


Prime Austin St. - Vented Retail/Restaurant Available

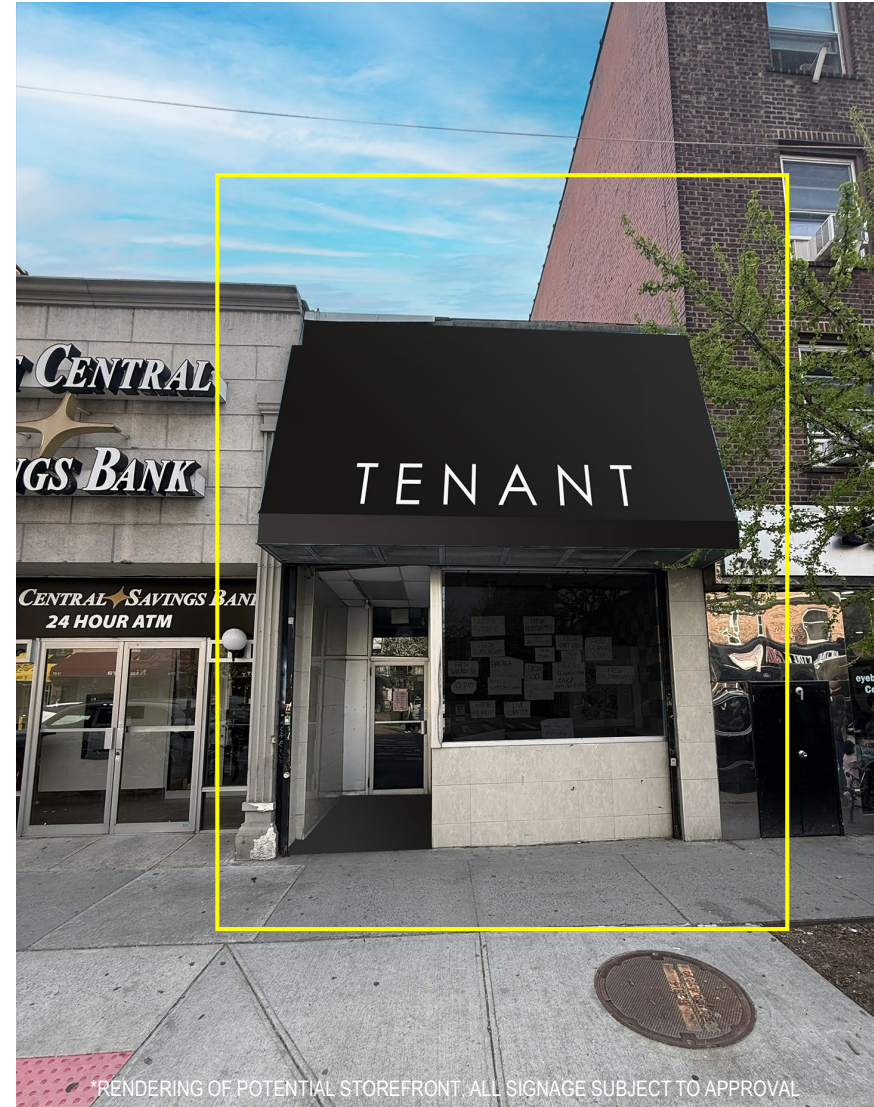
71-64 AUSTIN STREET – FOREST HILLS, NY 11375

ADDRESS: 71-64 AUSTIN STREET
CITY, STATE, ZIP: FOREST HILLS, NY 11375
SIZE: 1,500 SF + FULL BASEMENT
DIMENSIONS: +/- 15' X 100'
AVAILABILITY: IMMEDIATE
RENT: UPON REQUEST

HIGHLIGHTS:

- SPACE FEATURES VENTING AND IN-PLACE GAS LINE
- SINGLE-STORY BUILDING, NO UPSTAIRS NEIGHBOR(S)
- PRIME RETAIL CORRIDOR WITH STRONG DAILY FOOT TRAFFIC
- BUILT-IN CUSTOMER BASE WITH MIX OF LONG-TERM RESIDENTS AND YOUNG PROFESSIONALS
- AFFLUENT, DENSE RESIDENTIAL TRADE AREA
- EXCELLENT TRANSIT ACCESS 
- HIGHLY WALKABLE, COMMUTER-HEAVY CORRIDOR
- THRIVING DINING AND NIGHTLIFE DESTINATION

AREA TENANTS



RENDERING OF POTENTIAL STOREFRONT. ALL SIGNAGE SUBJECT TO APPROVAL

Contact Brokers for More Information

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SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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Interior Images



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Retail Map



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Demographics

| Population | 0.25 miles | 0.5 miles | 0.75 miles |
|-----------------------|------------|-----------|------------|
| 2010 Population | 8,966 | 27,854 | 50,194 |
| 2020 Population | 9,870 | 30,198 | 53,896 |
| 2025 Population | 9,988 | 29,989 | 53,060 |
| 2030 Population | 9,963 | 29,772 | 52,575 |
| 2010-2020 Annual Rate | 0.97% | 0.81% | 0.71% |
| 2020-2025 Annual Rate | 0.23% | -0.13% | -0.30% |
| 2025-2030 Annual Rate | -0.05% | -0.15% | -0.18% |

| Households | 0.25 miles | 0.5 miles | 0.75 miles |
|-----------------------------|------------|-----------|------------|
| 2010 Total Households | 4,969 | 14,392 | 24,704 |
| 2020 Total Households | 5,138 | 14,540 | 24,996 |
| 2025 Total Households | 5,155 | 14,488 | 24,842 |
| 2030 Total Households | 5,157 | 14,466 | 24,773 |
| 2010-2020 Annual Rate | 0.34% | 0.10% | 0.12% |
| 2020-2025 Annual Rate | 0.06% | -0.07% | -0.12% |
| 2025-2030 Annual Rate | 0.01% | -0.03% | -0.06% |
| 2025 Average Household Size | 1.91 | 2.04 | 2.11 |

| Median Household Income | 0.25 miles | 0.5 miles | 0.75 miles |
|------------------------------|------------|-----------|------------|
| 2025 Median Household Income | \$109,140 | \$112,383 | \$110,631 |
| 2030 Median Household Income | \$118,467 | \$123,826 | \$121,360 |
| 2025-2030 Annual Rate | 1.65% | 1.96% | 1.87% |

| Average Household Income | 0.25 miles | 0.5 miles | 0.75 miles |
|-------------------------------|------------|-----------|------------|
| 2025 Average Household Income | \$146,535 | \$158,374 | \$151,703 |
| 2030 Average Household Income | \$159,016 | \$172,210 | \$165,163 |



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