

60-26

WOODSIDE AVE.

WOODSIDE, QUEENS

Between W. 60th & 61st St.



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14,368sf RETAIL BUILDING *for* LEASE

BUILDING INFORMATION

SPACE(APPROXIMATE) Total 14,368sf
Ground Floor: 7,184sf
Basement: 7,184sf

ASKING RENT \$65 per SF (Include Basement)

TERM 10-15 Years

POSSESSION Immediate

FRONTAGE/DEEP 75'/101'

PROPERTY HIGHLIGHTS

- Formerly occupied by Rite Aid – prime, high-visibility retail location.
- Situated steps from the 7 train station in the heart of Woodside, providing exceptional transit accessibility and foot traffic.
- Existing infrastructure in place, including conveyor systems, refrigeration units, pharmacy fixtures, and shelving aisles.
- Open floor layout with minimal column interference, allowing flexible interior reconfiguration.
- Highly suitable for a variety of uses including pharmacy, grocery, fitness center, Urgent-Care and other high-traffic retail concepts.



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for LEASE

Exclusive Leasing Opportunity

60-26 Woodside Avenue, Woodside, NY 11377

Commercial Realty by Dennis Shim (CRDS) has been exclusively retained to market the lease of **60-26 Woodside Avenue, Woodside, New York**, located in the heart of Queens.

This exceptional property presents a rare leasing opportunity for retailers, food operators, medical users, fitness concepts, specialty markets, and other destination-oriented businesses seeking a highly visible location in one of Queens' most dynamic commercial corridors.

Strategically positioned near the Woodside Transit Hub, the property benefits from exceptional pedestrian traffic, outstanding public transportation access, and a diverse, high-density residential population, making it an ideal location for long-term retail success.

Space Profile

Ground Floor: 7,184 SF
Basement: 7,184 SF
Total Area: Approximately 14,368 SF

Asking Rent: \$65 per SF (**\$32.5 per SF X 2 floors**) + NNN

Property Highlights

Rare Large-Format Retail Opportunity

A unique offering in the Woodside market, providing approximately 14,368 square feet of contiguous space across the ground floor and basement. The efficient layout accommodates flagship retail stores, supermarkets, specialty retailers, fitness facilities, medical operators, educational uses, and integrated retail-distribution concepts.

Prime Transit-Oriented Location

Located just steps from the Woodside Transportation Hub, the property offers immediate access to:

- 7 Subway Line
- Long Island Rail Road (LIRR)
- Multiple MTA Bus Routes

The surrounding neighborhood features a dense residential population with strong Korean, Asian, Hispanic, and multicultural consumer demographics that generate consistent daily foot traffic.

Flexible Lower-Level Space

The full basement significantly expands operational capabilities and is well suited for:

Central kitchen operations
Food preparation and commissary use
Cold storage
Large inventory management
E-commerce fulfillment
Employee facilities
Ancillary operational support

Excellent Visibility

Situated on one of Woodside's primary commercial corridors, the property enjoys outstanding street presence, strong neighborhood recognition, and continuous pedestrian activity throughout the day.



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IDEL TENANT PROFILE

Given the size of the premises and long-term value of the location, this opportunity is best suited for financially strong tenants seeking a **10-year or longer lease commitment**.

- National or Regional Grocery Markets
- Asian Supermarkets
- Pharmacy or Health & Wellness Retailers
- Fitness Centers
- Medical Clinics
- Urgent Care Facilities
- Specialty Food Markets
- Restaurant Groups with Central Kitchen Operations
- Furniture & Home Goods Retailers
- Pet Supply Stores
- Educational or Training Centers
- Discount Department Stores
- Home Improvement Retailers
- E-commerce Showroom & Distribution Centers
- Dollar or Variety Stores



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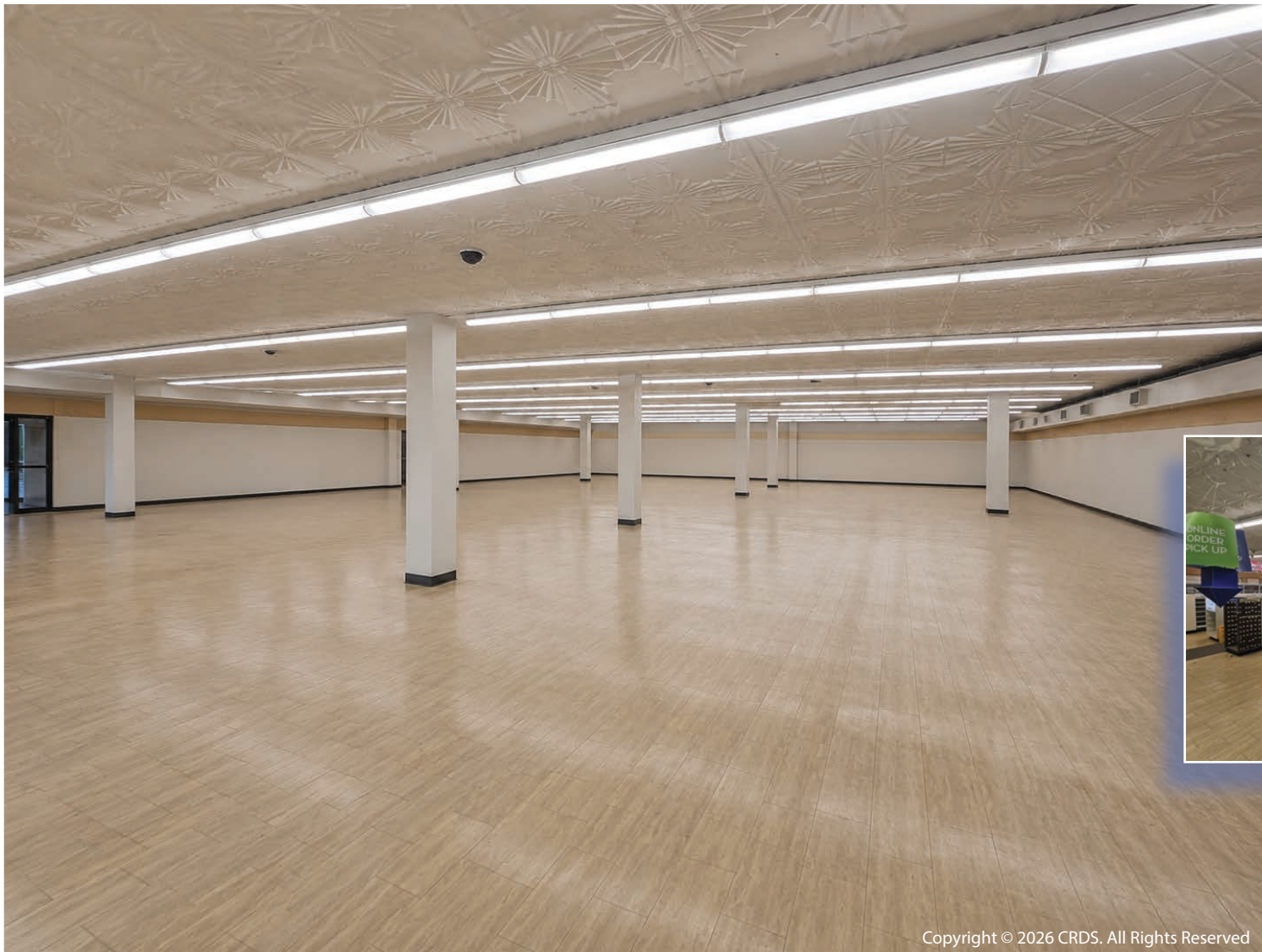
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for LEASE

1st FLOOR



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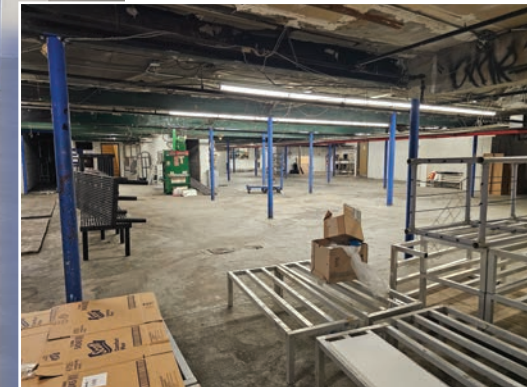
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for LEASE

Basement



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Having a fully functional HVAC system, a complete sprinkler system, and usable grocery refrigerators and shelving changes the game entirely.

Offering a highly lucrative, second-generation, turn-key retail opportunity. For a tenant, inheriting these assets dramatically reduces initial CapEx (Capital Expenditure) and timeline to open for business by months.

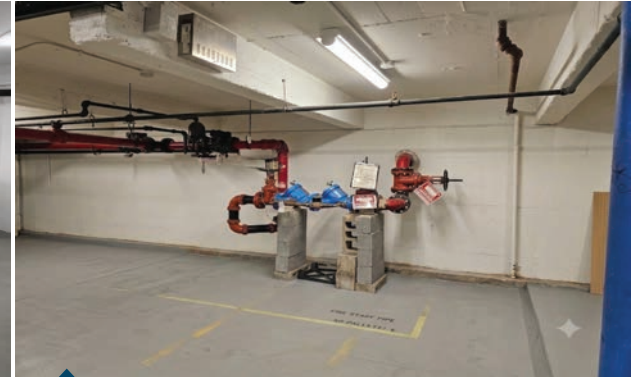
Infrastructure benefits



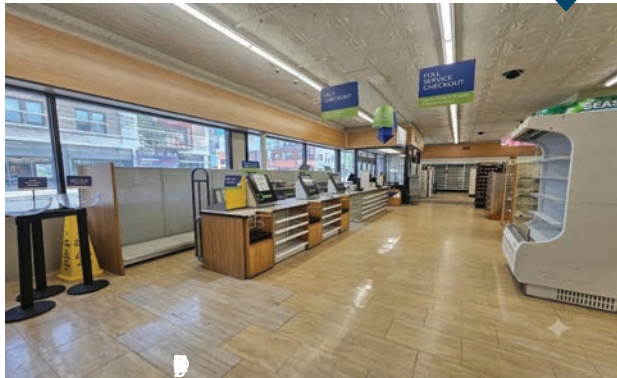
Shelves and Grocery Refrigerators
Cash Register



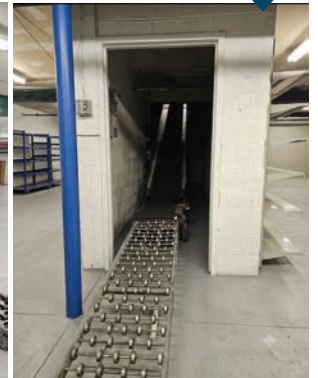
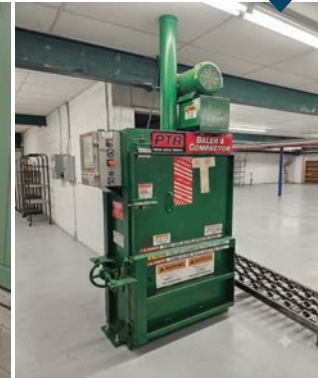
Additional AC



Sprinkler System
Compactor



Hot Water Boiler



Conveyor

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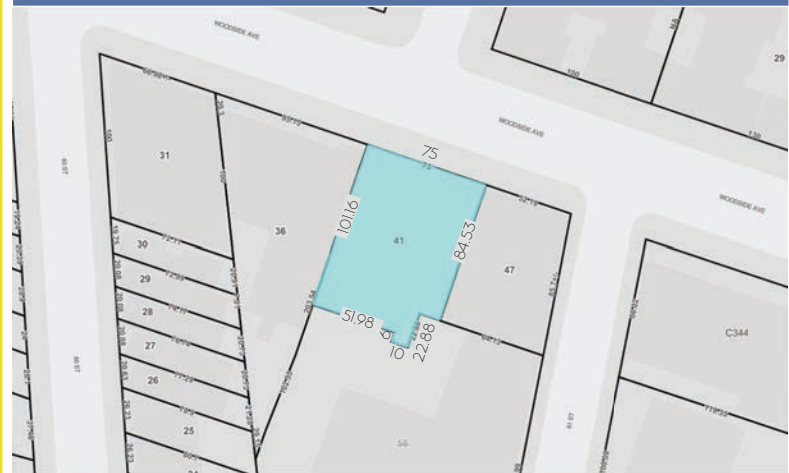
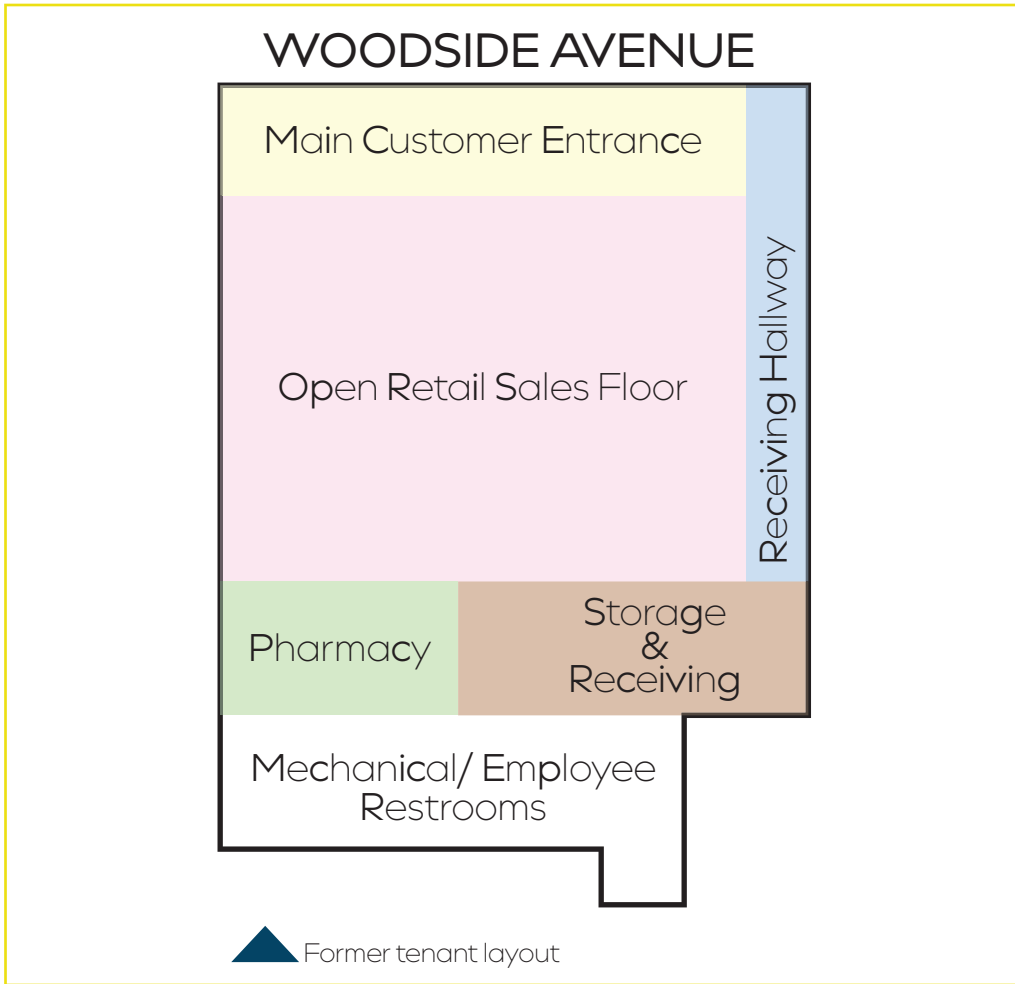


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Conceptual Layout & Lot Size



- Floor Size: Ground Fl. Approx. 7,184 SF and Basement Approx. 7,184SF
- Building: One-story retail building (former Rite Aid)
- Lot Size: Approximately 7,446 SF
- Building Dimensions: Approximately 75' x 98'

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NEIGHBORS



Competitive Advantages

- Approximately 14,368 SF of contiguous space
- Excellent visibility along Woodside Avenue
- Heavy daily pedestrian and commuter traffic
- Immediate access to subway, LIRR, and bus transportation
- Dense surrounding residential population
- Strong multicultural customer base
- Flexible floor plan suitable for a wide range of commercial uses
- Large basement offering exceptional operational functionality
- Rare opportunity for a flagship location within one of Queens' fastest-growing retail corridors

This is a unique opportunity to secure a prominent long-term retail location in one of the most established and transit-oriented neighborhoods in Queens

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Demographic & Business data

Within 5-mile radius centered around 60-26 Woodside Avenue, Woodside, NY 11377

This location sits in the heart of Queens, a 5-mile radius is exceptionally dense, capturing all of Queens, Northern Brooklyn (Williamsburg, Greenpoint), and the entire East Side of Manhattan (Midtown East, Upper East Side, Lower East Side).

1. Population & Household Distribution (5-Mile Radius)

Based on U.S. Census Bureau data and commercial real estate market analytics (LoopNet/CoStar), the population within a 5-mile radius of this location creates a massive consumer market of approximately 3 million residents.

Category	Metric	Data (Within 5-Mile Radius)
Population	Total Residential Population	Approx. 3,003,474
Households	Total Households	Approx. 1,240,774
Density	Population Density per Square Mile	Approx. 38,924 / sq\mile
Income	Average Household Income	Approx. \$91,057
Age	Median Age	40 years old

Key Demographic Insights

● Ultra-High Density:

This area boasts an incredible density of nearly 39,000 people per square mile—significantly higher than most major urban centers in nearby North Jersey (e.g., Jersey City or Hoboken).

● Diverse Economic Profile:

The radius blends the high-income households of Manhattan's East Side with the middle-class, diverse, and multi-ethnic working families of Queens and Brooklyn, allowing for versatile consumer targeting depending on the business model.

2. Local Demographic Trends (Woodside 11377 Specifics)

Looking closer at the immediate center point (Woodside, ZIP 11377), the local population stands at approximately 81,690 and is a prominent multicultural hub.

● Ethnic Composition:

The area is predominantly Asian (approx. 37%–43%, led by Chinese, Bangladeshi, and Filipino communities) and Hispanic/Latino (approx. 34%–36%), followed by White (approx. 17%–25%).

● Housing Tenure:

Approximately 70.5% of residential households are renter-occupied, while 29.5% are owner-occupied. This indicates high consumer mobility and a steady influx of new residents.

3. Business and Workforce Statistics

Because this 5-mile radius extends into portions of Manhattan's Central Business District (CBD) and the industrial/commercial hubs of Long Island City, the concentration of businesses is immensely high.

● Total Businesses:

There are roughly 100,000 to 120,000+ businesses registered within this 5-mile radius, ranging from major corporate headquarters to local retail shops.

● Daytime Employee Population:

The area draws an estimated 1.2 million+ daytime commuters and corporate workers, providing a massive influx of daytime purchasing power on top of the permanent residential base.

● Workforce Breakdown (Woodside Local):

Among Woodside residents, approximately 76% hold white-collar positions (professional, administrative, and corporate) and 24% work in blue-collar sectors (logistics, service, and technical trades). Notably, 12.1% of the local population operates their own self-employed/private business.

Summary Takeaway

The 60-26 Woodside Ave location is positioned at the gateway of a massive 3-million resident and 1.2-million worker market. Whether evaluating a retail location, a turnkey business acquisition, or a commercial asset, the heavy reliance on public transit hubs here (7 train, LIRR) acts as a major catalyst for capturing heavy foot traffic from both Queens and Manhattan.

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