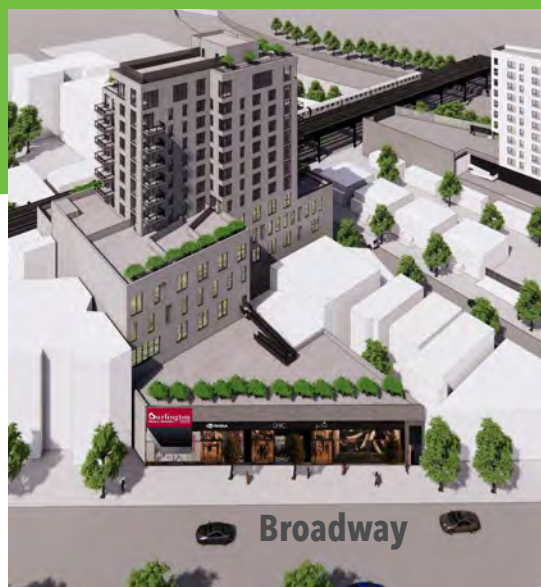


72-20

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

View from Broadway



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

PRIME CORNER BLOCK THRU COMMERCIAL SPACE FOR LEASE

JACKSON HEIGHTS • ELMHURST • WOODSIDE | QUEENS, NY

COMMERCIAL SPACE

GROUND FLOOR

SPACE A: 10,330 SF (Up to 14.5' ceilings)	} Up to 23' ceilings
SPACE B: 1,555 + 565 SF Mezzanine	
SPACE C: 1,950 SF + 710 SF Mezzanine	
SPACE D: 1,790 SF + 535 SF Mezzanine	

SECOND FLOOR **LEASED** Burlington

THIRD FLOOR **LEASED** Burlington

FOURTH FLOOR (Up to 13' ceilings)
26,102 RSF

FIFTH FLOOR (Up to 12' ceilings)

NORTH UNIT: 6,123 RSF } Can be combined
SOUTH UNIT: 4,972 RSF }
TERRACE SPACE: 4,160 SF

THREE FRONTAGES

116' on Roosevelt Avenue
107' on Broadway
60' on 72nd Avenue

POSSESSION
4Q-2027

RENT
Upon Request

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BRAND NEW CONSTRUCTION

- 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
- 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
- Join co-tenants The Rock Fitness and Burlington Coat Factory!



View from 72nd Street

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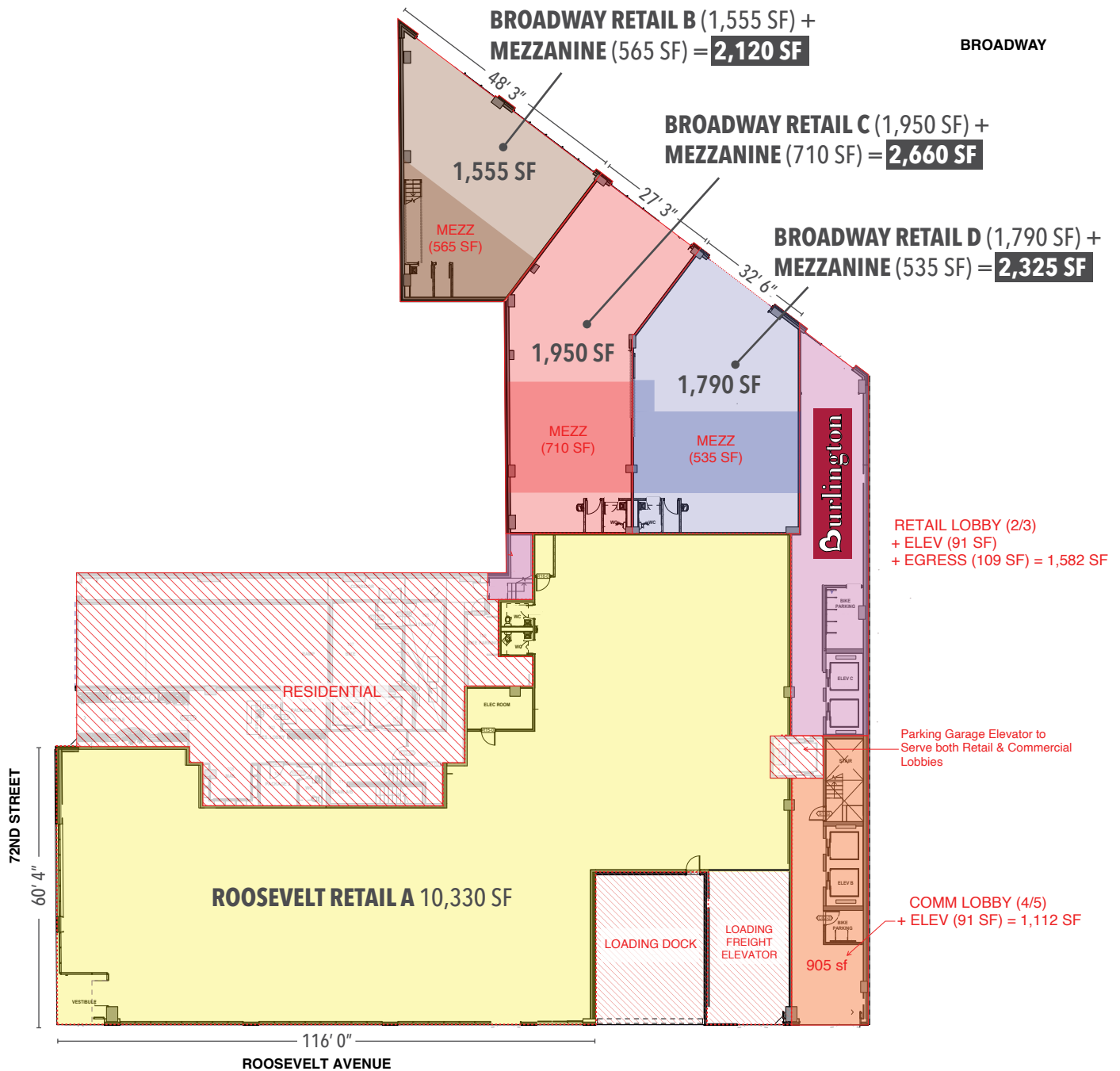
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FLOOR PLAN - GROUND FLOOR

72-20



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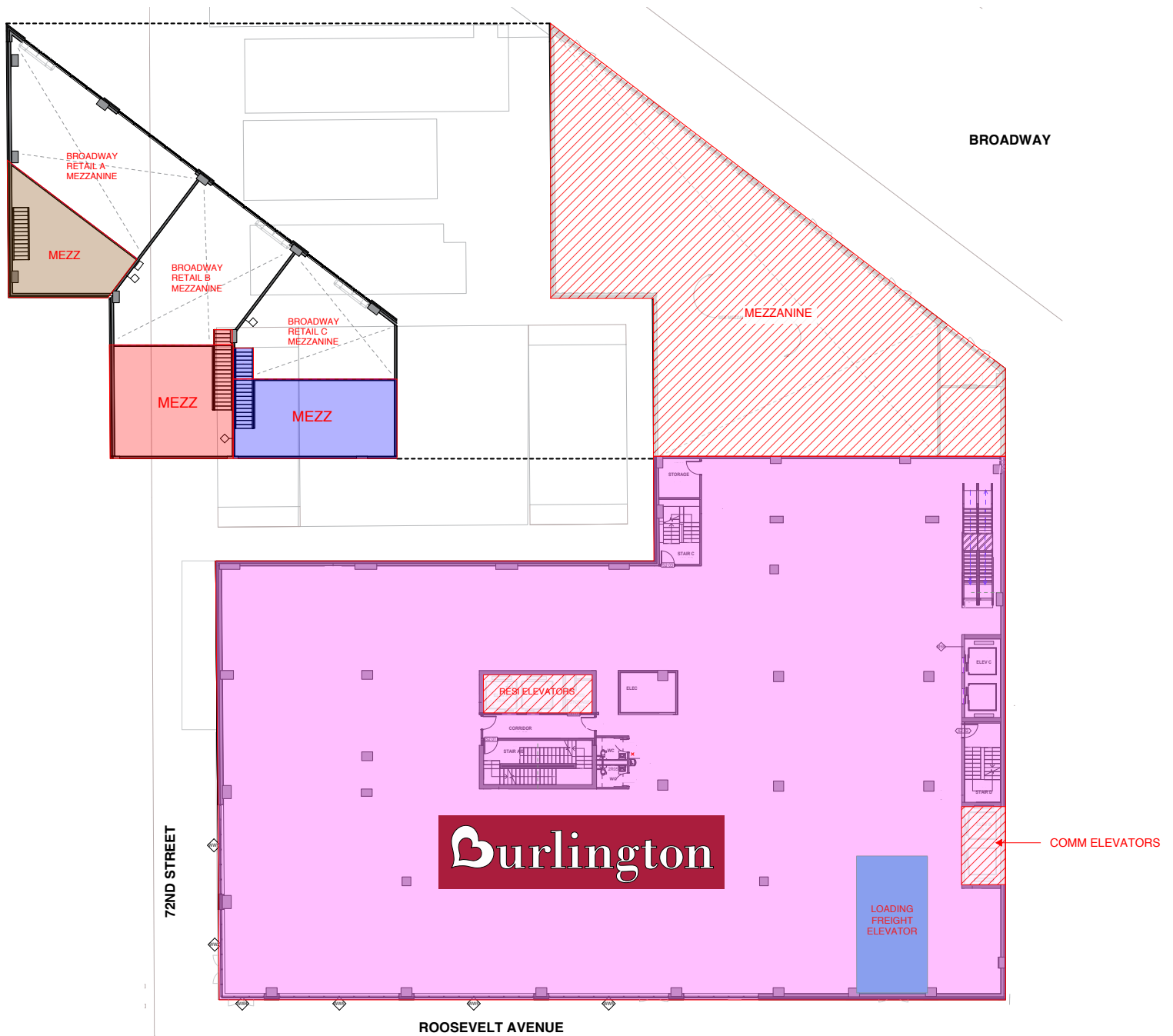
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FLOOR PLAN - 2ND FLOOR

72-20



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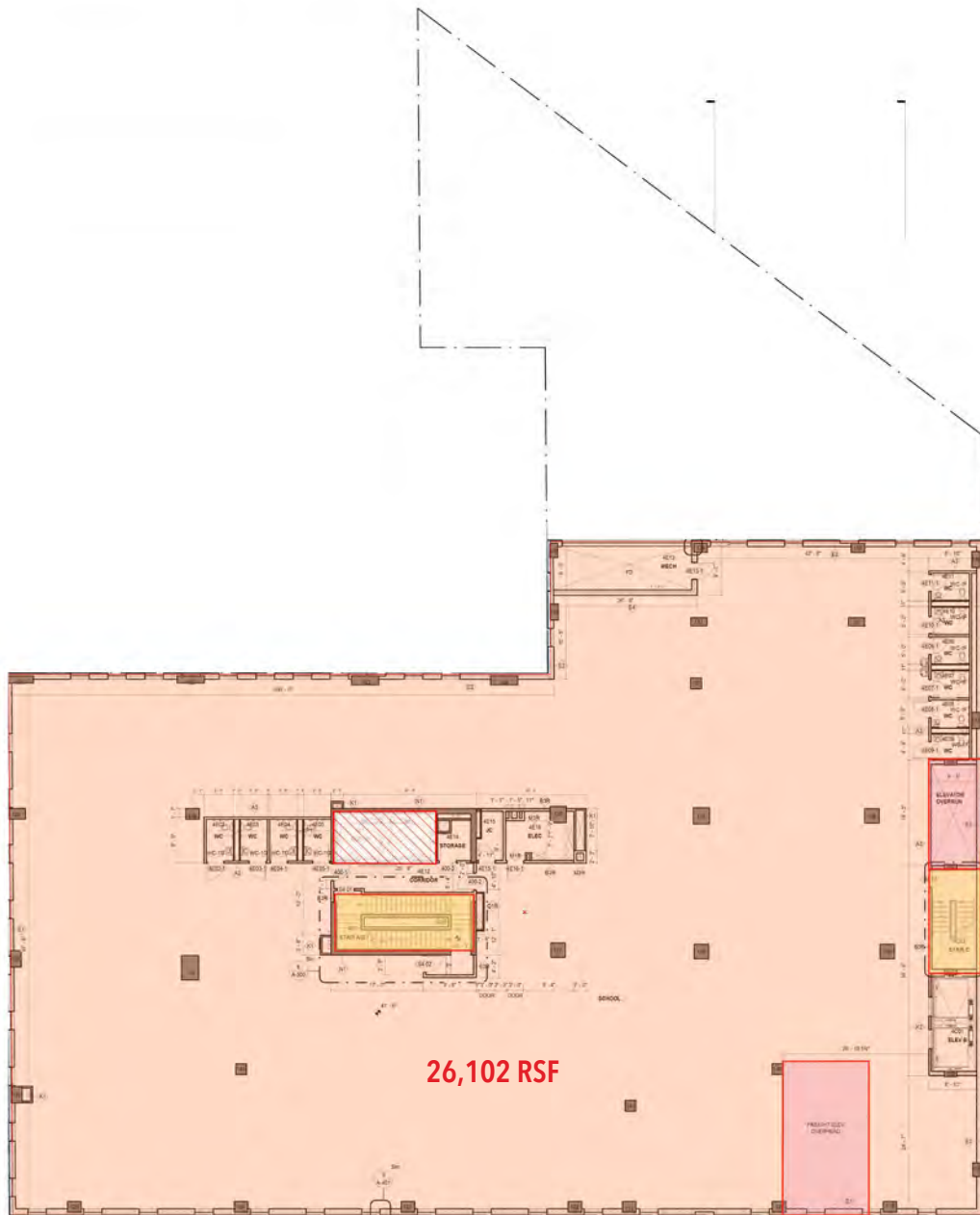
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FLOOR PLAN - 4TH FLOOR

72-20



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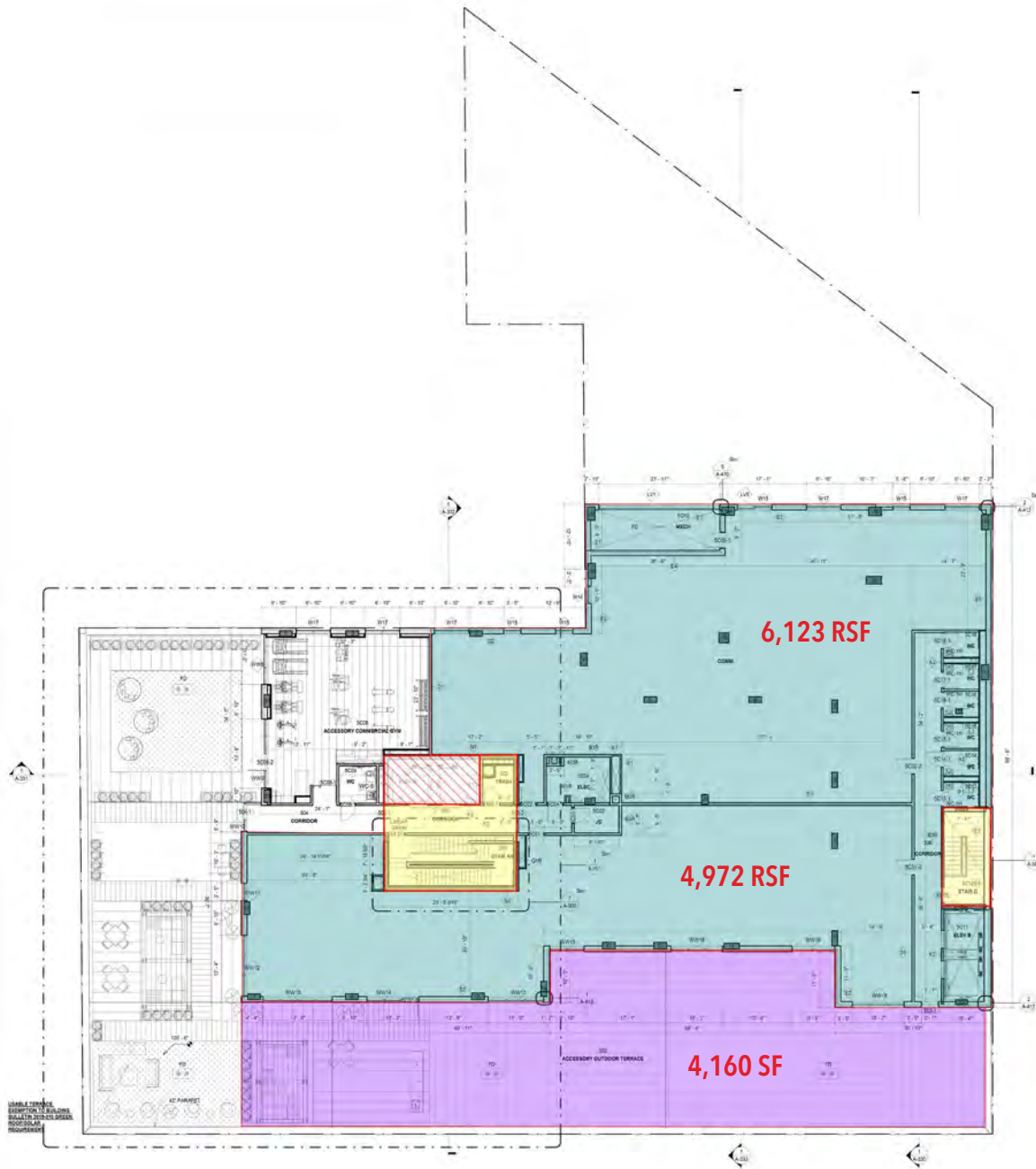
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FLOOR PLAN - 5TH FLOOR

72-20



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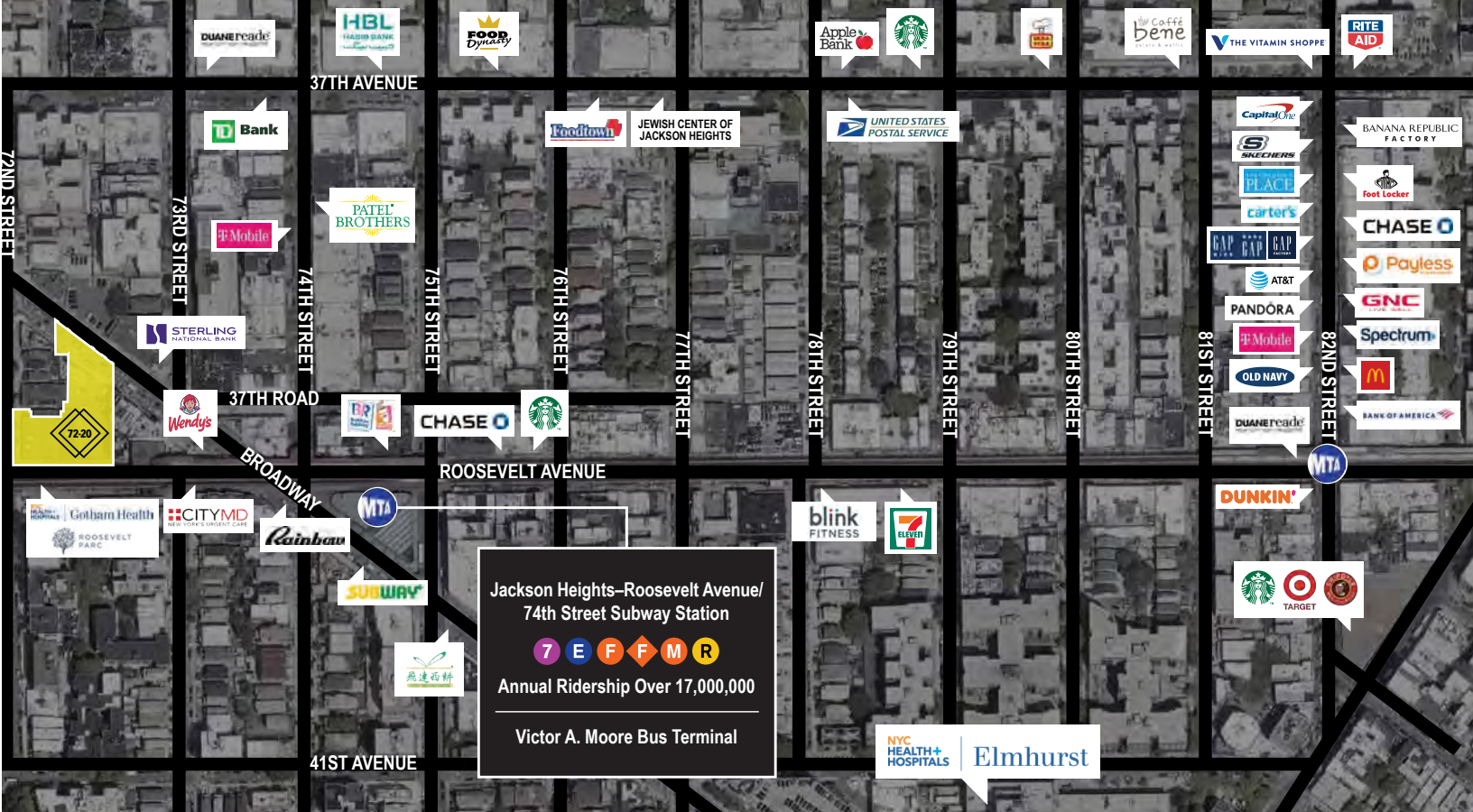
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AREA RETAILERS

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
The Rock Fitness

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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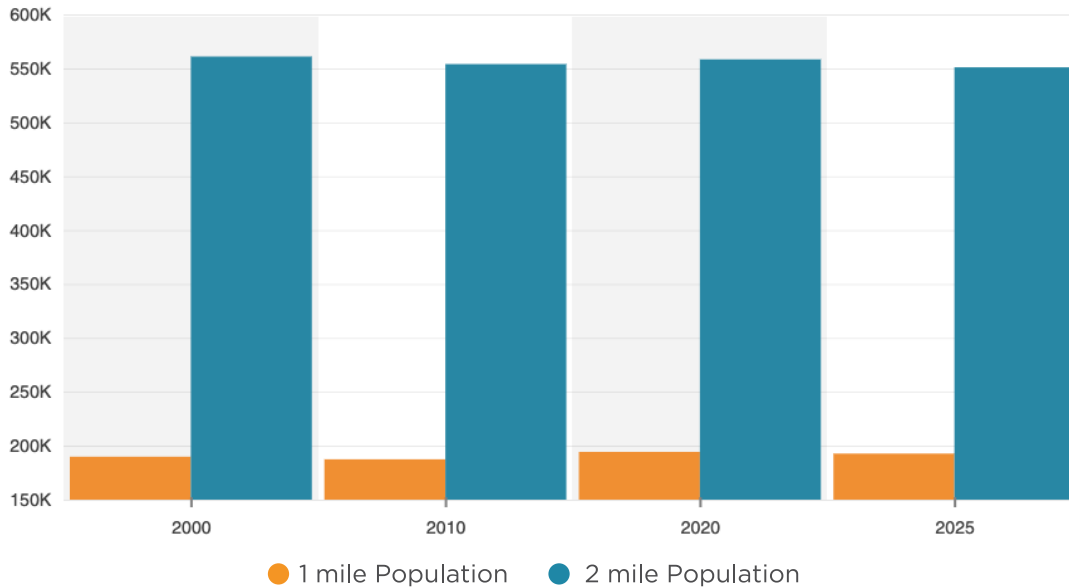
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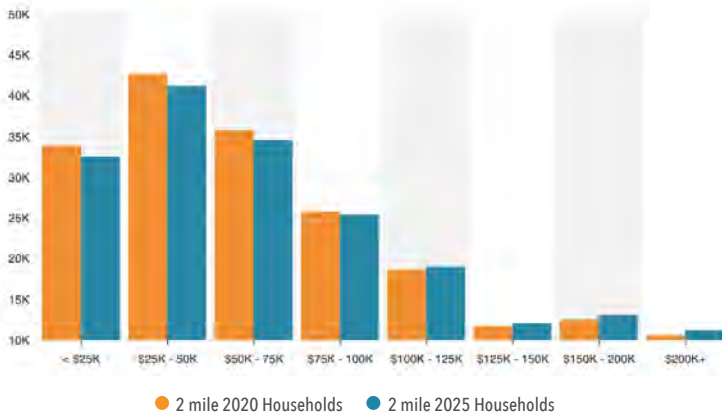
DEMOGRAPHICS

72-20

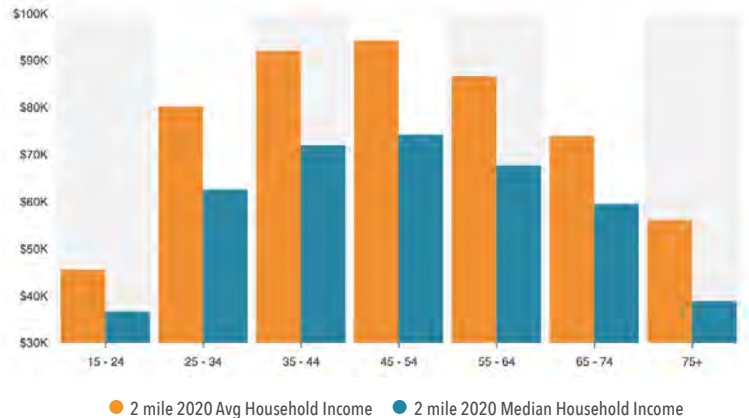
POPULATION



HOUSEHOLD INCOME



HOUSEHOLD INCOME BY AGE



Source: CoStar as of 10/2020

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