



ROOSEVELT AVENUE  
AT 72ND ST

RETAIL

RETAIL SIGNAGE

HELLER  
ORGANIZATION

MOHA  
\* WATCH AND REPAIR  
\* BACK PACK - BAND BAGS - EVENING BAGS  
\* LAPTOP & CELL PHONE ACCESSORIES  
\* I.D PHOTO - GREETING CARD  
\* FedEx - STAMPER  
71-21



## PRIME RETAIL & COMMUNITY FACILITY SPACE FOR LEASE

JACKSON HEIGHTS  
QUEENS, NY

<u>GROUND FLOOR</u>	<u>BASEMENT</u>	<u>COMMUNITY FACILITY</u>
11,551 SF	5,006 SF	23,641 SF – Second Floor 7,421 SF – Private Outdoor Space

<u>FRONTAGE</u>	<u>CEILING</u>	<u>POSSESSION</u>	<u>RENT</u>
55' on Roosevelt Avenue	16.5'	3Q-2018	Upon Request

### COMMENTS

- Brand new ground-up construction will be the crown jewel of Jackson Heights
- One block away from the Jackson Heights-Roosevelt Avenue train station, the second busiest train station outside of Manhattan
- Largest available retail box in the area
- 15-story building with 154 residential units
- Highly visible site on the corner of Roosevelt Avenue and the B, Q and E, with proximity to Elmhurst Hospital

**STEPS FROM THE ROOSEVELT TRANSPORTATION HUB, THE SECOND BUSIEST SUBWAY STOP IN QUEENS: E F M R 7**

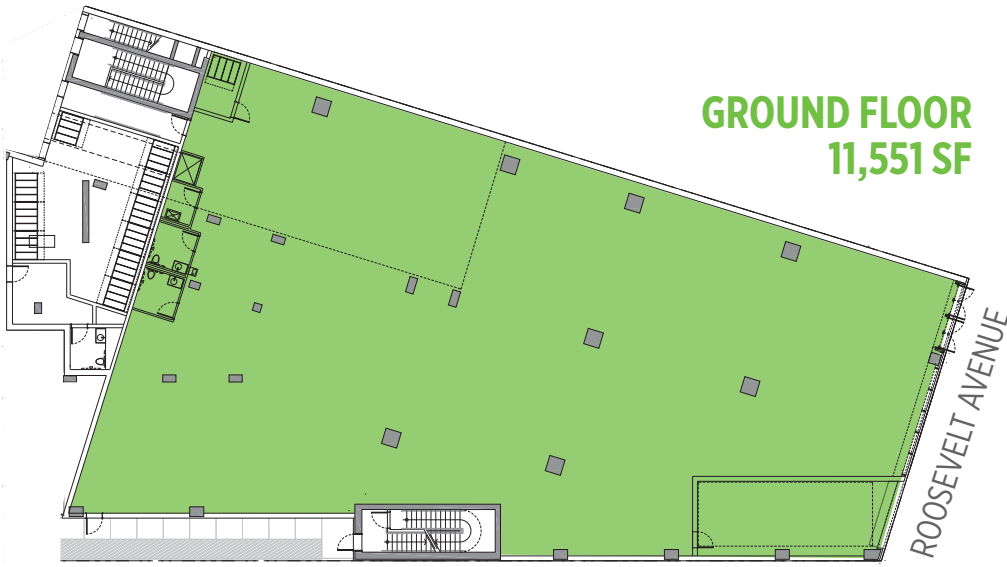
### EXCLUSIVE BROKERS

**Adam Heller** adam@hellerorg.com  
**Joshua Singer** josh@hellerorg.com  
**Stephen Weber** stephen@hellerorg.com

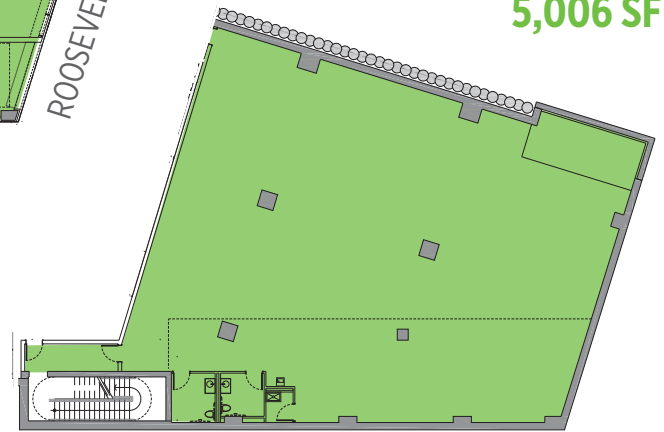
# 212.366.5034

# FLOOR PLANS

71-17



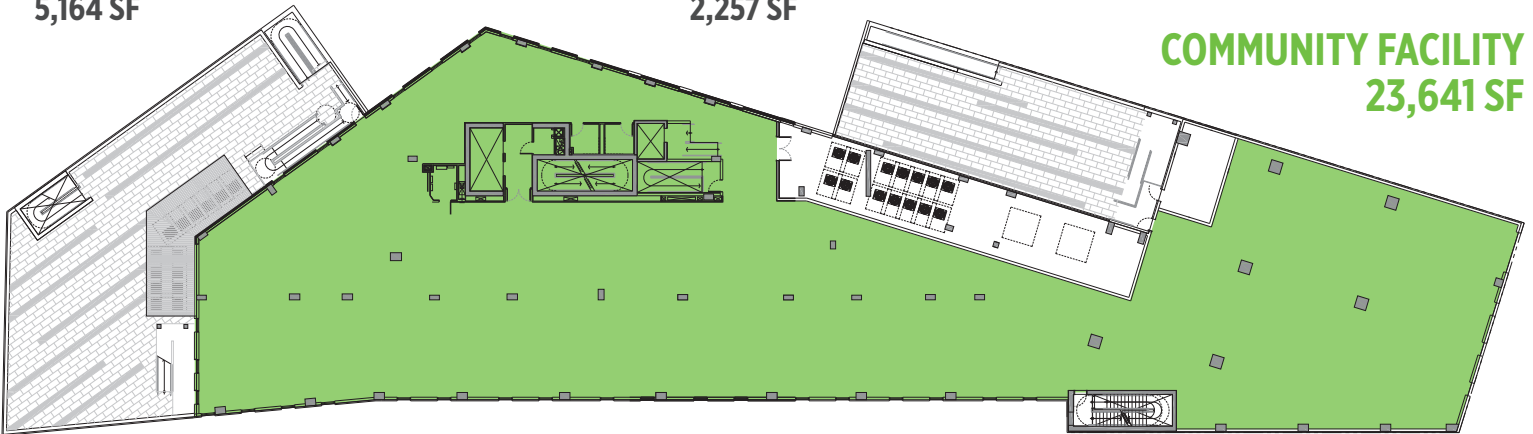
**BASEMENT**  
5,006 SF



**OUTDOOR SPACE 1** (Optional)  
5,164 SF

**OUTDOOR SPACE 2** (Optional)  
2,257 SF

**COMMUNITY FACILITY**  
23,641 SF



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**HELLER**  
ORGANIZATION

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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.









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