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

TARGET
MEN'S WEARHOUSE
GAP FACTORY
TRADER JOE'S
SHAKE SHACK
PARIS BAGUETTE BAKERY CAFÉ
sweetgreen COMING SOON
J.CREW FACTORY
WELLS FARGO
SEPHORA
CHASE
just salad COMING SOON
citi
BANANA REPUBLIC
five BELOW
GREGORYS COFFEE
Jersey Mike's SUBS
TACOMBI

CONSTRUCTION KEY NOTES

1. PROPERTY LINE
2. WASHROOMS FILED UNDER SEPARATE APPLICATION # Q00745734-I1
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 FDNY CONNECTION TO REMAIN

CONSTRUCTION LEGEND

EXISTING

NEW

2 HOUR FIRE RATED WALL

FIRE EXIT SIGN

BUILDING OCUPANCY

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	3863 SQ FT
RETAIL A		**155 OCCUPANTS**
RETAIL B		5201 SQ FT
		209 OCCUPANTS
		TOTAL
		364 OCCUPANTS

EGRESS WIDTH - NYC BUILDING CODE 1968- TABLE 6-1

100 PERSONS PER UNIT OF WIDTH
UNIT OF WIDT=22IN

RETAIL A
155 OCCUPANTS / 100"22 = **35IN**

DOOR x101-A - 72IN X 100 / 22IN = **328 OCCUPANTS / COMPLIES**
DOOR 117-D - 36IN X 100 / 22IN =**164 OCCUPANTS / COMPLIES**

RETAIL B
209 OCCUPANTS / 100"22 = **46IN**

DOOR x100-A - 72IN X 100 / 22IN = **328 OCCUPANTS / COMPLIES**
DOOR 117-C - 36IN X 100 / 22IN =**164 OCCUPANTS / COMPLIES**

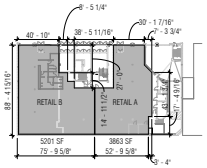
EXIST ACCESS TRAVEL DISTANCE - NYC BUILDING CODE 1968- TABLE 6-1

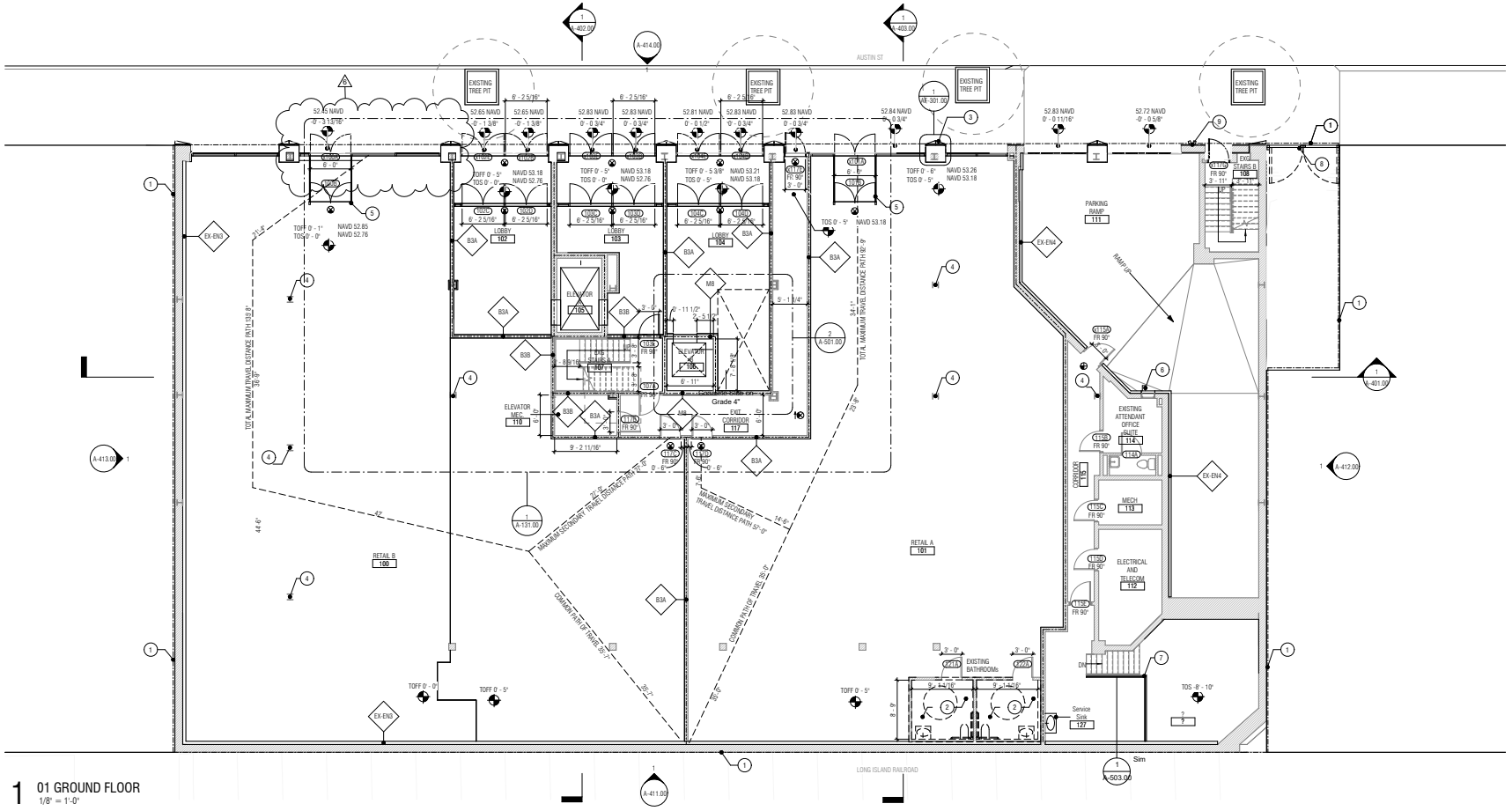
OCCUPANCY	WITH SPRINKLER SYSTEM
C (MERCANTILE)	**200 FT**

RETAIL A
CALCULATED MAXIMUM TRAVEL DISTANCE PATH FOR THIS FLOOR
92'-9"

RETAIL B
CALCULATED MAXIMUM TRAVEL DISTANCE PATH FOR THIS FLOOR
135'-8"

NET AREA





1 01 GROUND FLOOR
1/8" = 1'-0"

69-30 AUSTIN STREET
FOREST HILLS, NY
11375

DEVELOPER:
LTNG LLC
67 WEST STREET, SUITE 423
BROOKLYN, NY 11222
T: 646.612.7441

ARCHITECT:
PLISKIN ARCHITECTURE PLLC
65 BROADWAY, SUITE 1601
NEW YORK, NY 10006
T: 1.212.899.9885

EXPEDITOR:
JAM CONSULTANTS INC.
104 WEST 29TH ST, 9TH FLOOR
NY, NY 11218
T: 1.212.244.4427

MEP ENGINEER
2L GROUP
150 WEST 30TH STREET, 4TH FLOOR
NEW YORK, NY 10001
T: 1.917.267.8945

STRUCTURAL ENGINEER
WEXLER ASSOCIATES
12 WEST 32ND STREET, 8TH FLOOR
NEW YORK, NY 10001
T: 1.212.643.1500

FACADE CONSULTANT
MW-SKINS
1 WHITEHALL STREET | FLOOR 14
NEW YORK | NY 10004
T: 1.347.809.6790

D.O.B APPROVAL STAMP

D.O.B BSCAN

KEY PLAN

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

DRAWN BY **CHECKED BY**

PROJECT NUMBER 2104
DOB NO. Q00808613-I1

TITLE
GROUND FLOOR CONSTRUCTION PLAN

DRAWING NO.
A-101.00

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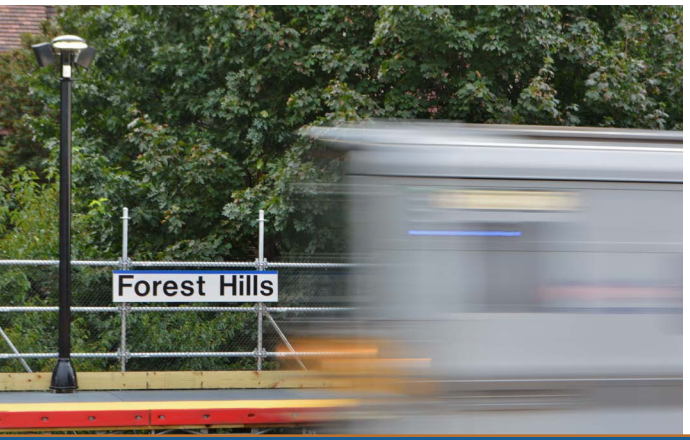
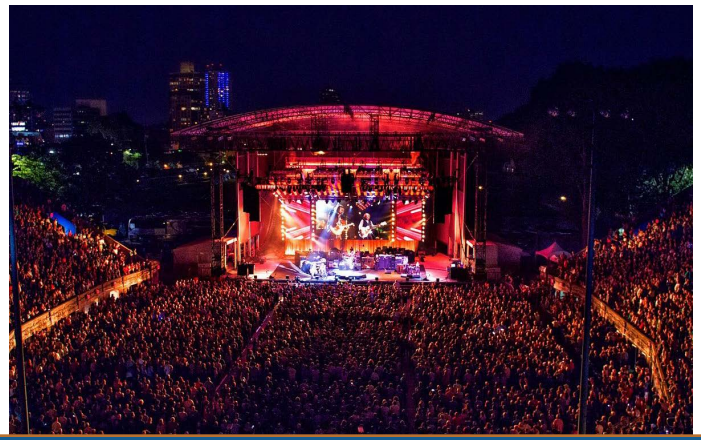
FOREST HILLS

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

8.1K	3.9K	6.2K	$144K
POPULATION	HOUSEHOLDS	EMPLOYEES	AVERAGE HH INCOME

*DATA REFLECTS DEMOGRAPHIC INFORMATION .25 MILES FROM SITE








69th Ave
69th Rd
Jewel Ave
70th Ave
70th Rd
108th St
71st Ave
71st Rd
Queens Blvd
25
E F M R
MTA
5,509,732
Annual Riders
Walgreens
CHASE
WING STOP
STARBUCKS
CVS pharmacy
Key Food
TRADER JOE'S
Yellowstone Blvd
Gerard Pl
CHEVROLET
GAP FACTORY
LOFT OUTLET
Austin St
Burns St
Station Square
DIRTY PIERRE'S
PRINCE TEA HOUSE
JADE EATERY & LOUNGE
Tennis Pl
Dartmouth St
Greenway Terrace
Archway Pl
ClydeSt
Forest Hills Stadium
SPEAR
WAFUU RAMEN
ASIAN SPA
AGORA TAVERNA
MIXED CO THE SALON
STOP & SHOP
AZ ELITE COUTURE
ubreakifix
EL COYOTE
XHALE HOOKAH LOUNGE
TIKKA N TALK
RIPE JUICE BAR & GRILL
MÖGE TEE
VICTORIA SPA & BEAUTY
MUNCH
GULA
TEACUP PUP CORP
KISSFISH
NAN XIANG EXPRESS
FAY DA BARKERY
M BEAUTY
THE VITAMIN SHOPPE
MR. FIXSMITH
ROYAL BEAUTY
JEMBRO
DUNKIN'
THE M&A ADVISOR
FLUSHING BANK
GOTTA GET BAGEL
curaleaf
TREK BICYCLE
BANGKOK CUISINE
MOCA ASIAN BISTRO
orangetheory FITNESS
KUKU CABANA
NARITA JAPANESE
AGED
OBA GRILL
FOX'S
CITYMD
T-Mobile
citi
CHASE
LORILIL JEWELERS
GREGORY'S COFFEE
BANK OF AMERICA
AT&T
STATION SQUARE EYES
WELLS FARGO
five BELOW
Jersey Mike's Subs
INVITE HEALTH
PARIS BAGUETTE
MR. VINO
MIDWAY THEATER
MIGHTY QUINN'S BARBEQUE
POKE+
MARY FIELD CLEANERS
AUSTIN FANCY CUT SALON
IFIX SCREENS
HANOVER BANK
STRETCH LAB
PATRIZIA LUCA
ANTHONY
ANNE NAILS
TSAKIRIS MALLAS
UGLY DONUTS & CORN DOGS
TD
BLUE PEARL PET HOSPITAL
AK REHALB & ACUPUNCTURE
NYC PANACHE SALON
DESIRE BEAUTY LOUNGE
HAYLEY'S DAY SPA
RELIABLE PHARMACY
OREN SASSOON
SOLEIL BLONDEME
CHE ZZ IOI
Jamba
OH MY GOOG
FIRENZE MODYN NYC
AUSTIN STREET PIZZA
THE COTTAGE
KYURAMEN
DREAM CITY
CHATEAU
MAD FOR CHICKEN
ORGANIC MARKET
AUSTIN STREET BAR & GRILL
STACKED SANDWICH SHOP
SITE
BAMBOO YA
SUMMIT HEALTH
ELARA CARING
STARBUCKS
TARGET
MAGIC CORSETS & LINGERIE
KUNG FU TEA
MOJO
PM PEDIATRIC
NUTS FACTORY
Lucille Roberts
AUSTIN PUBLIC
MARTHA'S COUNTRY BAKERY
SACCA'S SUITS
verizon
CHIPOTLE
SNOWY ROSY
THE GOLD STANDARD
P. LUCA
Bath & Body Works
MR. B BARBER
FLAGSTAR BANK
JAMROCK JERK
FOREST HILLS STATION HOUSE
PAHAL ZAN
sweetgreen
COMING SOON
LENSCRAFTERS
BANANA REPUBLIC
TACOMBI
POPULAR BANK
PET CLUB
SHAKE SHACK
SEPHORA
J.CREW FACTORY
TAMASHI RAMEN
Spectrum
A SUSHI
REDEFINE MEALS
JACKLYN'S FASHIONS
CASSANDRA FURS
ABCO-MASTER LOCK
RED PIPES CAFE
SHAY'S PLACE

Contact Brokers

Sean Philipps
SENIOR DIRECTOR
seanphilipps@katzretail.com
(212) 518-1760

Michael Peguero
SENIOR DIRECTOR
michaelpeguero@katzretail.com
(212) 518-1761

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

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