



**35-30 146 STREET  
FLUSHING NY 11354**



# RETAIL FOR LEASE

Corner Exposure | Heavy Traffic Flow | Prime Retail Hub

Flexible Space | High-demand retail Market | 2 Retail Stores





**Bakery Shop**



**Bank**



**Pharmacy**



**Coffee Shop**



**Grocery Store**

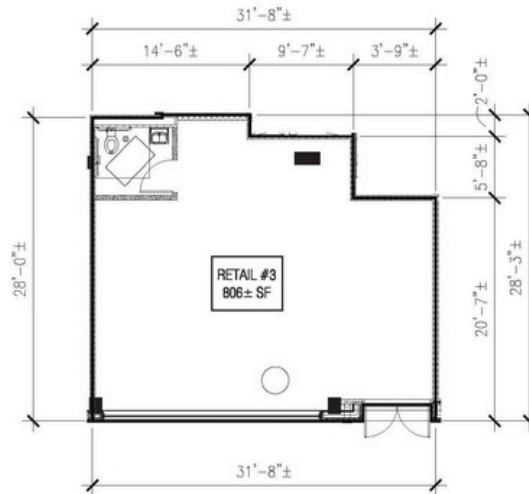
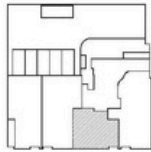
## **PRIME CORNER RETAIL SPACE FOR LEASE**

### **Northern 146**

Position your business at one of Flushing's most prominent corner locations on Northern Boulevard. This highly visible retail space offers exceptional frontage and exposure along one of Queens' busiest commercial corridors, benefiting from strong pedestrian and vehicle traffic throughout the day.

Surrounded by thriving businesses, new residential developments, and established neighborhoods, the location provides a built-in customer base and outstanding growth potential. Convenient access to public transportation and major roadways ensures excellent connectivity for both customers and employees.

Ideal for retail, medical, professional services, wellness, café, specialty food, or boutique businesses, this premier location presents a rare opportunity to establish your presence in one of Flushing's fastest-growing commercial districts.



## Retail Condo Information

<b>Ground Floor Retail #3</b>	<b>806 sf</b>
<b>Common Charge (Est.):</b>	<b>\$343/Month</b>
<b>Property Tax (Est.):</b>	<b>\$391/Month</b>
<b>15 Years ICAP</b>	
<b>Asking Rent:</b>	<b>\$110 NNN</b>



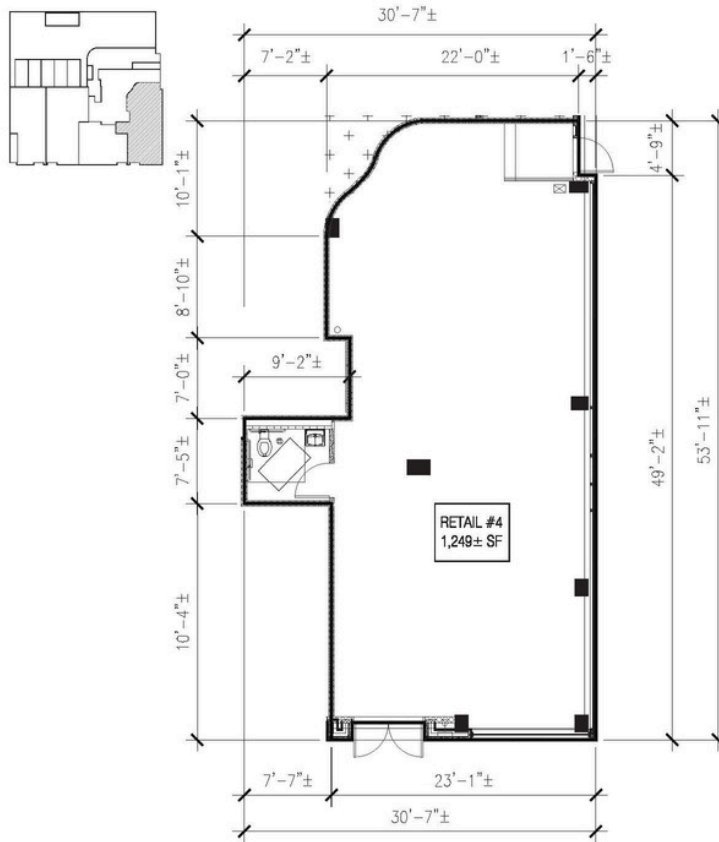
NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



**1** RETAIL #3  
SCALE: 3/32" = 1'-0"

DATE: 06/24/2024



## Retail Condo Information

<b>Ground Floor Retail #4</b>	<b>1,263 sf</b>
<b>Common Charge (Est.):</b>	<b>\$538/Month</b>
<b>Property Tax (Est.):</b>	<b>\$605/Month</b>
<b>15 Years ICAP</b>	
<b>Asking Price:</b>	<b>\$120 NNN</b>

NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



**1** RETAIL #4  
SCALE: 3/32" = 1'-0"

DATE: 06/24/2024



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**CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION**

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