



## OFFERING MEMORANDUM

# Laundry Business with Property

96-03 Northern blvd, Flushing , NY

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**\$4.299M**

PRICE



# Laundry Business with Property

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PRICE

**\$4,299,000**

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## PRESENTED BY



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# Executive Summary

96-03 Northern blvd, Flushing , NY

We are pleased to present Laundry Business with Property , a premier retail center strategically positioned at 96-01 Northern Boulevard in Flushing, NY. This exceptional asset offers investors a rare opportunity to acquire a well-located retail property in one of the region's most dynamic trade areas.

The property presents an outstanding investment opportunity business, property and development opportunity

  
**\$4,299,000**  
ASKING PRICE

  
**100%**  
OCCUPANCY

## PROPERTY DATA

Traffic Count (VPD) **Approximately 35,000–45,000 vehicles per day**

Frontage **40ft**

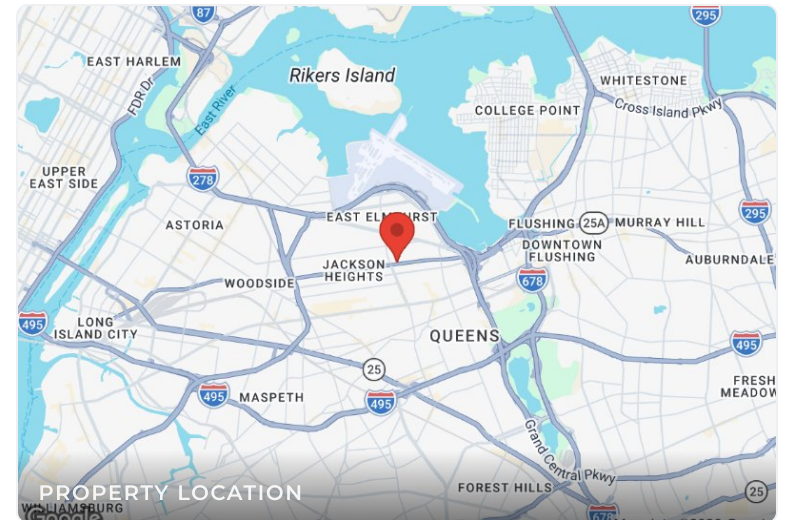
## Investment Highlights

Laundry Business with Property offers [Building SF] square feet of well-configured retail space with excellent visibility and prominent signage opportunities along 96-01 Northern Boulevard.

### KEY METRICS

|                                                                                                  |                    |
|--------------------------------------------------------------------------------------------------|--------------------|
|  Asking Price | <b>\$4,299,000</b> |
|  Occupancy    | <b>100%</b>        |

## Location Highlights



### LOCATION

|               |                                              |
|---------------|----------------------------------------------|
| Address       | 96-01 Northern Boulevard                     |
| City          | Flushing                                     |
| State         | New York                                     |
| Zip Code      | 11368                                        |
| Country       | Queens                                       |
| Traffic Count | Approximately 35,000–45,000 vehicles per day |
| Coordinates   | 40.757230,-73.872106                         |

### TRANSIT

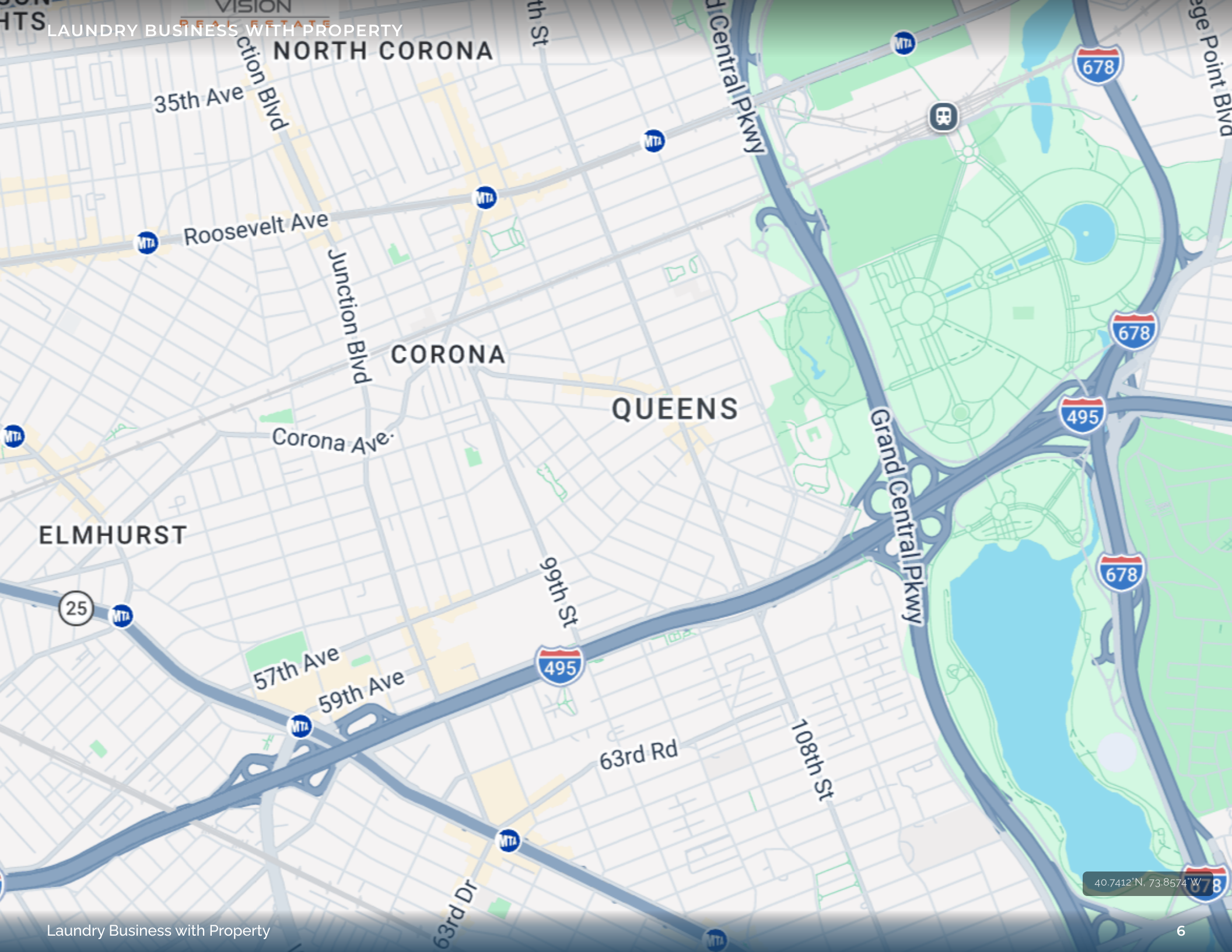
|                                                |        |
|------------------------------------------------|--------|
| MTA New York City Transit - Lagoonia Bus Depot | 0.9 mi |
| Realins Business Lines                         | 0.3 mi |
| Jackson Hts-Roosevelt Av                       | 1.2 mi |

### AIRPORTS

|                                       |         |
|---------------------------------------|---------|
| John F. Kennedy International Airport | 9.2 mi  |
| Newark Liberty International Airport  | 16.7 mi |
| LaGuardia Airport                     | 1.3 mi  |

### HIGHWAYS

|                                 |        |
|---------------------------------|--------|
| Grand Central Parkway           | 0.7 mi |
| Whitestone Expressway           | 1.2 mi |
| Brooklyn-Queens Expressway East | 1.2 mi |
| Brooklyn-Queens Expressway      | 1.4 mi |



40.7412°N, 73.8574°W

# Rent Roll

| Tenant  | SF    | Rent/SF | Monthly | Annual Rent |
|---------|-------|---------|---------|-------------|
| laundry | 4,000 | \$0.00  | \$0.00  | \$0.00      |
| Total   | 4,000 | \$0.00  | \$0.00  | \$0.00      |

GLA **4,000 SF**

TENANTS **1**

## Notes

Income is approx. 300k year and Tremendous Potential to grow...

**laundry** — Business Running by owner

# Valuation Summary

## KEY METRICS

**\$4,299,000**  
ASKING PRICE

## PROJECTED EXIT

Hold Period 5 yrs

## INCOME

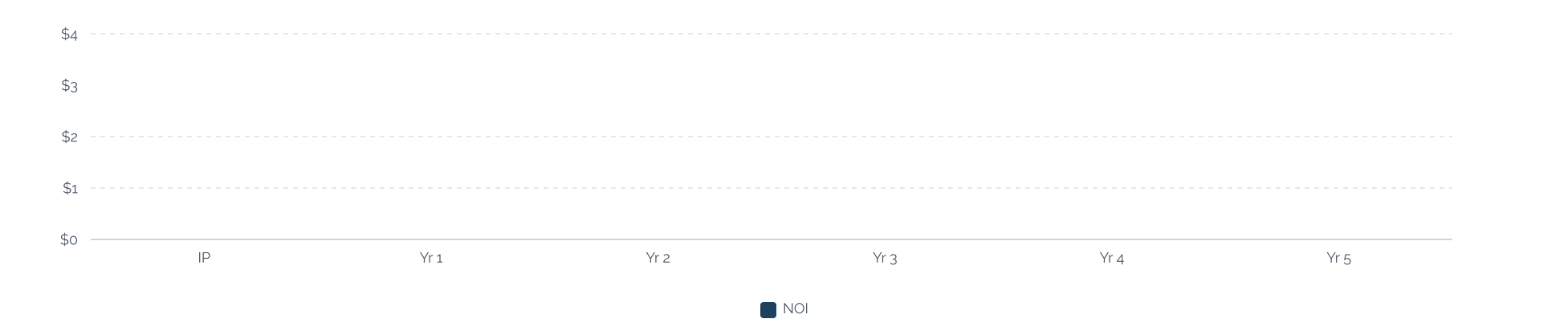
Base Rental Income \$0

Effective Gross Income \$0

# Cash Flow Projection

|                        | In-Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------|----------|--------|--------|--------|--------|--------|
| Effective Gross Income | \$0      | \$0    | \$0    | \$0    | \$0    | \$0    |
| Net Operating Income   | \$0      | \$0    | \$0    | \$0    | \$0    | \$0    |
| Cap Rate               | 0.00%    | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%  |

## NET OPERATING INCOME



# Market Overview

## Neighborhood Overview : Corona, queens

Situated on Northern Boulevard, one of Queens' primary commercial corridors, this property benefits from excellent visibility, heavy daily traffic, and a dense surrounding residential population. The Corona/North Corona market is a well-established neighborhood retail and service district with strong demand from local businesses, restaurants, medical offices, automotive services, and community-oriented retailers. The area offers convenient access to the Grand Central Parkway, BQE, LaGuardia Airport, and the 7 subway line, making it easily accessible for customers and employees alike. Continued neighborhood investment, steady consumer spending, and limited retail vacancy contribute to a stable commercial market with long-term growth potential.



### DEMOGRAPHIC SNAPSHOT

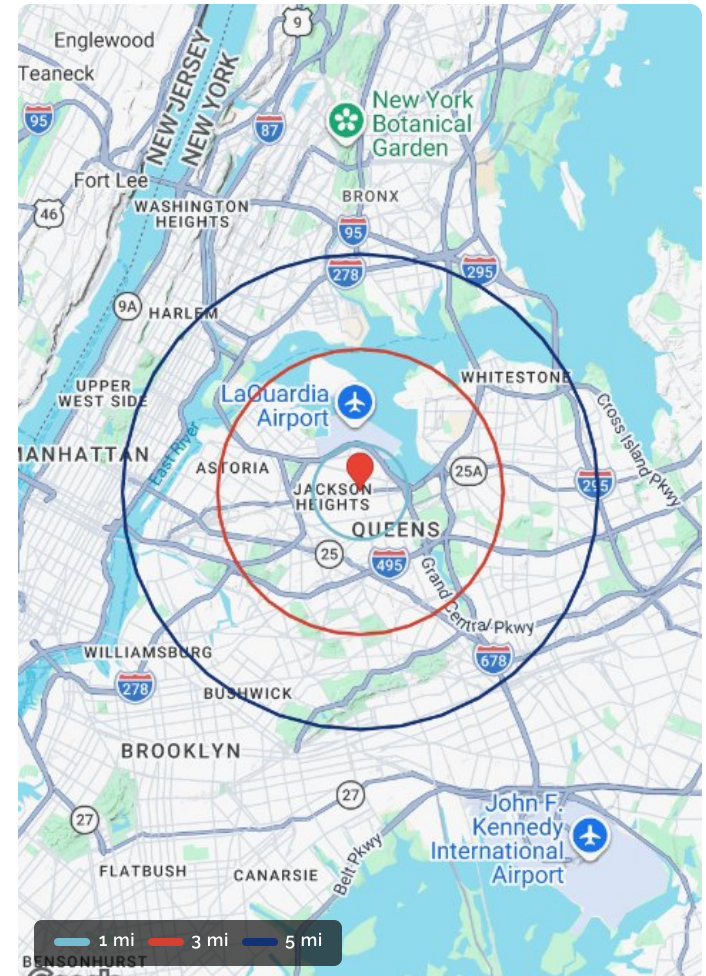
| 1-MILE RADIUS    |          | 3-MILE RADIUS    |          | 5-MILE RADIUS    |           |
|------------------|----------|------------------|----------|------------------|-----------|
| Population       | 196,335  | Population       | 907,627  | Population       | 2,320,260 |
| Median HH Income | \$78,276 | Median HH Income | \$81,202 | Median HH Income | \$85,701  |
| Households       | 59,308   | Households       | 330,551  | Households       | 906,803   |

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

| POPULATION                   | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| 2000 Population              | 191,745   | 875,511   | 2,135,997 |
| 2010 Population              | 193,893   | 869,320   | 2,162,153 |
| 2026 Population              | 196,335   | 907,627   | 2,320,260 |
| 2031 Population              | 194,847   | 906,673   | 2,329,403 |
| 2026-2031 Growth Rate        | -0.15 %   | -0.02 %   | 0.08 %    |
| 2026 Daytime Population      | 130,023   | 772,064   | 2,169,524 |
| HOUSEHOLDS                   | 1 MILE    | 3 MILE    | 5 MILE    |
| 2000 Total Households        | 56,539    | 311,163   | 809,075   |
| 2010 Total Households        | 55,836    | 308,873   | 818,931   |
| 2026 Total Households        | 59,308    | 330,551   | 906,803   |
| 2031 Total Households        | 59,278    | 332,400   | 919,078   |
| 2026 Avg. Household Size     | 3.27      | 2.69      | 2.5       |
| 2026 Owner Occupied Housing  | 18,316    | 102,585   | 268,975   |
| 2031 Owner Occupied Housing  | 18,609    | 104,197   | 271,756   |
| 2026 Renter Occupied Housing | 40,992    | 227,966   | 637,828   |
| 2031 Renter Occupied Housing | 40,669    | 228,203   | 647,323   |
| 2026 Vacant Housing          | 3,921     | 24,617    | 83,193    |
| 2026 Total Housing           | 63,229    | 355,168   | 989,996   |
| 2026 HOUSEHOLD INCOME        | 1 MILE    | 3 MILE    | 5 MILE    |
| less than \$15,000           | 4,576     | 30,879    | 102,706   |
| \$15,000-\$24,999            | 3,411     | 21,115    | 58,833    |
| \$25,000-\$34,999            | 3,252     | 18,550    | 48,706    |
| \$35,000-\$49,999            | 6,226     | 30,367    | 74,234    |
| \$50,000-\$74,999            | 10,519    | 50,674    | 117,182   |
| \$75,000-\$99,999            | 9,664     | 44,803    | 105,021   |
| \$100,000-\$149,999          | 10,588    | 57,037    | 141,527   |
| \$150,000-\$199,999          | 4,948     | 32,191    | 86,822    |
| \$200,000 or greater         | 6,124     | 44,935    | 171,772   |
| Median HH Income             | \$78,276  | \$81,202  | \$85,701  |
| Average HH Income            | \$103,682 | \$112,640 | \$135,127 |

Source: ESRI / ArcGIS Business Analyst



**\$78,276**  
MEDIAN HH INCOME (1-MI)

**\$103,682**  
AVG HH INCOME (1-MI)

**30.9%**  
OWNER OCCUPIED (1-MI)

**69.1%**  
RENTER OCCUPIED (1-MI)

**6.2%**  
VACANCY RATE (1-MI)

**-0.15 %**  
2026-2031 GROWTH (1-MI)

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