

STORE FOR RENT



**32-67 Francis Lewis Blvd
Off Corner 33rd Avenue
Bayside, NY 11358**

**1,200 +/- SF
Plus Storage Basement**

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

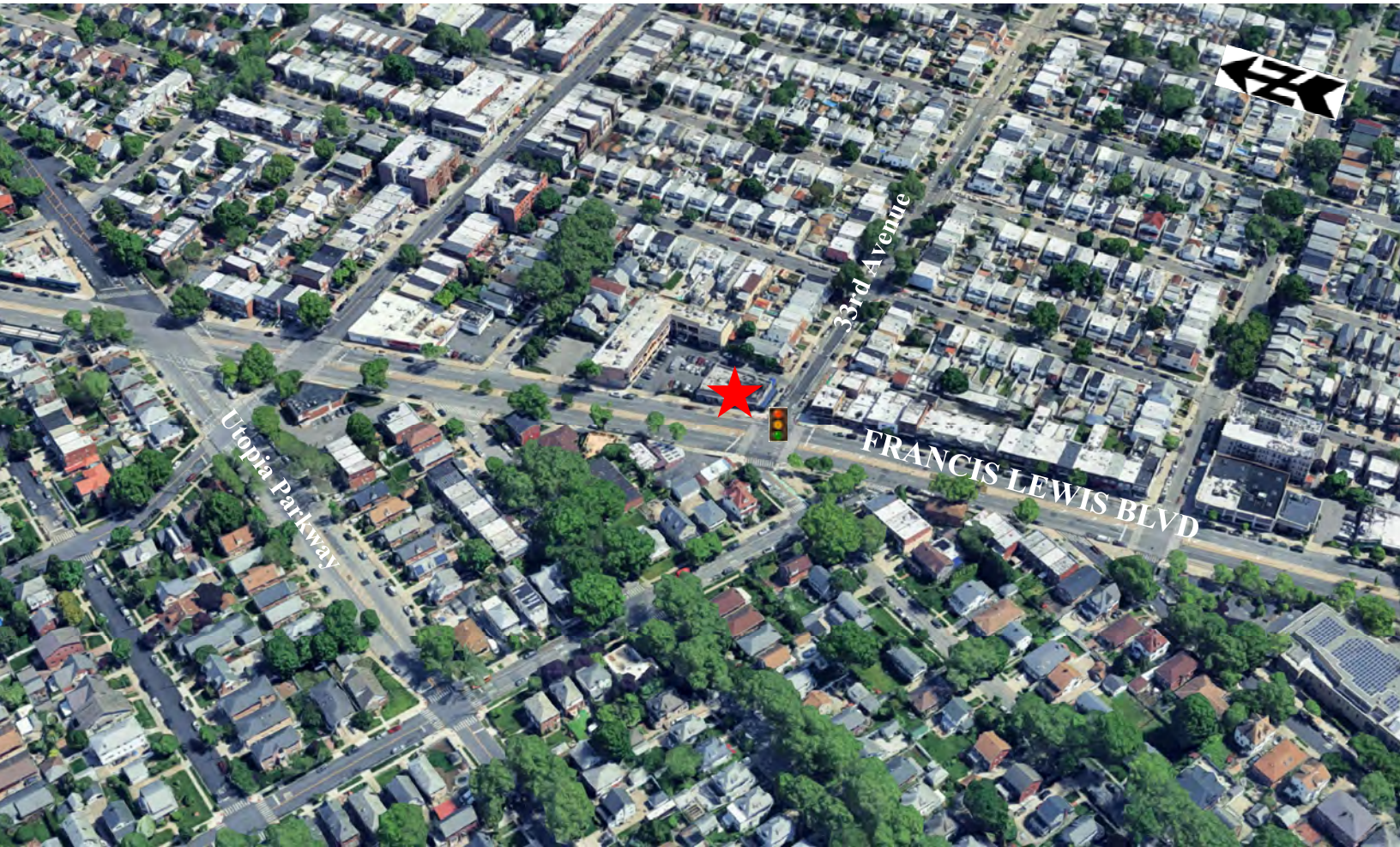
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Excellent Bayside Location on busy Francis Lewis Boulevard. This retail location is located in densely populated Bayside/Flushing Market, has excellent vehicular traffic with metered municipal parking. Available ASAP. Q26 and Q78 Bus Lines stop in front of the store.



PROPERTY INFORMATION

32-61/69 Francis Lewis Boulevard
NEC of 32nd Avenue
Bayside, NY 11358
Block/Lot: 6025/38
Queens County

GLA: 4,632 SF 5 Retail Spaces

AVAILABLE RETAIL

Approximately 1,200 SF Plus
Storage Basement

RENTAL

Rent: TBD
RE Tax: Approximately \$12.70/SF

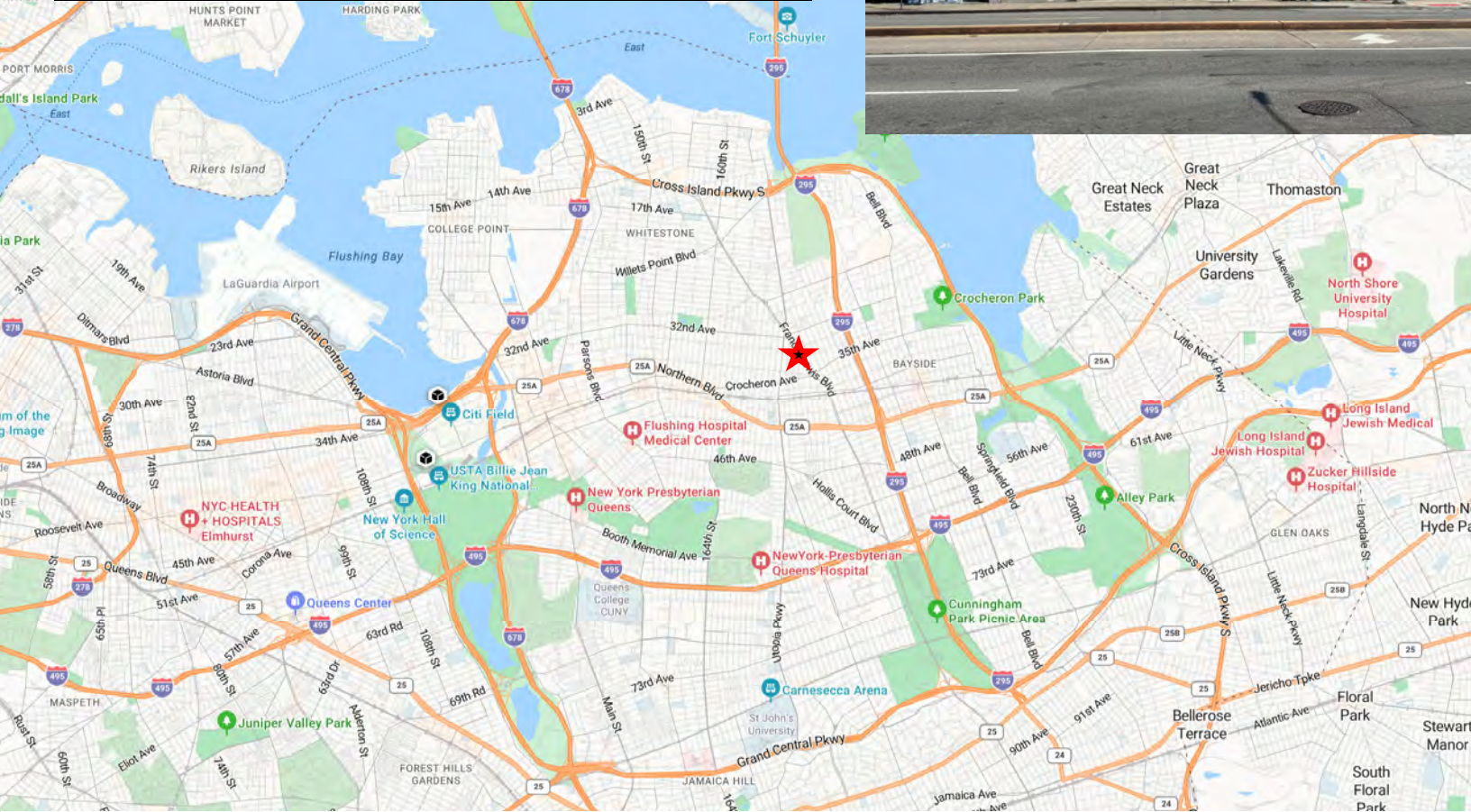
Other Tenants in Building: Deli & Grocery, Laundromat, Nail Fresh III and Gyro Corner

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

Bayside is located in western Queens. The area is a middle to upper middle-class neighborhood, rich with access to transportation and interesting restaurants. Francis Lewis Boulevard is a main shopping boulevard featuring banks, restaurants, shops and services business.

- NY State 2019 AADT: 15,760
- Bus Lines: Q26 and Q78 Lines stop in front of the premises.
- LaGuardia Airport: 20 Minutes by Car
- Long Island Expressway: 5 Minutes
- Steps from Shopping, Restaurants, Banking and Entertainment

2022	1 Mile	3 Mile
Estimated Population	98,500	545,700
Estimated Median HH Income	\$96,100	\$83,300



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