

RETAIL
SPACE
FOR
LEASE

107-21/25 71ST AVENUE FOREST HILLS | QUEENS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

FOREST HILLS

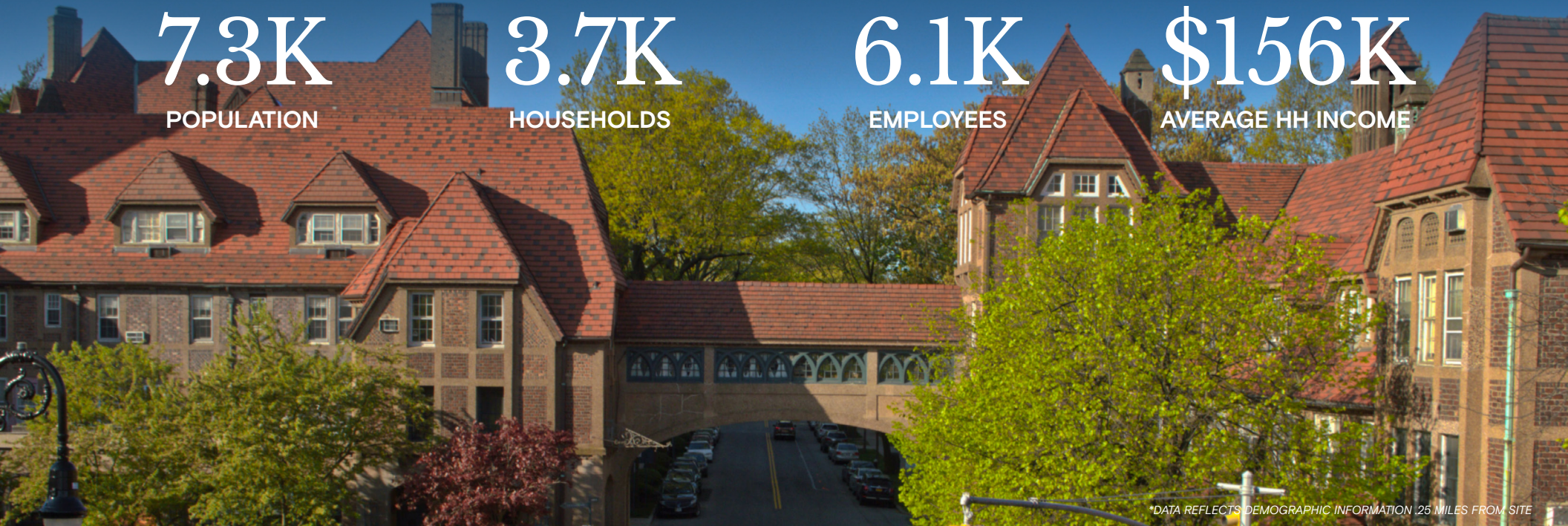
Get unparalleled access to a dynamic customer base in in Queens' vibrant commercial core.

7.3K
POPULATION

3.7K
HOUSEHOLDS

6.1K
EMPLOYEES


\$156K
AVERAGE HH INCOME



*DATA REFLECTS DEMOGRAPHIC INFORMATION 25 MILES FROM SITE



PROPERTY OVERVIEW

- Prime retail corridor situated between Queens Boulevard and Austin Street.
- **SIZE:**
4,950 SF
+ small basement (approx. 1,000 SF)
- **FRONTAGE:** 25 Feet
- **STATUS OF PREMISES:** Currently Jembro
- **POSSESSION:** Arranged
- **ASKING RENT:** Upon Request
- **MASS TRANSPORTATION**
Forest Hills – 71st Ave

5,509,732 Annual Riders (2023)
- **Potential redevelopment:**
multi-story approx. 27,000 SF

NEIGHBORING TENANTS:



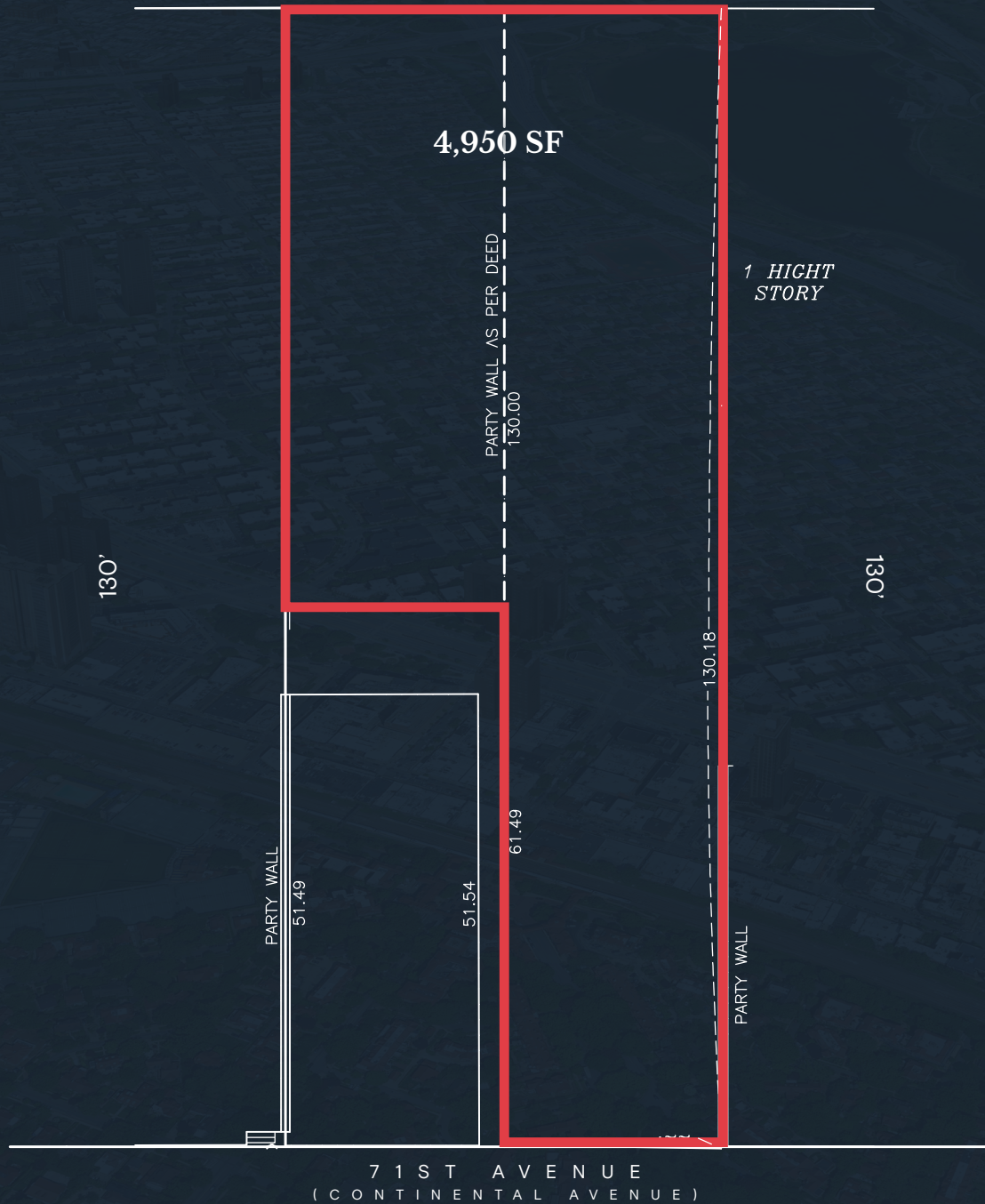
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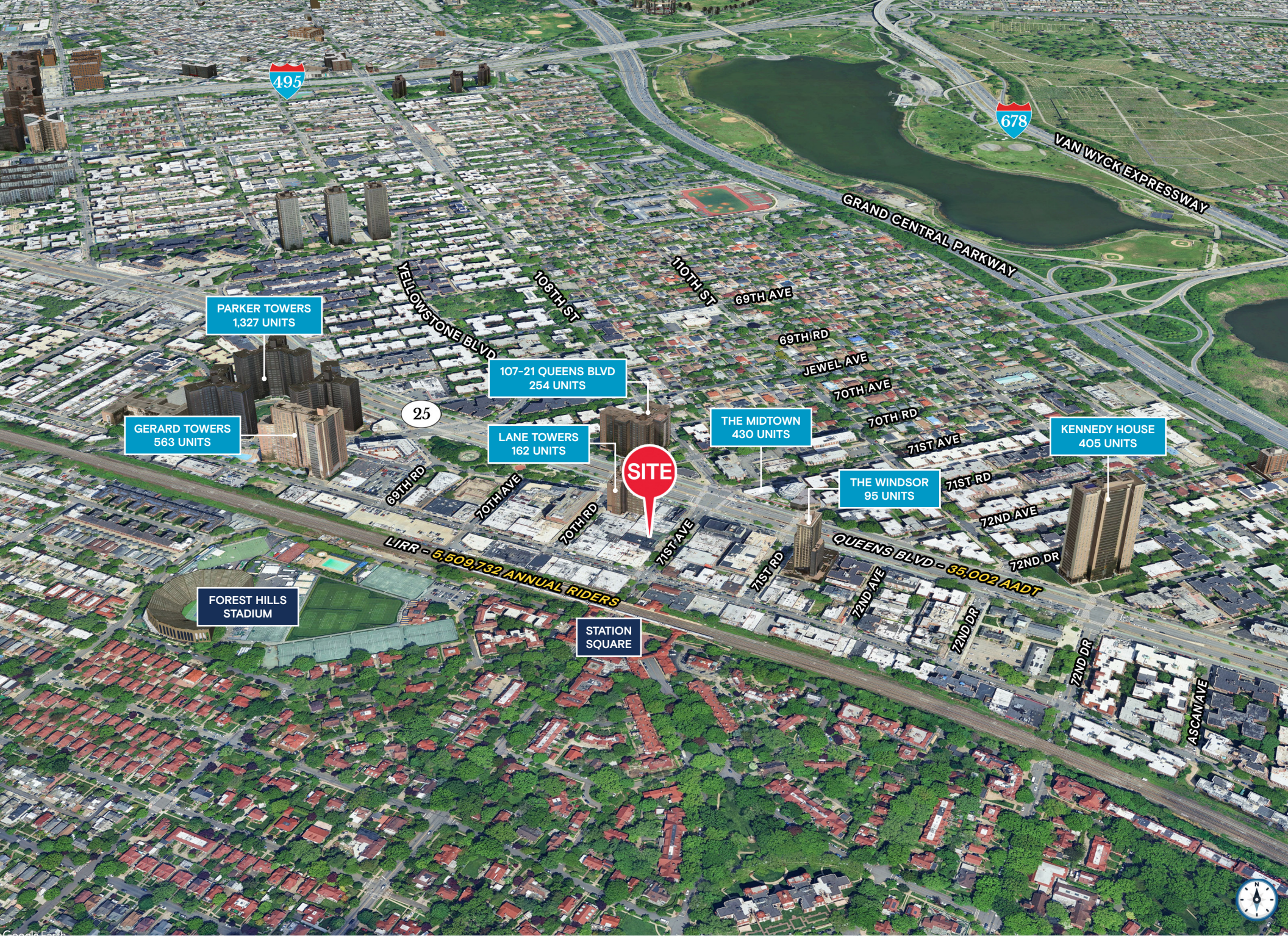


SEPHORA



A U S T I N S T R E E T





PARKER TOWERS
1,327 UNITS

GERARD TOWERS
563 UNITS

107-21 QUEENS BLVD
254 UNITS

LANE TOWERS
162 UNITS

SITE

THE MIDTOWN
430 UNITS

THE WINDSOR
95 UNITS

KENNEDY HOUSE
405 UNITS

FOREST HILLS
STADIUM

STATION
SQUARE



25

LIRR - 6,509,732 ANNUAL RIDERS

QUEENS BLVD - 35,002 AADT







DUNKIN'  **DONUTS**

PPUCCINOS ESPRESSOS LATTES

JEMBRO
CLOTHING AND HOME GOODS FOR LESS!

ROYAL BEA

Contact Brokers

Sean Philipps
DIRECTOR

seanphilipps@katzretail.com
(212) 518-1760

Michael Peguero
DIRECTOR

michaelpeguero@katzretail.com
(212) 518-1761



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katzretail.com

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