



Kalmon Dolgin
AFFILIATES INC.

116-55

Queens Blvd.

Forest Hills, NY 11375

FOR LEASE



Welcome to 116-55 Queens Blvd, a prestigious mixed-use office/retail building in the heart of Forest Hills, Queens. This is a remarkable opportunity to secure your ideal office or medical space in a highly sought-after location with exceptional amenities. On-site super, E& F train at front door.



AVAILABLE SUITES

SUITE 204A - 625 SF

SUITE 207 - 932 SF

ON SITE SUPER

**FOR MORE INFORMATION CONTACT
LICENSED REAL ESTATE ASSOCIATE BROKER**

**GRANT DOLGIN
347-390-1166**

GDOLGIN@KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

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**SUITES
FOR LEASE**



JOIN NATIONAL RETAILERS



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LOCATION: Central location within Forest Hills blocks from Queens County Criminal Court & Queens Borough Hall. Located right off Union Turnpike. Directly off subway station that services the E, F, and as well as nearby M, R. Several blocks from the LIRR station. Surrounded by local and national tenants. Ideal for most retailers. Great foot traffic. No gas connection for restauranters.

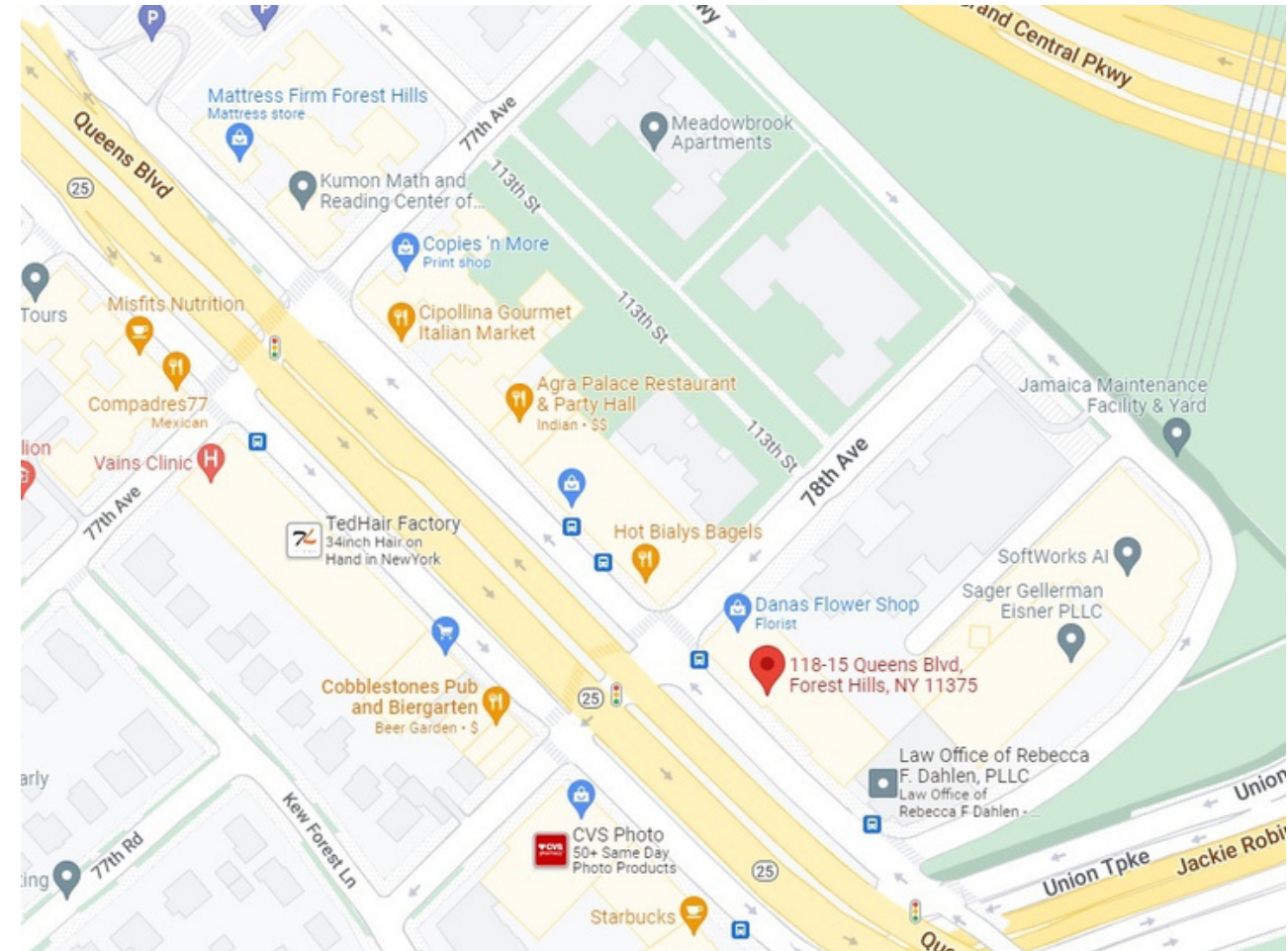
TRANSPORTATION

E & F SUBWAY STOPS OUTSIDE THE FRONT DOOR
CLOSE TO GRAND CENTRAL PKWY and JACKIE ROBINSON PKWY

TRANSPORTATION

TRANSIT/SUBWAY

Kew Gardens-Union Turnpike Transit Stop		2 min walk	0.1 mi
75 Avenue Transit Stop		7 min walk	0.4 mi
Forest Hills-71 Avenue Transit Stop		16 min walk	0.8 mi
Briarwood-Van Wyck Boulevard Transit Stop		18 min walk	0.9 mi



DEMOGRAPHICS

	2 mile			5 mile			10 mile		
	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita
Apparel	\$240,446,...	\$1,783	\$667	\$1,155,02...	\$1,820	\$611	\$4,540,98...	\$1,782	\$687
Entertainment, Hobbies & P...	\$552,548,...	\$4,097	\$1,533	\$2,411,70...	\$3,801	\$1,276	\$10,565,9...	\$4,146	\$1,598
Food & Alcohol	\$1,249,99...	\$9,269	\$3,467	\$5,668,61...	\$8,933	\$2,998	\$22,735,6...	\$8,920	\$3,438
Household	\$735,898,...	\$5,457	\$2,041	\$3,174,45...	\$5,003	\$1,679	\$13,209,7...	\$5,183	\$1,997
Transportation & Maintenance	\$857,864,...	\$6,361	\$2,379	\$3,920,24...	\$6,178	\$2,073	\$16,043,6...	\$6,295	\$2,426
Health Care	\$209,415,...	\$1,553	\$581	\$907,750,...	\$1,431	\$480	\$3,589,61...	\$1,408	\$543
Education & Daycare	\$330,166,...	\$2,448	\$916	\$1,360,57...	\$2,144	\$720	\$6,333,46...	\$2,485	\$958
Total Specified Consumer S...	\$4,176,33...	\$30,968	\$11,584	\$18,598,3...	\$29,310	\$9,837	\$77,019,1...	\$30,218	\$11,646

NEIGHBORHOOD TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year
Queens Blvd	78th Ave NW	32,061	2022
78th Crescent	-	2,343	2022
Interborough Pkwy	Queens Blvd NE	76,645	2022
Kew Gardens Rd	80th Rd SE	8,072	2022
Union Turnpike	Austin St SW	38,124	2018
Union Tpke	Grand Central Pkwy NE	29,481	2022
Jackie Robinson Parkway	I- 678 NE	94,258	2018
80th Road	Austin St NE	2,557	2018
Union Tpke	Austin St SW	33,188	2022
113th Pl	77th Ave W	187,808	2022

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