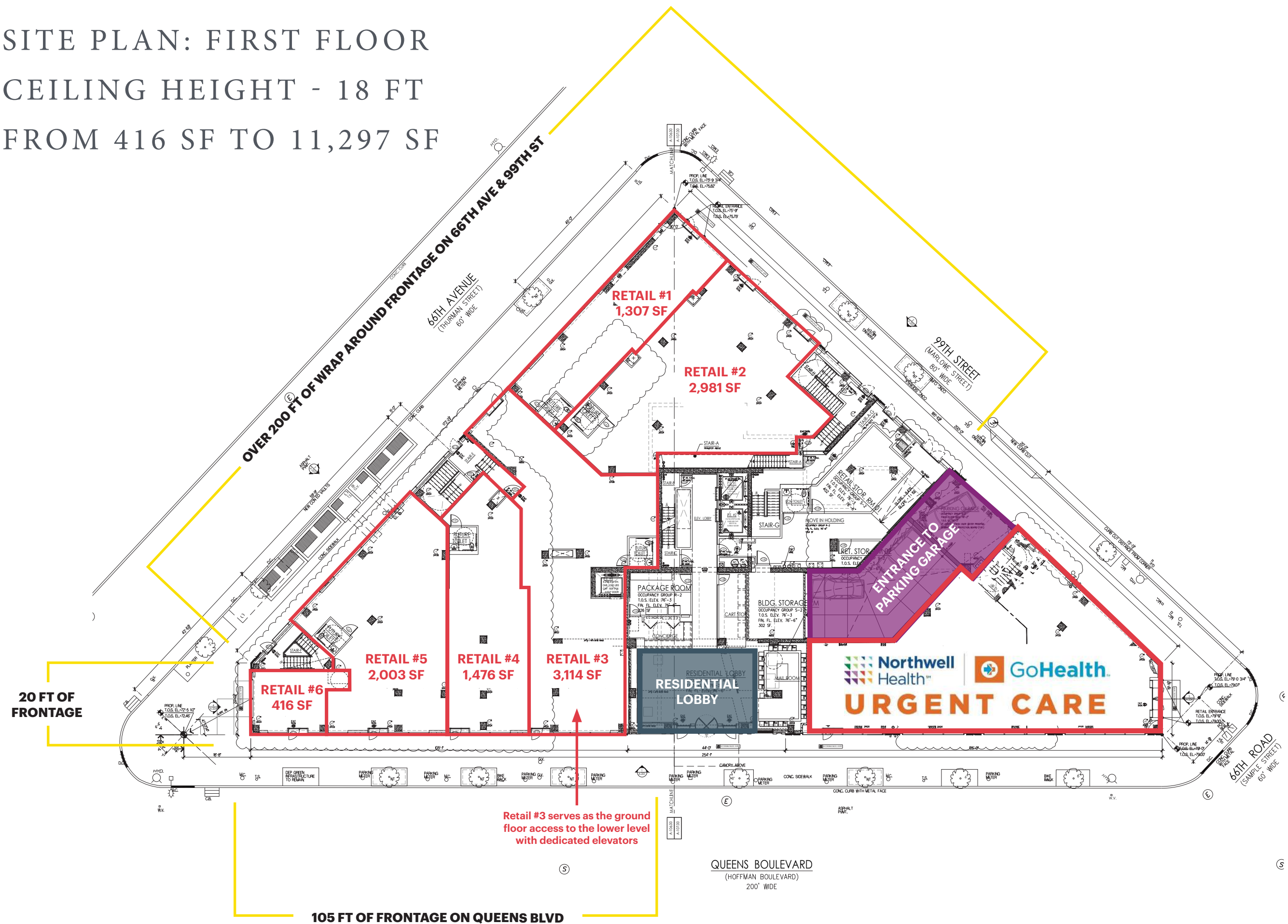
MARKET SNAPSHOT



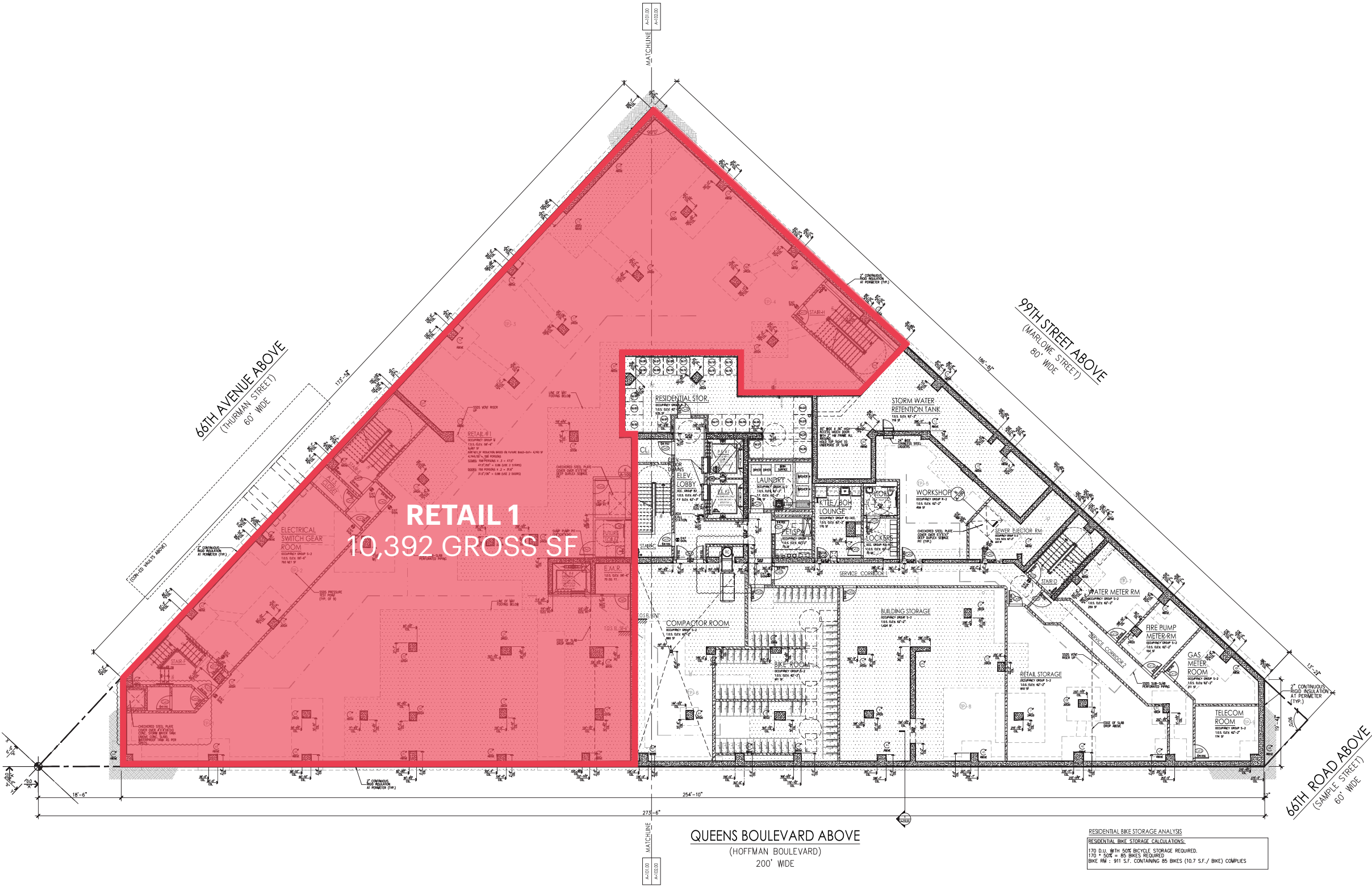
This aerial map of Forest Hills, Queens, highlights the location of 9885 Queens Blvd. The map is annotated with numerous labels for local businesses, educational institutions, and residential buildings. Key features include:

- Businesses and Services:** Citibank, T-Mobile, Chase, Subway, Dunkin', CVS Pharmacy, Starbucks, and various other retail and service providers are marked with their respective logos.
- Education and Healthcare:** St. Paul's School of Nursing and Long Island Jewish Forest Hills Hospital are prominent landmarks.
- Residential Buildings:** Numerous apartment complexes are labeled with their addresses and unit counts, such as 97-40 62nd Drive (1,094 units), 64-34 102nd St (160 units), and 104-20 Queens Boulevard (1,348 units).
- Streets and Infrastructure:** Major thoroughfares like Queens Boulevard, 64th Avenue, and 66th Avenue are clearly visible, along with local streets like Saunders Street and Booth Street.

SITE PLAN: FIRST FLOOR
CEILING HEIGHT - 18 FT
FROM 416 SF TO 11,297 SF



SITE PLAN: LOWER LEVEL
CEILING HEIGHT - 16 FT



9885

QUEENS BLVD

REGO PARK • QUEENS

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV
mabramov@ripcony.com
718.663.2652

GREG BATISTA
gbatista@ripcony.com
516.342.8277

SCOTT ROTHSTEIN
srothstein@ripcony.com
718.704.1450

JACOB ARANBAEV
jaranbaev@ripcony.com
347.679.2585

BRIAN KRAKOWER
bkrakower@ripcony.com
718.663.2656

RIPCO
REAL ESTATE

80-02 Kew Gardens Road
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.