



RETAIL/MEDICAL/FITNESS/
RESTAURANT/OFFICE SPACE

KEW GARDENS, NY

125-10 QUEENS BOULEVARD

BLOCK-THRU SITE WITH PARKING GARAGE

SIZE	FRONTAGE
Divisions from 1,192 - 4,488 SF Available	Approx. 240 FT on Queens Boulevard/Approx. 52 FT on 82nd Road
ASKING RENT	PARKING
Upon Request	115,275 SF Garage in the Cellar

CO-TENANTS

Abogado Lawyer, Deli & Grocery, Restaurant, Jamie M. Bello - Attorney, Mokafe, WOV Brothers Homecare Agency, Ambrose Jewelry & Gems

NEIGHBORS

Queens District Attorney, Queens County Criminal Courts Building, Bank of America, Lens Express Optical, Subway, Dunkin, Kew Gardens Dialysis Center, Jamaica Hospital Medical Center, Queens Borough Hall, Plaza College, Texas Chicken & Burgers, Orlin & Cohen Orthopedic Group, Lenox Hill Radiology, 24 Hour Fitness

- COMMENTS**
- At the base of 377 residential condos, 61,709 SF office space and a 115,275 sf garage in the cellar
 - Directly across the street from the Queens County Criminal Court and Queens Borough Hall
 - Can accommodate all uses; including restaurant with gas & venting capabilities
 - Two short blocks from **E**, **F**, **M** and **R** subways the Kew Gardens/Union Turnpike Subway Station, and a few blocks from the Kew Gardens LIRR Station
 - In close proximity to Plaza College, Jamaica Hospital, YAI, Queens District Attorney, The Legal Aid Society and Orlin & Cohen Orthopedic Group
 - Very busy trade area with over 1.5 MM SF of office in the immediate area including education, medical and government institutions
 - All retail and office uses welcome including restaurant, fitness, education, medical, legal, governmental and non-profit

CONTACT EXCLUSIVE AGENTS

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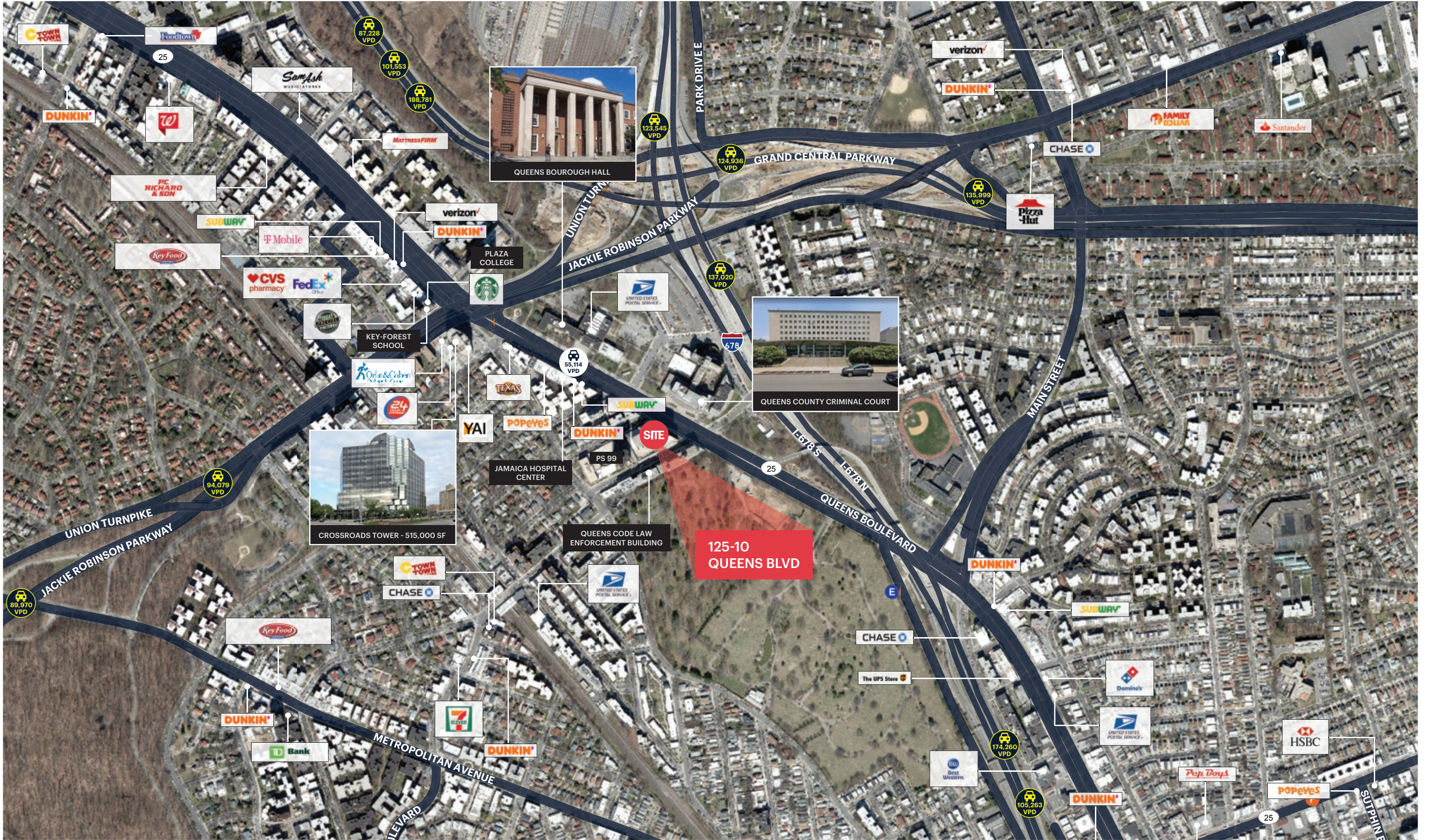
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PHOTOS



MARKET AERIAL

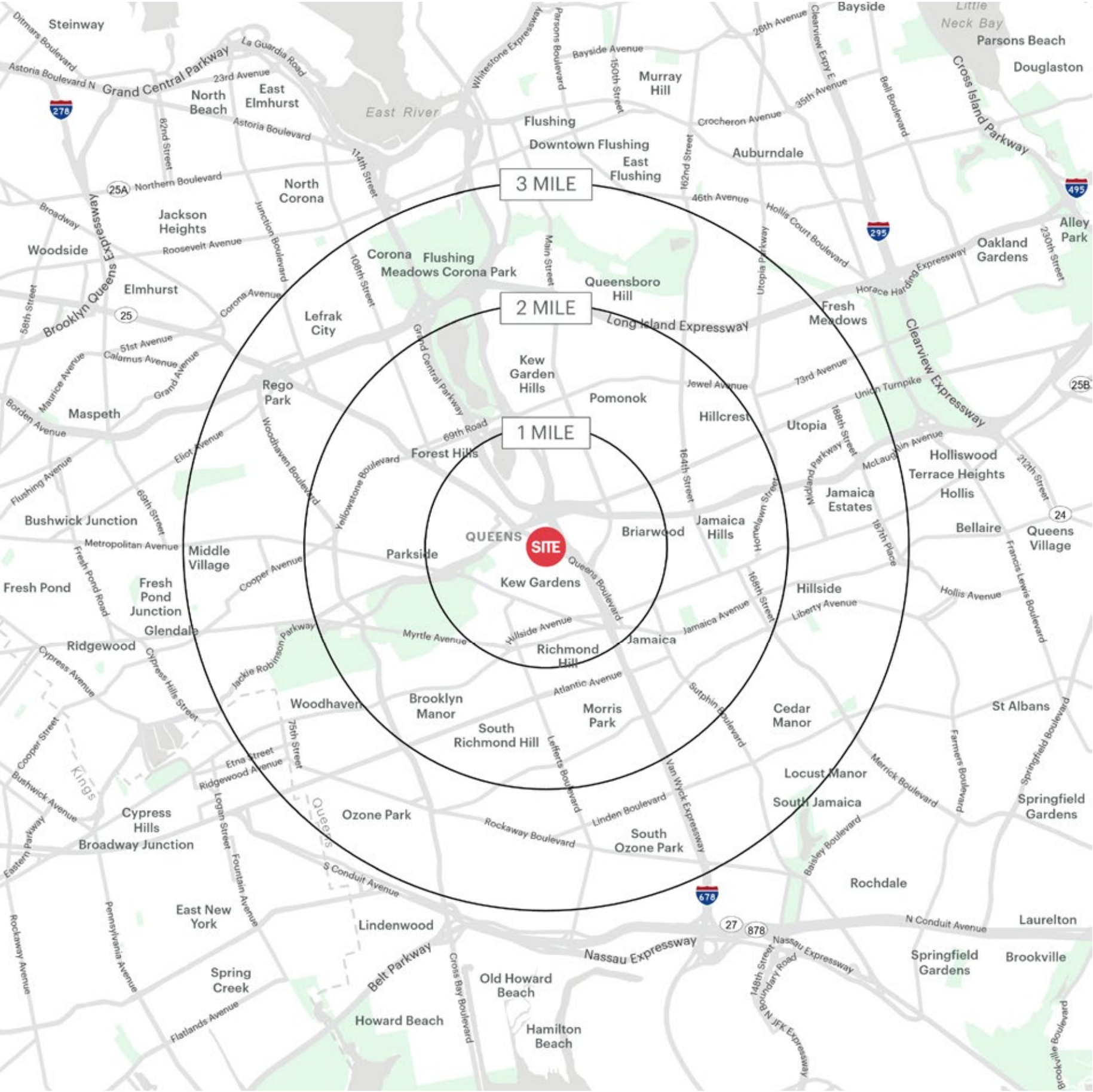




FLOOR PLAN



AREA DEMOGRAPHICS



125-10 QUEENS BOULEVARD KEW GARDENS, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
96,177	35,916 - 51.0%
HOUSEHOLDS	TOTAL BUSINESSES
38,626	2,686
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$117,959	39,660
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$82,018	88,585

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
383,816	118,550- 44.0%
HOUSEHOLDS	TOTAL BUSINESSES
138,238	9,546
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$109,087	124,827
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$77,165	332,173

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
838,623	216,337 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
286,272	17,408
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$103,952	228,794
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$74,284	689,883

AREA DEMOGRAPHICS

