

**FOR LEASE**



**54-06 31st Avenue corner 54th Street**

**Woodside, Queens, NY 11377**

**8,549 SF plus storage basement**

**Formerly CVS**

**Asking Rent: Upon Request**

**Metro Commercial & Business Brokers, Inc.**

**[www.metrocbb.com](http://www.metrocbb.com)**

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## PROPERTY INFORMATION

Address: 54-06 31st Avenue  
Woodside, NY 11377  
Block/Lot: 1132/1  
Lot Dimensions: 16,383 SF (190.5' x 86')  
Gross Building Area: 13,267 SF One Story

## ZONING

C1-3/R5  
C of O Use Group 6

**\*\*Note CVS has three years remaining on their Lease. Offered as a new direct longer term lease with the landlord.**

## AVAILABLE

8,549 SF Ground Floor  
7,950 SF Storage Basement  
Rear Loading  
Service Elevator  
Sprinkler System

RE Tax: \$11.80 per SF  
Insurance: \$0.95 per SF  
CAM: \$0.80 Per SF

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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.



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Woodside is a residential and commercial neighborhood in the western portion of the borough of Queens in New York City. The site is situated across the street from Boulevard Gardens a 960 unit Co-Op Apartment Complex and one block east of the Woodside House (NYCHA) with 1,357 units. Additionally the site is surrounded by multiple apartment buildings and multi family houses. The Q18 bus stop is in front of the store and the Northern Blvd Subway Stop (M and R Lines) is located two blocks south with an annual ridership of 2,008,091 (2019).



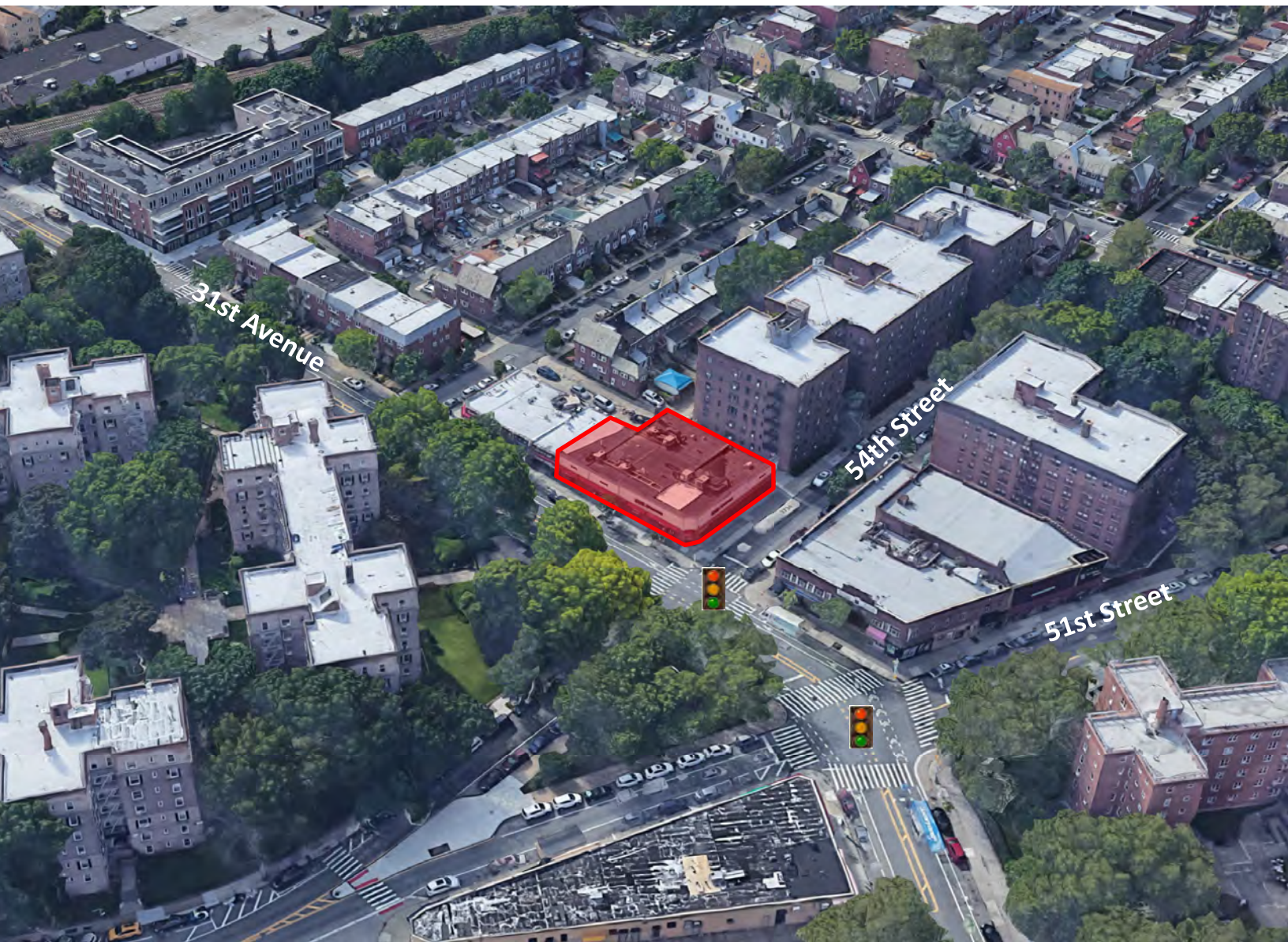
| 2021                       | 1 Mile   | 2 Mile   | 3 Mile   |
|----------------------------|----------|----------|----------|
| Estimated Population       | 143,626  | 478,147  | 912,856  |
| Estimated Median HH Income | \$70,596 | \$69,938 | \$81,560 |

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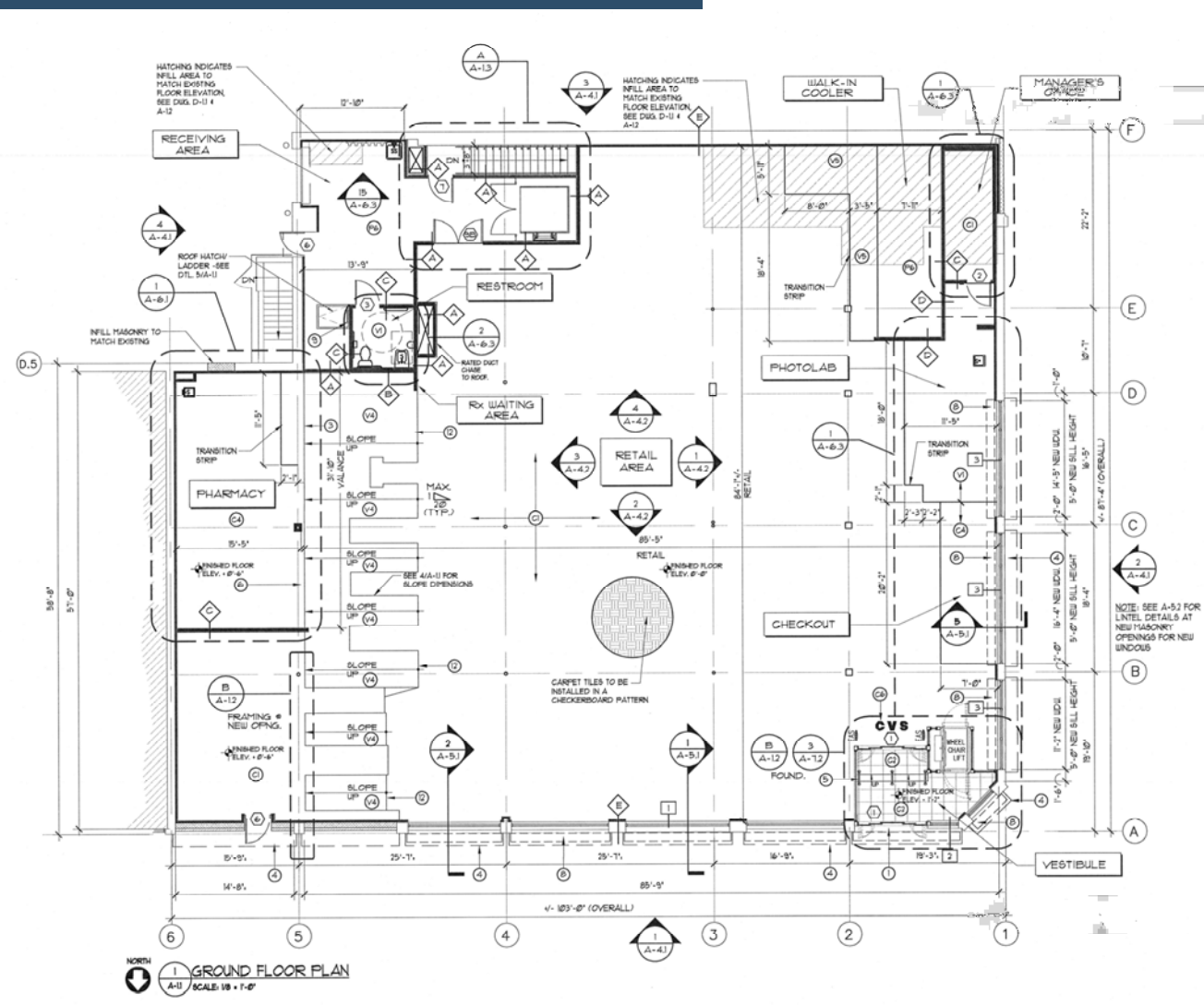


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**8,549 SF**  
**First Floor**



**7,950 SF**  
**Basement**

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