



Kalmon Dolgin

AFFILIATES INC.

118-13 & 118-15
Queens Blvd.
Forest Hills, NY 11375

PHONES NY
PHONES / COMPUTERS / PREPAIDS

917.819.2447

POKE STA

POKE BOWL / BUBBLE TEA /

118-15

718.793.2595

- 990 SF OF RETAIL EACH -
OPTION TO COMBINE BOTH
STOREFRONTS ~2,000 SF



Kalmon Dolgin Affiliates presents for lease two retail spaces of 990 SF at 118-13 & 118-15 Queens Blvd. These storefronts are located on the ground floor of a mixed use retail/office building located in Forest Hills, Queens. Located directly on Queens Boulevard - 12' from subway station. Traffic volume including all nearby crossways exceeds 200,00 cars per day.



IDEAL FOR:
FITNESS - BEAUTY SERVICES
APPAREL - ELECTRONICS - OFFICE

CONTACT EXCLUSIVE BROKER
DANNY BUCHWALD
347-390-1131 (OFFICE)
718-473-6352 (MOBILE)
DBUCHWALD@KALMONDOLGIN.COM

118-13 Queens Blvd.

Forest Hills, NY 11375

-990 SF-
FOR LEASE



JOIN NATIONAL RETAILERS:



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.

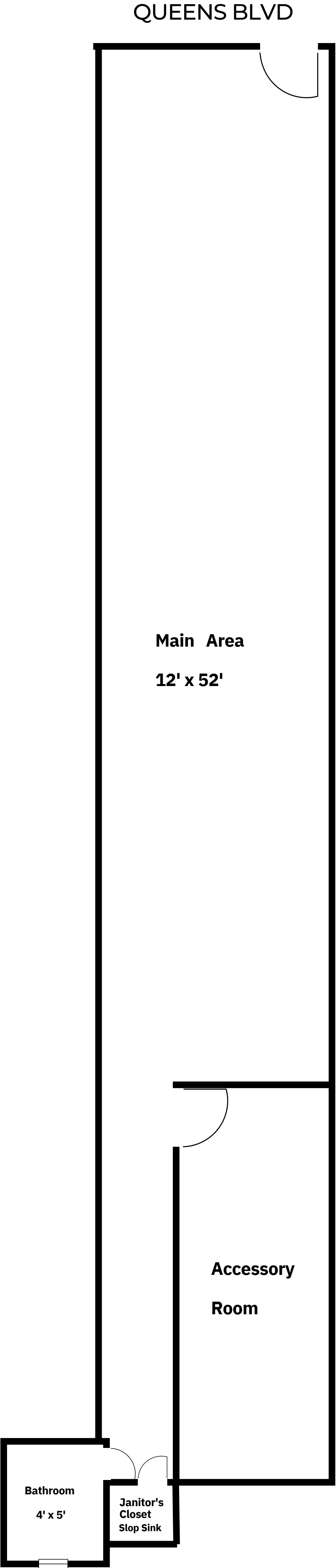
118-15 Queens Blvd.
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-990 SF-
FOR LEASE



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FLOOR PLAN



118-13 & 118- 15 Queens Blvd.

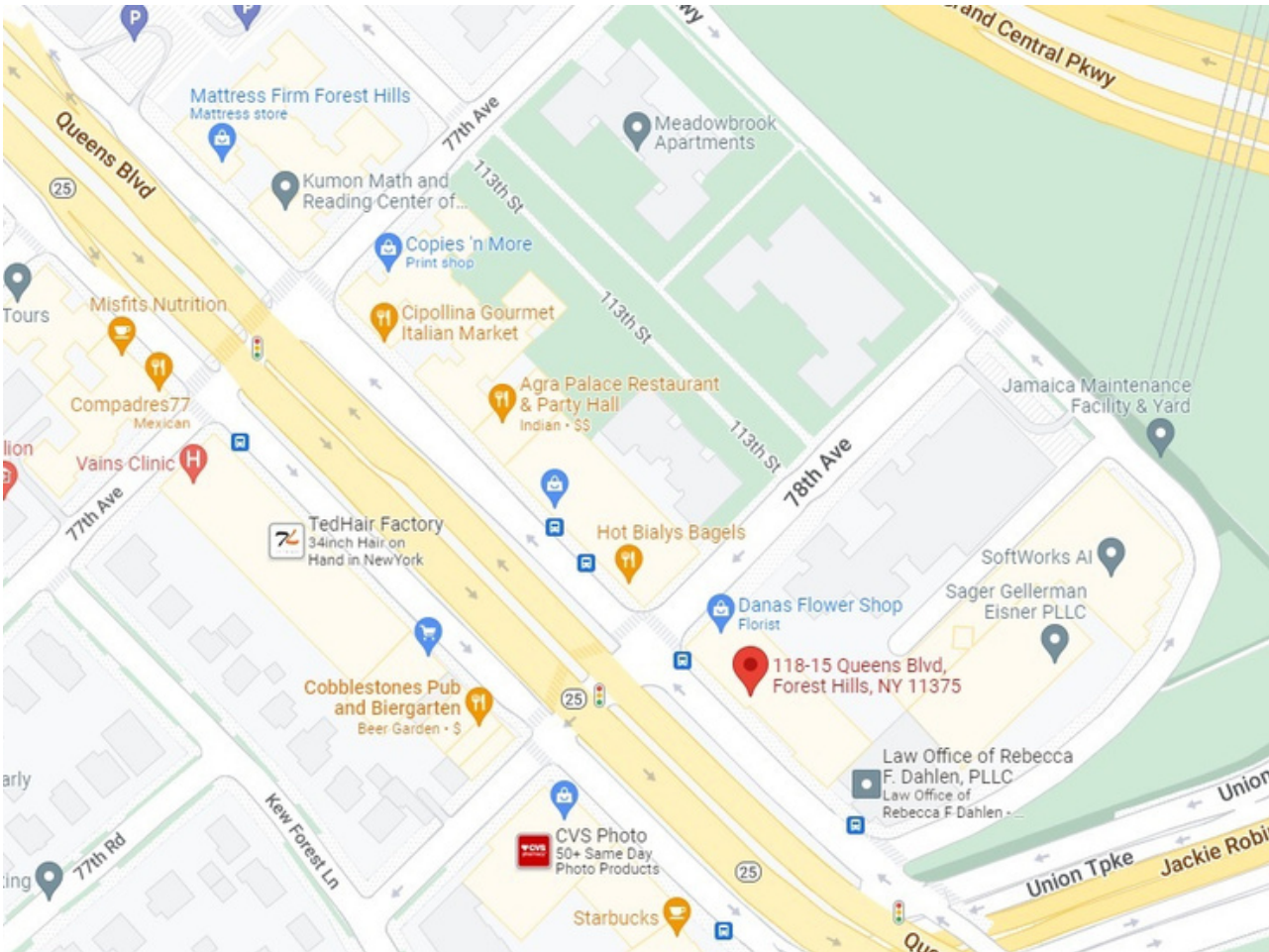
Forest Hills, NY 11375

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

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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