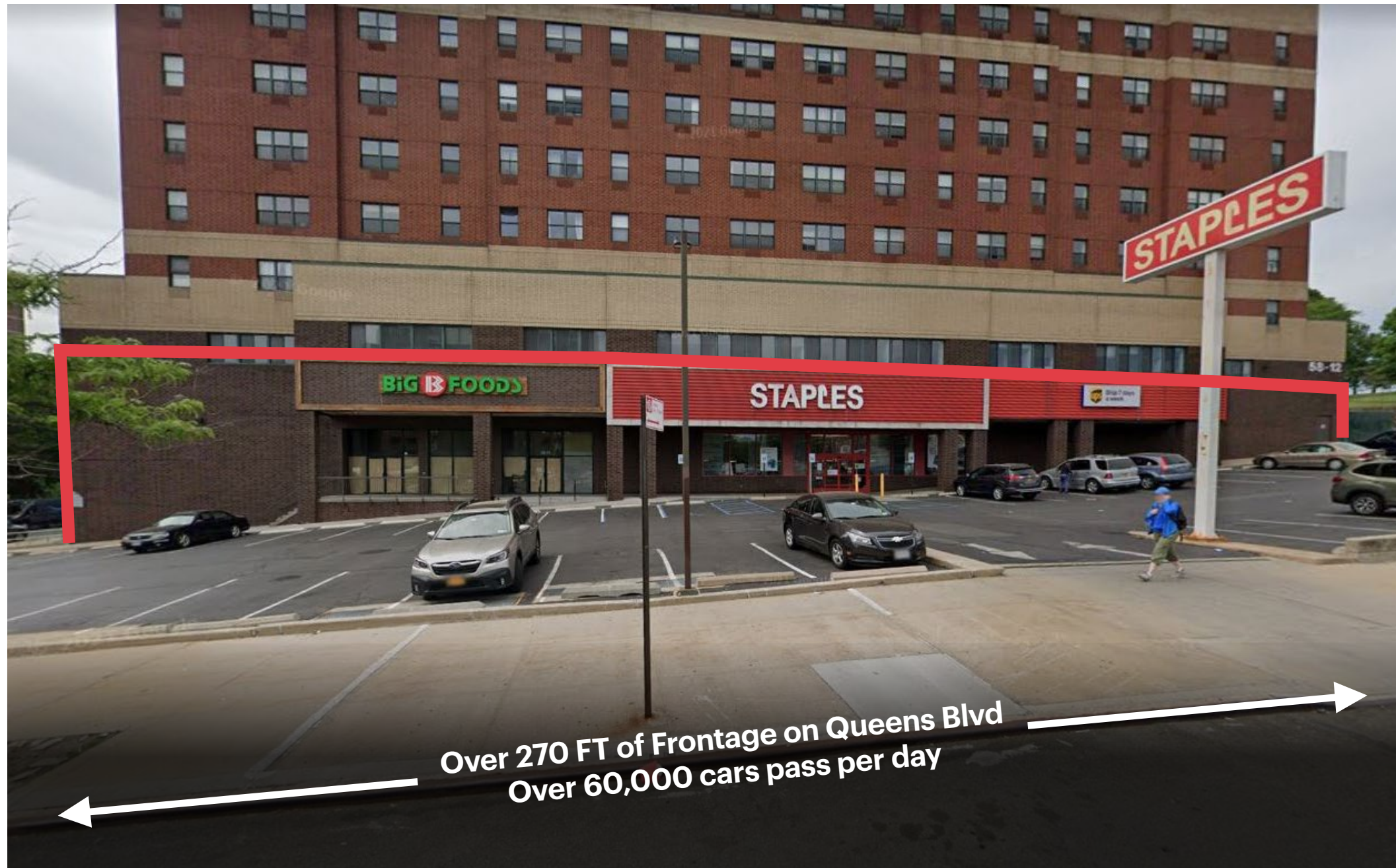




RETAIL AND MEDICAL SPACE

WOODSIDE, NY

STAPLES SHOPPING CENTER

58-12 Queens Boulevard

SIZE

24,512 SF
(all on the ground floor)

FRONTAGE

Over 270' on Queens Blvd

TAXES

\$278,721

TERM

Long Term

NEIGHBORS

KFC, Key Food, Dollar Tree, Holiday Inn, Rite Aid, P.C. Richards, Boston Market, Starbucks, Wendy's, White Castle, Queens Health Center, Elmhurst Hospital Center

COMMENTS

Space is at the base of a rental building with 122 residential units

Property is across the street from the Big Six Towers Apartments which have 706 Residential Units

Property is borderline Sunnyside/Woodside with strong population density

10 minutes away from La Guardia Community College and Elmhurst Hospital

The property is several blocks away from the 7 train and the Q60 Bus stops right in front of the property

Over 60,000 Vehicles Pass per Day

Dedicated Parking Lot with over 60 deeded spots

Loading dock off of 59th Street that fits a 50 FT trailer

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV

mabramov@ripcony.com

D: 718.663.2652

C: 718.607.1920

GREG BATISTA

gbatista@ripcony.com

D: 516.342.8277

C: 516.351.5604

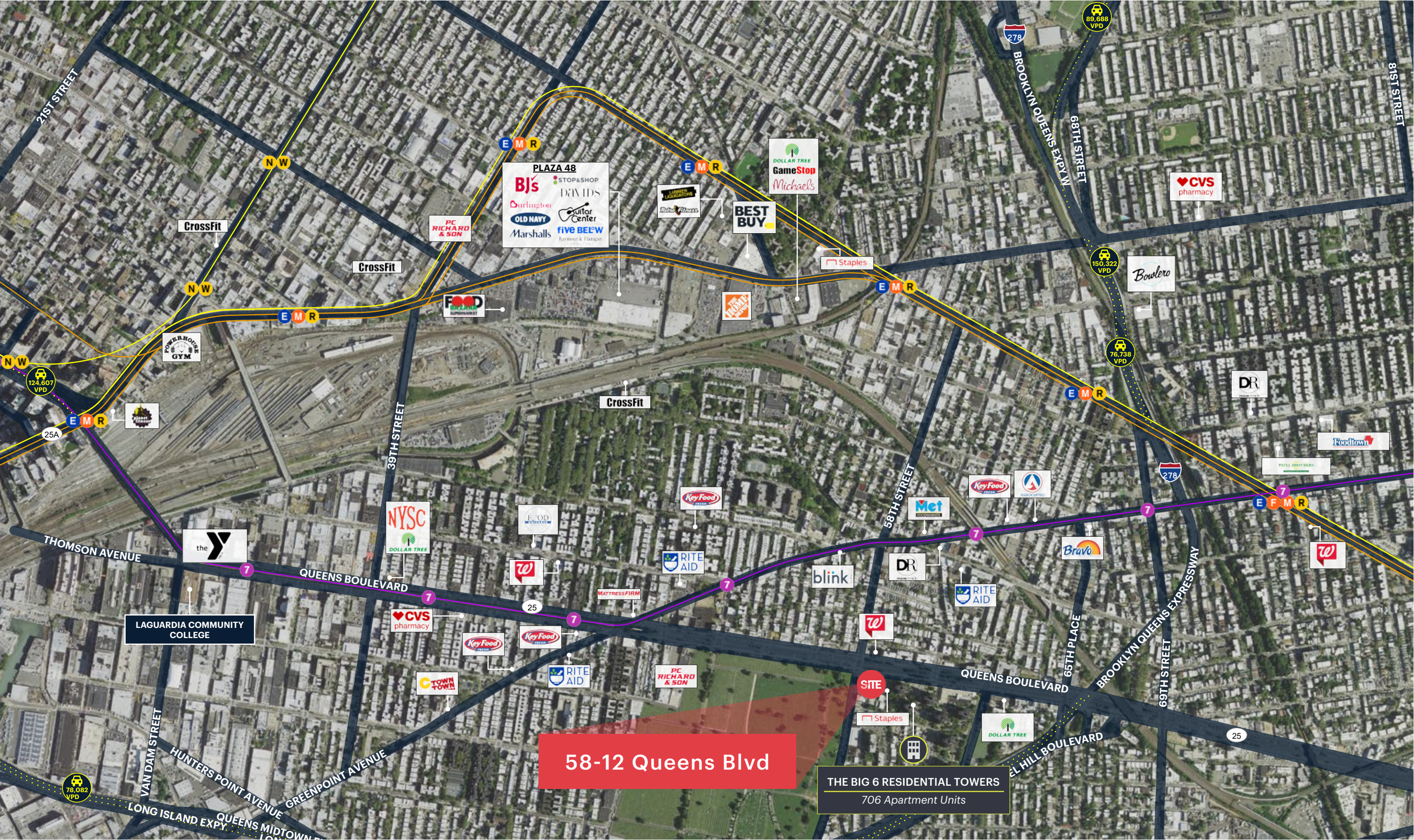
RIPCO
REAL ESTATE

80-02 Kew Gardens Rd
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.

MARKET AERIAL



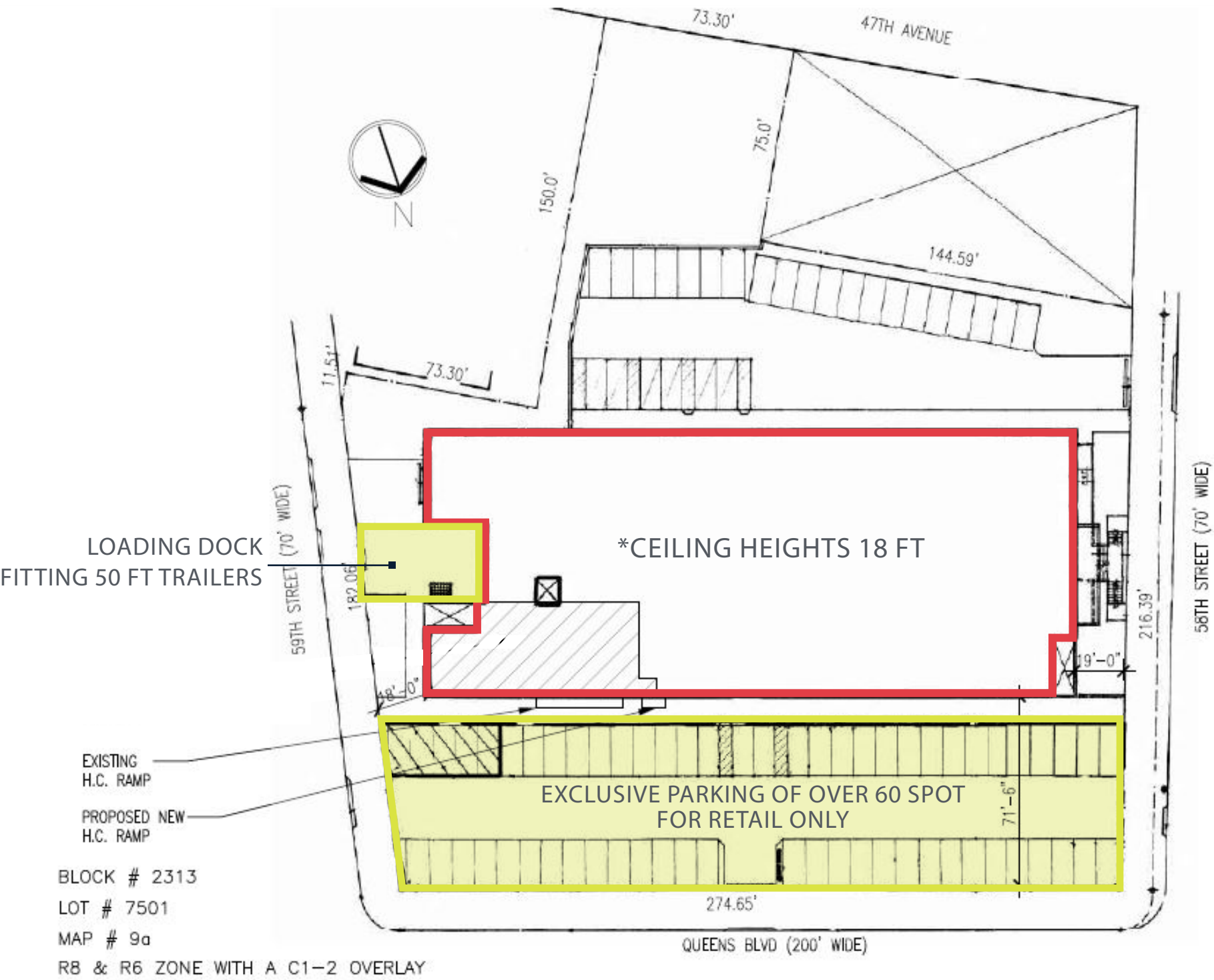


58-12 Queens Blvd

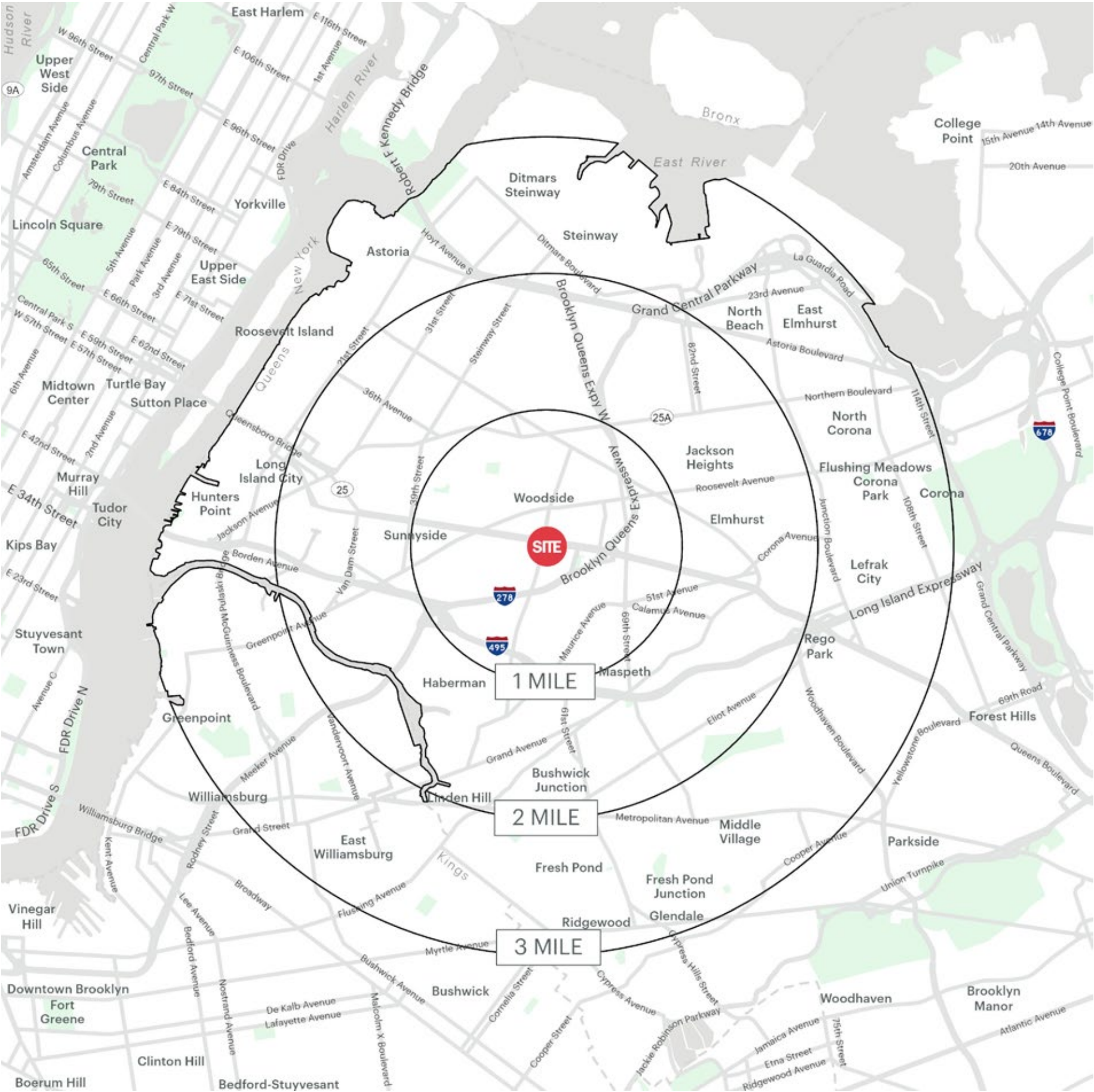
THE BIG 6 RESIDENTIAL TOWERS
706 Apartment Units

SITE PLAN

GROUND FLOOR



AREA DEMOGRAPHICS



58-12 QUEENS BOULEVARD WOODSIDE, NEW YORK

1 MILE RADIUS

POPULATION

125,736

HOUSEHOLDS

45,646

AVERAGE HOUSEHOLD INCOME

\$86,244

MEDIAN HOUSEHOLD INCOME

\$64,096

COLLEGE GRADUATES (Bachelor's +)

34,564 - 38%

TOTAL BUSINESSES

3,001

TOTAL EMPLOYEES

44,371

DAYTIME POPULATION (w/ 16 yr +)

109,243

2 MILE RADIUS

POPULATION

460,767

HOUSEHOLDS

169,905

AVERAGE HOUSEHOLD INCOME

\$93,323

MEDIAN HOUSEHOLD INCOME

\$68,776

COLLEGE GRADUATES (Bachelor's +)

124,981 - 36%

TOTAL BUSINESSES

12,773

TOTAL EMPLOYEES

183,818

DAYTIME POPULATION (w/ 16 yr +)

420,215

3 MILE RADIUS

POPULATION

976,214

HOUSEHOLDS

358,076

AVERAGE HOUSEHOLD INCOME

\$97,724

MEDIAN HOUSEHOLD INCOME

\$72,225

COLLEGE GRADUATES (Bachelor's +)

269,724 - 38%

TOTAL BUSINESSES

26,396

TOTAL EMPLOYEES

383,098

DAYTIME POPULATION (w/ 16 yr +)

883,781

AREA DEMOGRAPHICS

