

RETAIL
SPACE
FOR
LEASE

6920-6930 AUSTIN ST

FOREST HILLS | QUEENS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

- 3,945 SF available on the ground floor
- Divisible from 1,200-3,945 SF
- Rent is negotiable on a NNN basis
- Brand new class A building with parking on Austin Street
- The premises will be delivered with new store front, white box with plumbing stubs in place
- Ceiling heights are 10'6"
- Expansive signage available: decal on door, placard signage above storefront and on building blade signage available
- Current tenants include: NYPD, Yellowbus ABA, Bramson ORT Institute of Technology and Title Boxing



NEIGHBORING TENANTS



CONSTRUCTION KEY NOTES

- 1 PROPERTY LINE
- 2 WASHROOMS FILED UNDER SEPARATE APPLICATION # 000745734-11
- 3 NEW FACADE WITH INSULATION
- 4 EXISTING COLUMNS TO BE HAVE SPRAY ON FIREPROOFING
- 5 RETAIL VESTIBULE WITH SELF-CLOSING DOORS
- 6 FROST FREE HOSE BIB
- 7 PIPE GUARDRAIL. SEE A503 FOR DETAILS
- 8 GATE SEE A-504 FOR DETAILS
- 9 EXISTING FORDY CONNECTION TO REMAIN

CONSTRUCTION LEGEND



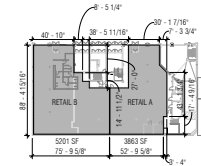
BUILDING OCCUPANCY

OCCUPANCY - NYC BUILDING CODE 1968 - TABLE 6-2 (1968)	FUNCTION OF SPACE	FLOOR AREA IN SQ. FT. PER OCCUPANT	AREA IN SQ. FT. OCCUPANCY DESIGNATION
MERCANTILE C	25 NET	3963 SQ. FT.	154 OCCUPANTS
RETAIL A			
RETAIL B			
5501 SQ. FT.			200 OCCUPANTS
TOTAL			364 OCCUPANTS

EGRESS WIDTH - NYC BUILDING CODE 1968 - TABLE 6-1	100 PERSONS PER UNIT OF WIDTH UNIT OF WIDTH = 220N
RETAIL A	154 OCCUPANTS / 100'22" = 35N
DOOR #101-A - 720K X 100 / 220N = 328 OCCUPANTS / COMPLES	
DOOR #117-D - 360K X 100 / 220N = 164 OCCUPANTS / COMPLES	
RETAIL B	200 OCCUPANTS / 100'22" = 46N
DOOR #105-A - 720K X 100 / 220N = 328 OCCUPANTS / COMPLES	
DOOR #117-C - 360K X 100 / 220N = 164 OCCUPANTS / COMPLES	

EXIST ACCESS TRAVEL DISTANCE - NYC BUILDING CODE 1968 - TABLE 6-1	OCCUPANCY WITH SPRINKLER SYSTEM
C (MERCANTILE)	200 FT
RETAIL A	CALCULATED MAXIMUM TRAVEL DISTANCE PATH FOR THIS FLOOR 90'0"
RETAIL B	CALCULATED MAXIMUM TRAVEL DISTANCE PATH FOR THIS FLOOR 150'0"

NET AREA



**69-30 AUSTIN STREET
FOREST HILLS, NY
11375**

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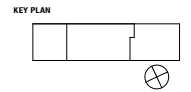
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D.O.B APPROVAL STAMP

D.O.B BSCAN



NO.	ISSUE	DATE
01	ISSUE FOR PERMIT	MAY 06 2022
02	ISSUE FOR PRICING	AUG 01 2022
03	ISSUE FOR PRICING	SEP 16 2022
04	ISSUE FOR PRICING	OCT 10 2022
05	ISSUE FOR CONSTRUCTION	DEC 20 2022
06	BULLETIN 1	FEB 15 2024

STAMP

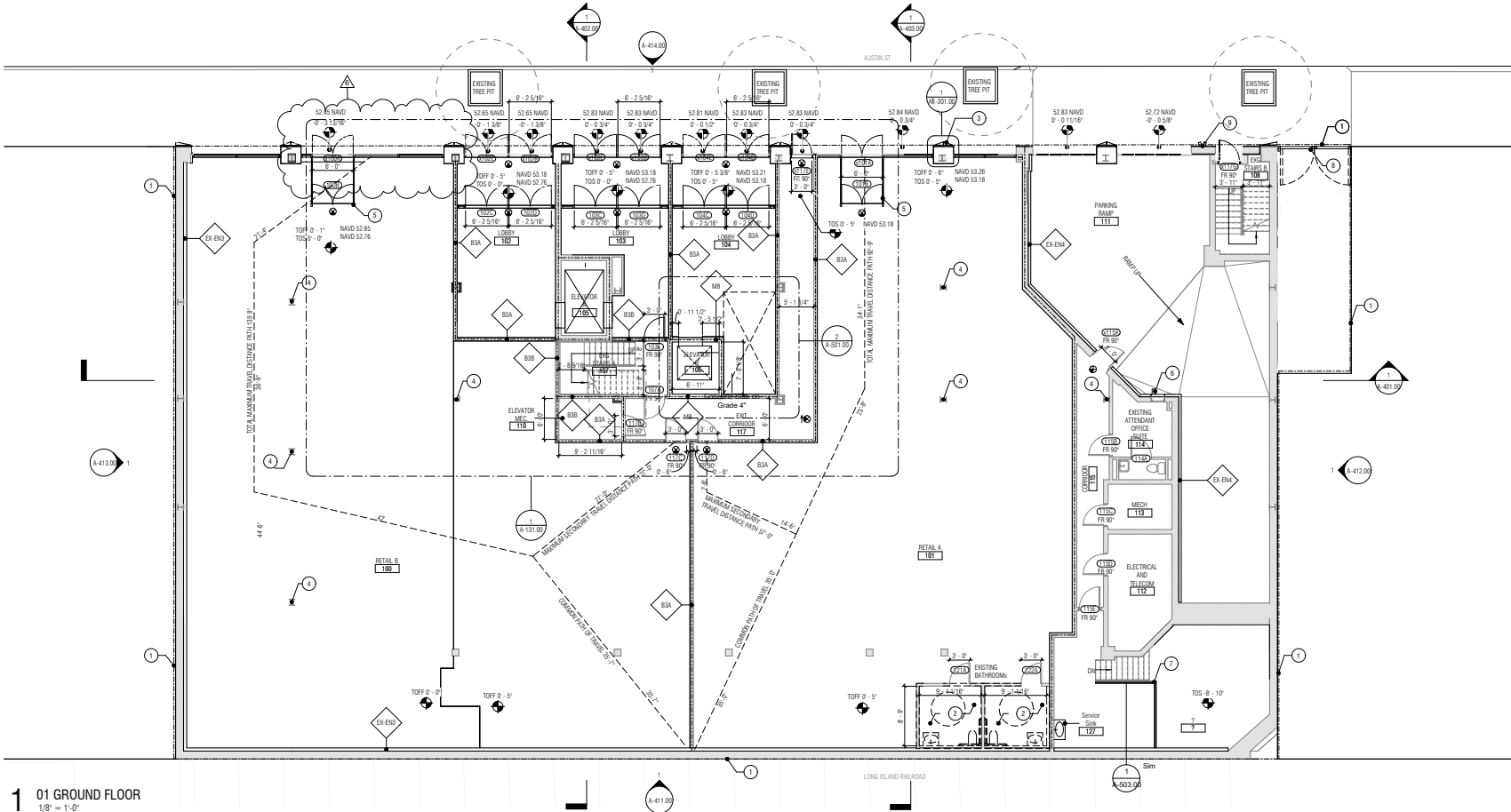
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PROJECT NUMBER DOB NO.
2104 00808613-11

TITLE
GROUND FLOOR CONSTRUCTION
PLAN

DRAWING NO.
A-101.00

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FOREST HILLS

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

8.1K
POPULATION

3.9K
HOUSEHOLDS

6.2K
EMPLOYEES

\$144K
AVERAGE HH INCOME



*DATA REFLECTS DEMOGRAPHIC INFORMATION 25 MILES FROM SITE



6920-6930 AUSTIN STREET | FOREST HILLS NEIGHBORHOOD

KATZ & ASSOCIATES



25

E F M R
MTA

5,509,732
Annual Riders

TRADER JOE'S



Austin St



BAMBOO VA

SUMMIT HEALTH

SUMMIT HEALTH



STARBUCKS



KUNG FU TEA

MOJO

PM PEDIATRIC

NUTS FACTORY

LUCIA KOBERTS

THE WOMEN'S SHIRT

AUSTIN PUBLIC

MARTHA'S COUNTRY BAKERY

SNOWY ROSY

SACCAS SUITS

VERIZON

CHIPOTLE

MARBAR

JAMROCK JERK

FOREST HILLS STATION HOUSE

FLAGSTAR BANK

MR. BARBER

THE GOLD STANDARD

P. LUCA

BRINLEYWORKS

SHAKE SHACK

PET CLUB

POPULAR BANK

TACOMBI

BANANA REPUBLIC

LEN'S CLOTHES

smootgreen

PAHAL ZAN

DIRTY PIERRE'S

PRINCE TEA HOUSE

Station Square

JADE EATERY & LOUNGE

Forest Hills Stadium

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