

FOR LEASE



**89-25B Queens Boulevard
Elmhurst, Queens, NY 11373**

**Retail Space for Lease
1,165 RSF No Basement**

Asking Rent: Upon Request

**Metro Commercial & Business Brokers, Inc.
www.metrocbb.com**

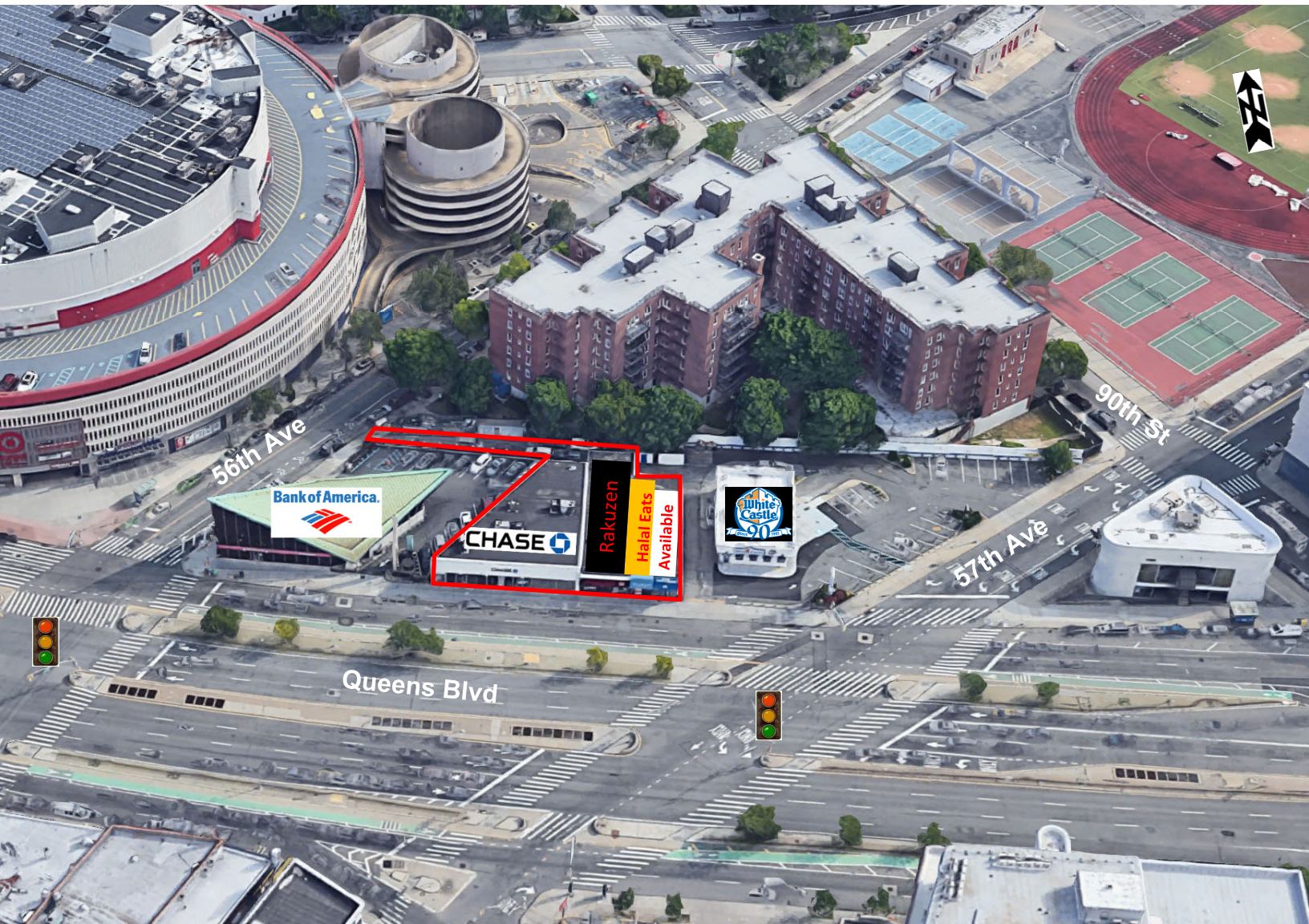
**John Wilmarth 516 640-5440 x 1
john@metrocb.com**

**Gerry Dantone 631 623-6914
metrocb@aol.com**

98-25B Queens Blvd
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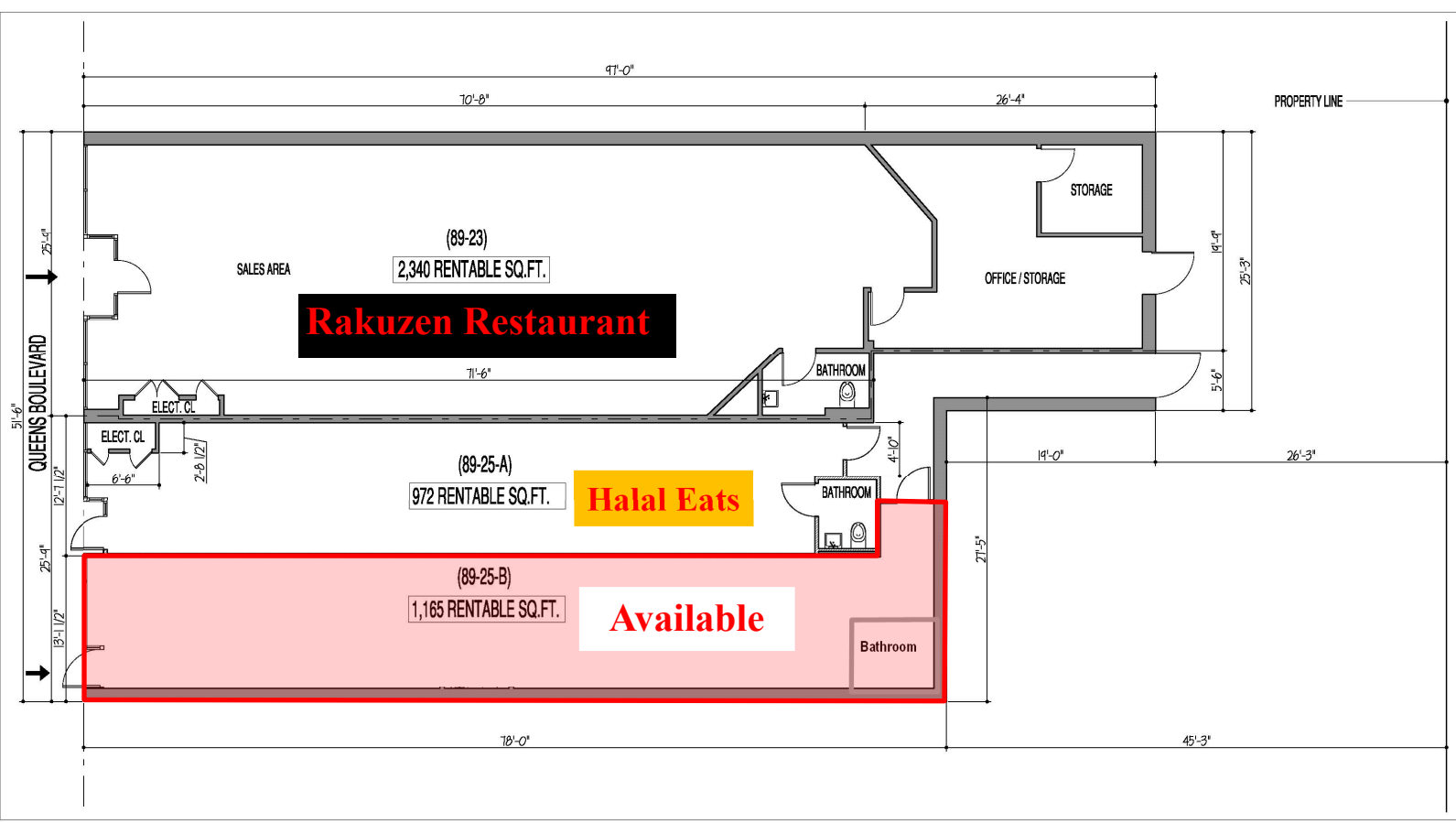
The site is located in the densely populated middle income neighborhood of Elmhurst between Queens Center Mall (anchored by Macy's and JC Penny's) and Queens Place Shopping Center (anchored by Target and Best Buy). The area is serviced by the Subway (R and M Lines) and numerous bus Lines with tremendous Pedestrian and Vehicular Traffic.



2022	1 Mile	2 Mile	3 Mile
Estimated Population	181,575	529,902	870,388
Estimated Average HH Income	\$81,104	\$91,364	\$92,516

R M Grand Ave—Newton
R M Woodhaven Blvd

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.



8923 & 8925 Queens Blvd. Elmhurst, NY		• DRAWING TITLE AS-BUILT PLANS 'QUEENS BOULEVARD'	• JOB NUMBER 33069.00	• DRAWING NO. A.1	TULLER McNEALUS FELD <small>ARCHITECTURE INTERIOR DESIGN 54 West 59th Street New York, NY 10018 TEL: (212) 768-7788 FAX: (212) 768-9171</small>
			• DRAWN BY CL		
			• SCALE 1/8"=1'-0"		
			• DATE JUNE 04, 2013		

PROPERTY INFORMATION

Address: 89-21/25 Queens Blvd
 Elmhurst, Queens, NY 11373
 Block/Lot: 5715/57
 Lot Size: 5,160 SF (52' frontage)
 Gross Building Area: 4,527 SF
 Block/Lot: 5715/59
 Lot Size: 6,3223 SF (79' frontage)
 Gross Building Area: 8,698 SF#

ZONING

C1-2 overlay in R6

TENANTS

- 89-21 Queens Blvd
Chase Bank
- 89-23 Queens Blvd
Rakuzen Restaurant
- 89-25 A Queens Blvd
Halal Eats
- 89-25B Queens Blvd
Available 1,165 SF

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