



44/01

HEARTHSTONE

NORTHERN BOULEVARD

Approximate Size

Ground Floor

Space A (Leased)	1,912 SF
Space B (Leased)	5,259 SF
* Space C	2,457 SF
* Space D	1,198 SF
* Space E	2,760 SF
* Potential for spaces to be combined (6,415 SF)	

Lower Level

* Space F	9,353 SF
* Divisible	

Ceiling Heights

Ground Floor	17 FT
Lower Level	11 FT

Frontage

Space A	77 FT on Northern Boulevard 48 FT on 44th Street
Space B	92 FT on Northern Boulevard
Space C	32 FT on Northern Boulevard
Space D	20 FT on Northern Boulevard
Space E	28 FT on Northern Boulevard 38 FT on 45th Street

Possession

Immediate

Term

Negotiable

Site Status

New Construction

Comments

354 unit high end fully
leased residential building

Usable Lower Level can be
combined with ground floor space

Vertical transportation can
be installed if required

On-site third party parking garage

Retail Neighbors

**BEST
BUY.**



Burlington



H MART

Marshalls

ROSS
DRESS FOR LESS
(Coming Soon)

Raymour & Flanigan
FURNITURE | MATTRESSES

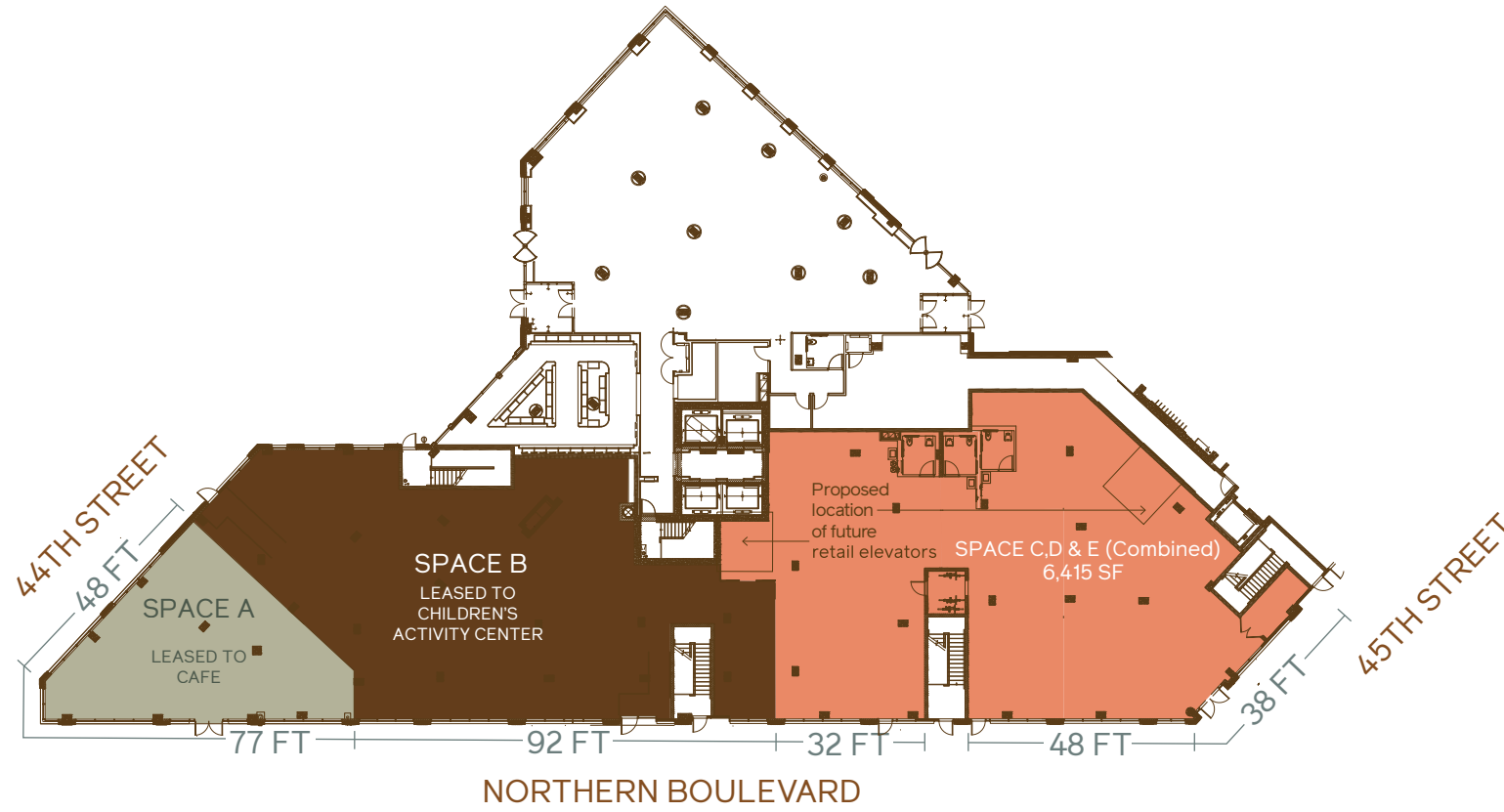
Retro Fitness

FOOD
BAZAAR
SUPERMARKET

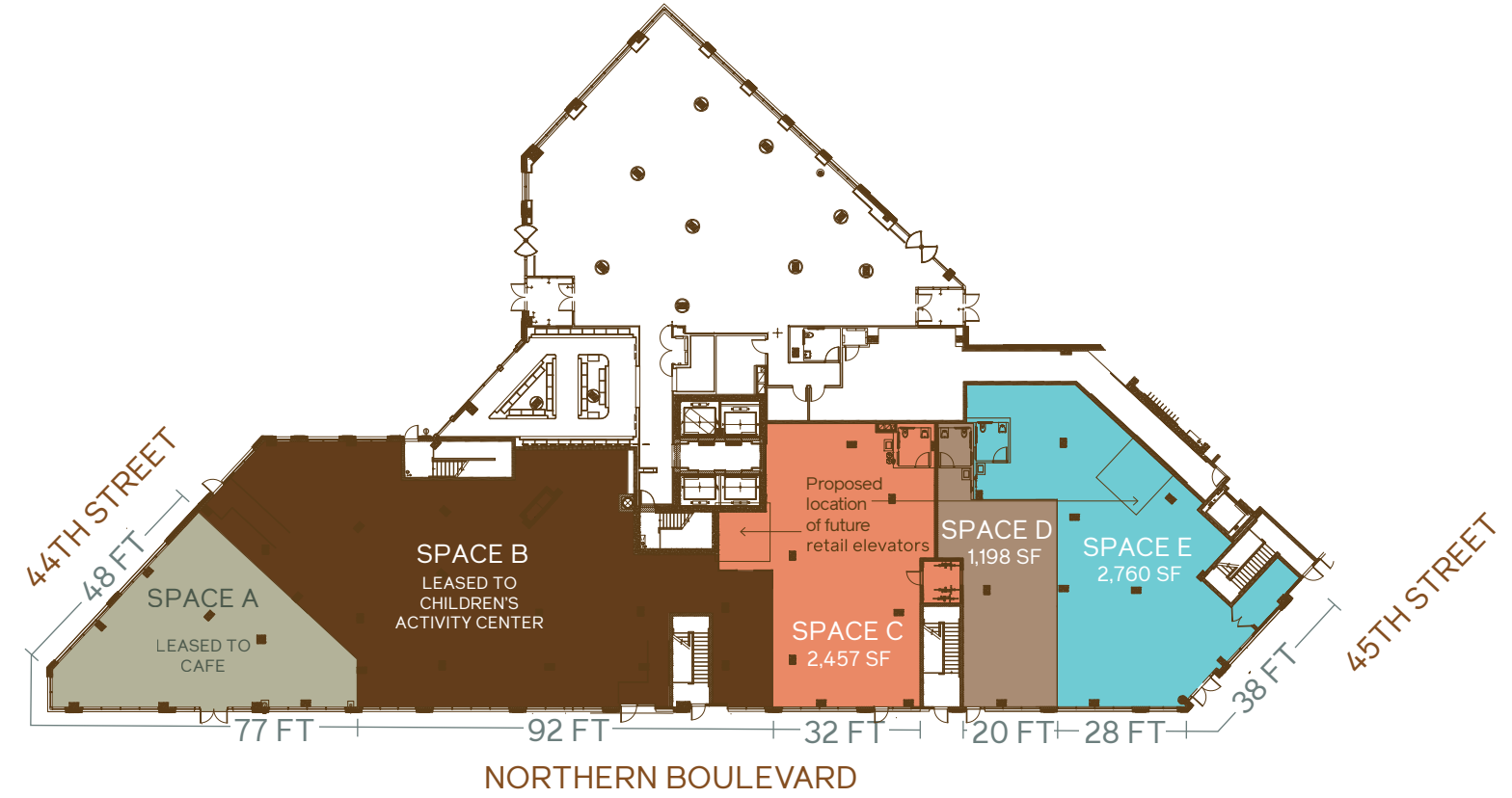


GROUND FLOOR

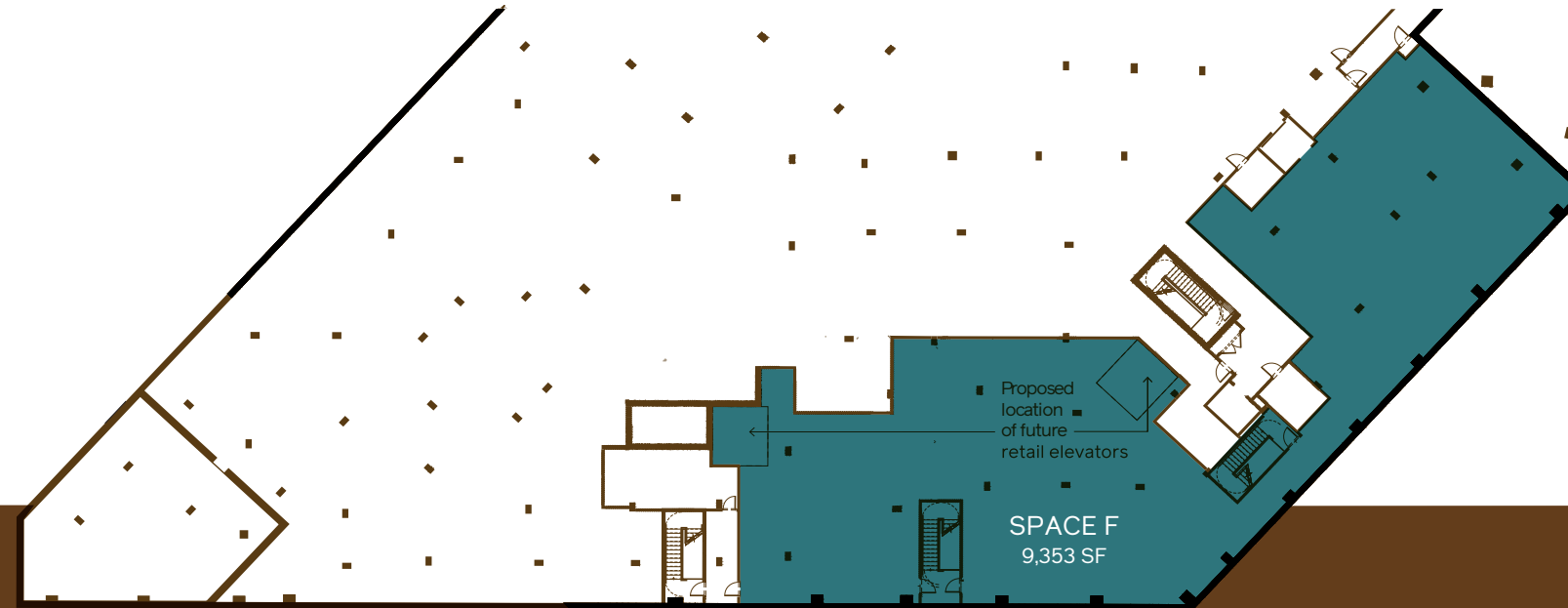
SINGLE TENANT



MULTIPLE TENANTS



LOWER LEVEL



**VISIBILITY
MEETS
OPPORTUNITY**



**2025 TOTAL DAYTIME
POPULATION**

0.5 Miles	24,710
0.75 Miles	68,339

**AVERAGE HOUSEHOLD
INCOME**

0.5 Miles	\$110,384
0.75 Miles	\$115,601

**HEALTH CARE
AVERAGE**

0.5 Miles	\$6,479.54
0.75 Miles	\$6,773.30

**FOOD AT HOME
AVERAGE**

0.5 Miles	\$6,134.43
0.75 Miles	\$6,490.84

**FOOD AWAY FROM
HOME AVERAGE**

0.5 Miles	\$4,188.61
0.75 Miles	\$4,373.96

**VEHICLES PER DAY
(NORTHERN
BOULEVARD)**
22,900

**2024 ANNUAL SUBWAY
RIDERSHIP **

Steinway Street	2,877,338
46th Street	1,600,276

**QUEENS
CONVENIENCE
STARTS HERE**

HEARTHSTONE HIGHLIGHTS

- A new Northern Boulevard destination
- Vibrant and growing community
- A highly visible location



44/01

NORTHERN BOULEVARD

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NORTHERN BOULEVARD - 22,900 Cars Per Day

← Queensplaza - 1.5 miles



SUBWAY
EST. 1943
UNO
PIZZERIA & GRILL

BEACH TANNING BUN
Panera BREAD
Applebee's
GRILL + BAR

U40 SOCCER CENTER
FOOD UNIVERSE

MUSEUM OF THE MOVING IMAGE

TACUBA

PIG BEACH BBQ

REGAL

PC RICHARD & SON

HILTI
ESQUINA TEQUILA
COCINA 25 CENA

FOOD BAZAAR SUPERMARKET
DUNKIN'

Burlington
BJ's
DUNKIN'

MART
five BEL'W
metro by T-Mobile
Marshalls
Guitar Center
ROSS DRESS FOR LESS
Raymour & Flanigan FURNITURE | MATTRESSES
CHUCK E. CHEESE

LL Flooring
Retro Fitness

BEST BUY

BOSTON MARKET
Citizens Bank
Michaels
Starbucks
DOLLAR TREE
GameStop

citibank
McDonald's
Staples

THE HOME DEPOT
7-ELEVEN

HIGH SCHOOL 472

WILLIAM CULLEN BRYANT HIGH SCHOOL

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NEWMARK

**SILVERSTEIN
PROPERTIES**