



HELLER

ORGANIZATION

At the Intersection of
**ROOSEVELT AVENUE,
BROADWAY & 72ND STREET**



PRIME CORNER BLOCK THRU COMMERCIAL SPACE FOR LEASE

JACKSON HEIGHTS • ELMHURST • WOODSIDE | QUEENS, NY

COMMERCIAL SPACE

GROUND FLOOR

- Space A: 11,424 SF (Up to 16' ceilings)
 - Space B: 1,687 SF + 562 SF Mezzanine
 - Space C: 2,149 SF + 744 SF Mezzanine
 - Space D: 1,989 SF + 708 SF Mezzanine
- } Up to 23' ceilings

SECOND FLOOR (Up to 13' ceilings)

27,263 RSF

THIRD FLOOR (Up to 13' ceilings)

27,310 RSF

FOURTH FLOOR (Up to 14' ceilings)

27,298 RSF

FIFTH FLOOR (Up to 13' ceilings)

- North Unit - 6,882 RSF
 - South Unit - 3,397 RSF
 - Terrace Space
- } Can be combined

THREE FRONTAGES

150' on Roosevelt Avenue

130' on Broadway

60' on 72nd Avenue

POSSESSION

2Q-2024

RENT

Upon Request

**STEPS FROM THE ROOSEVELT
TRANSPORTATION HUB,
THE BUSIEST SUBWAY STOP
IN QUEENS:**

EXCLUSIVE BROKERS

Adam Heller adam@hellerorg.com

Joshua Singer josh@hellerorg.com

Stephen Weber stephen@hellerorg.com

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BRAND NEW CONSTRUCTION

COMMENTS

- Brand new ground-up construction across the street from newly constructed Roosevelt Parc in the heart of Jackson Heights
- Steps from the Jackson Heights-Roosevelt Avenue train station, the busiest subway station outside of Manhattan, which has over 50,000 riders per day
- Possibility of 90,000 RSF Retail/Office box
- Largest available blocks of space in the area
- Highly visible site right off the intersection of Broadway and 74th Street, with proximity to Elmhurst Hospital and other major retailers
- Over 200 parking spots located in the building
- Walking distance to the LIRR Woodside Station
- Over 200,000 residents within 1 mile radius

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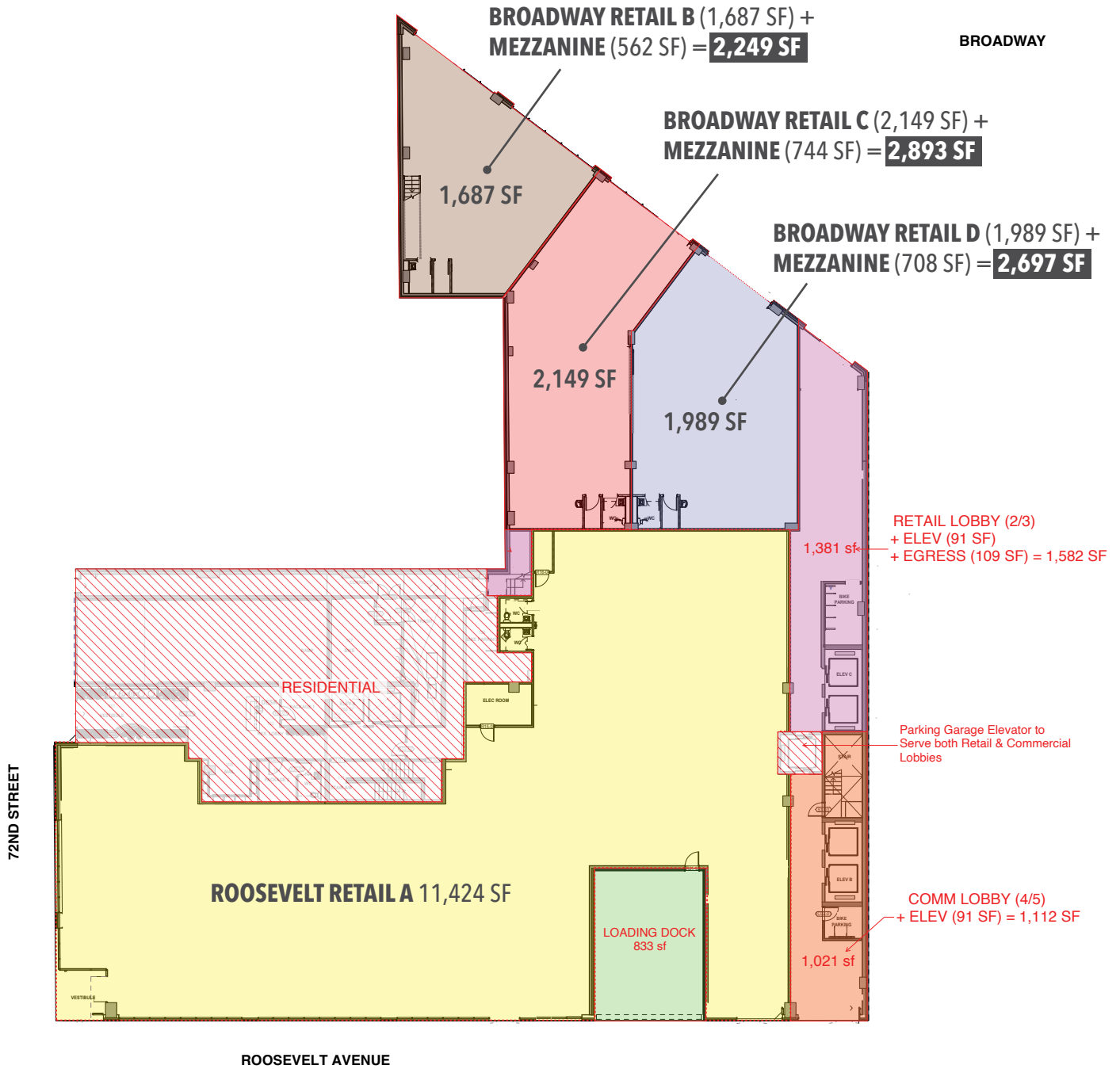
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72-20



FLOOR PLAN - GROUND FLOOR



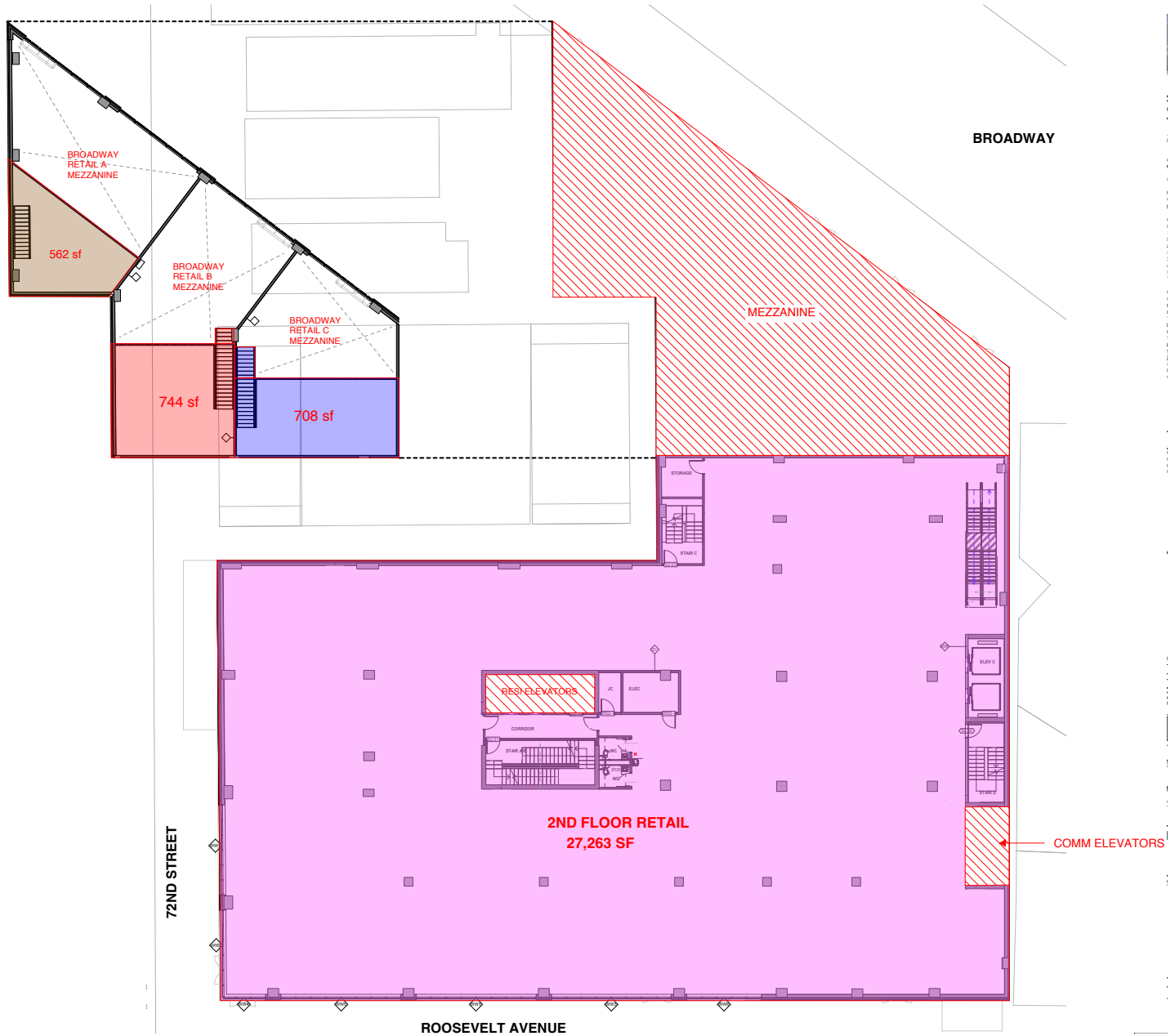
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FLOOR PLAN - 2ND FLOOR



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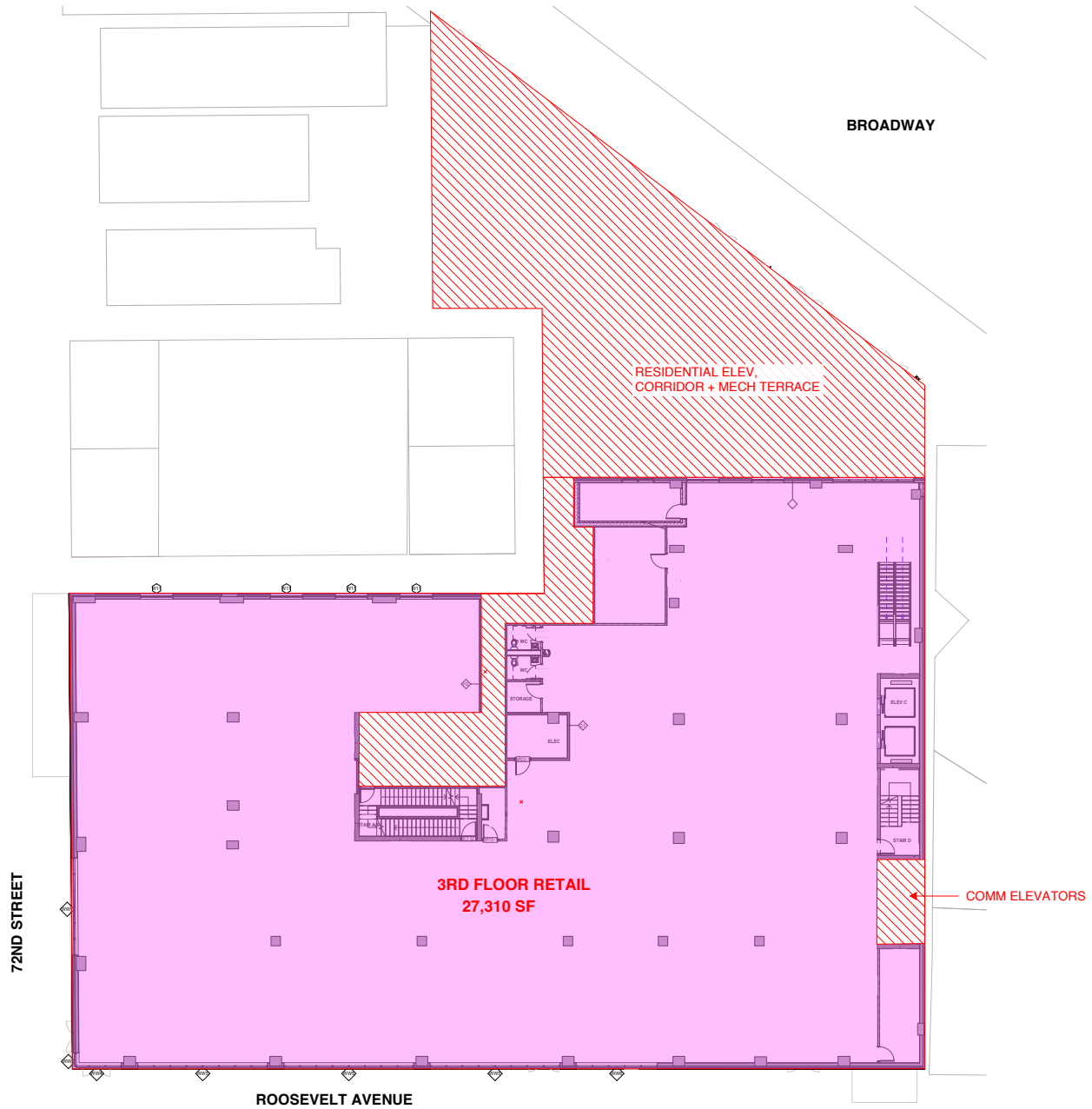
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FLOOR PLAN - 3RD FLOOR



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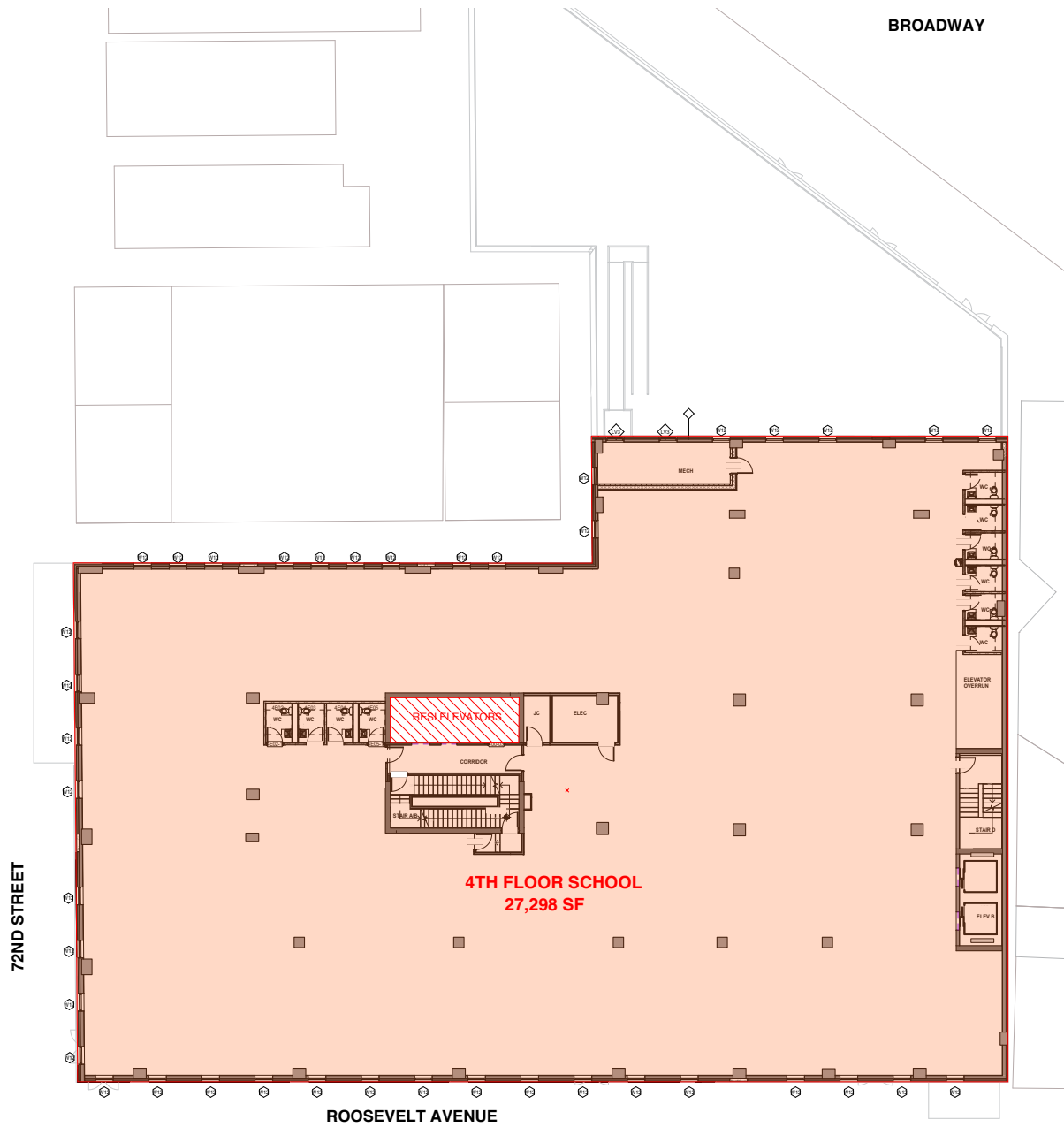


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FLOOR PLAN - 4TH FLOOR



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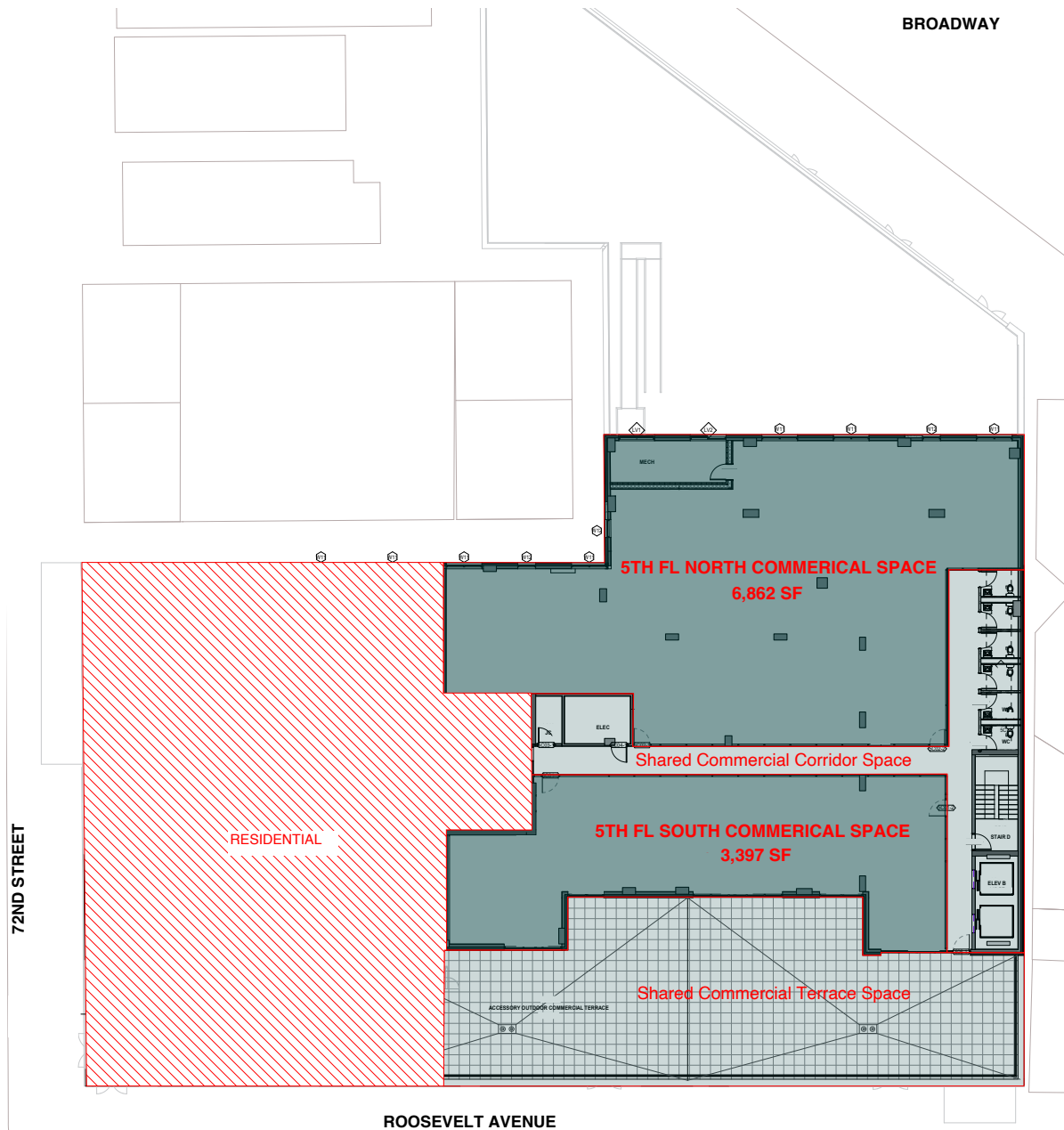


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FLOOR PLAN - 5TH FLOOR



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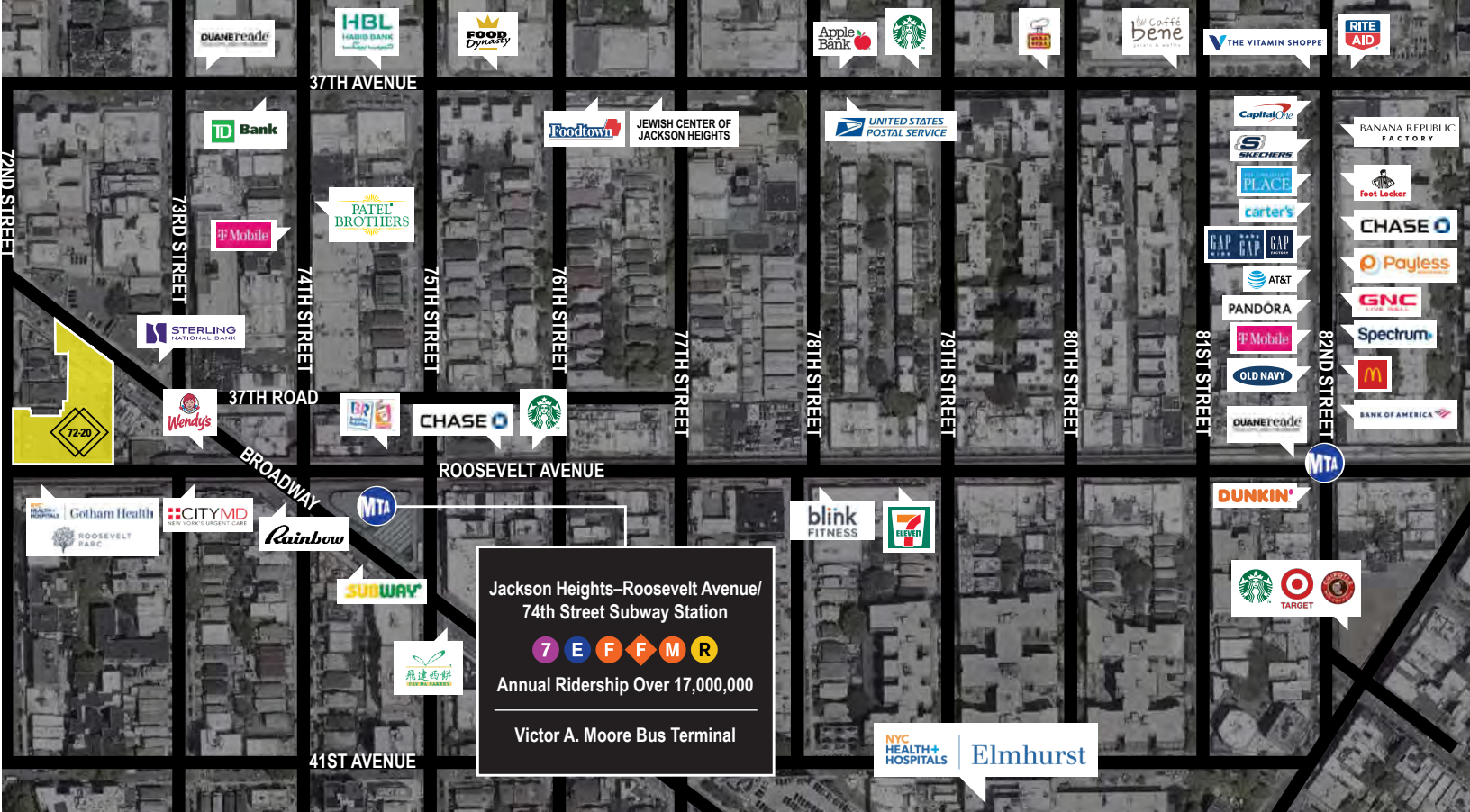
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AREA RETAILERS

BROADWAY

Sterling Bank
Wendys
Elmhurst Hospital
Rainbow
Subway
Fay Da Bakery

ROOSEVELT AVENUE

City MD
Starbucks
DD/BR
Chase Bank
Blink fitness
7-11
Metro PCS
Planet Fitness
NYC Health + Hospitals

37TH AVENUE

Vitamin Shoppe
Rite Aid
Jahns Ice Cream
Caffe Bene
La Boina Steak House
Seba Seba Restaraunt
Starbucks
Apple Bank
US Post Office
Jewish Center of JH
Foodtown
Food Dynasty

82ND STREET

Target
Starbucks
Chipotle
Duane Reade
Dunkin'
Old Navy
McDonald's
Bank of America
Spectrum
T-Mobile
Pandora
AT&T

Gap Kids & Baby
Gap Factory
Payless
GNC
Carters
Foot Locker
Banana Republic
Factory Store
Children's Place
Skechers
Capital One

74TH STREET

Patel Brothers
T-Mobile

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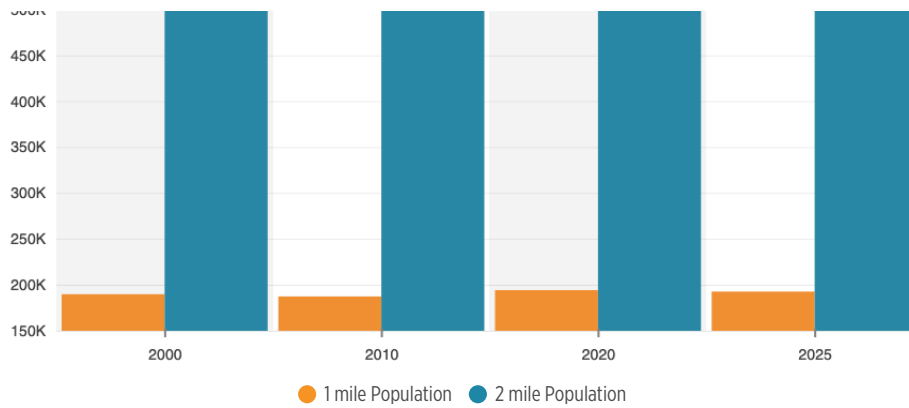


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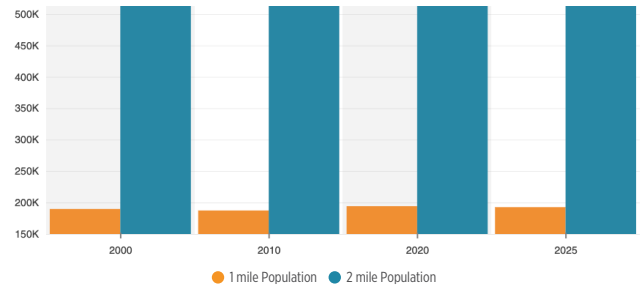
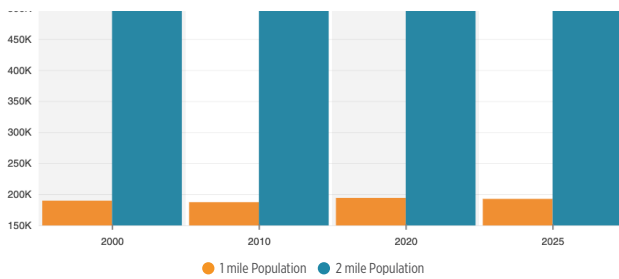
DEMOGRAPHICS



PER CAPITA INCOME



HOUSEHOLD INCOME BY AGE



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HOUSEHOLD INCOME BY AGE



Source: CoStar as of 10/2020

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