



**HELLER**  
ORGANIZATION

At the Intersection of  
**ROOSEVELT AVENUE,  
BROADWAY & 72ND STREET**



## PRIME CORNER BLOCK THRU COMMERCIAL SPACE FOR LEASE

JACKSON HEIGHTS • ELMHURST • WOODSIDE | QUEENS, NY

### COMMERCIAL SPACE

#### GROUND FLOOR

Space A: 11,424 SF (Up to 16' ceilings)

Space B: 1,687 SF + 562 SF Mezzanine

Space C: 2,149 SF + 744 SF Mezzanine

Space D: 1,989 SF + 708 SF Mezzanine

Up to 23'  
ceilings

#### SECOND FLOOR (Up to 13' ceilings)

27,263 RSF

#### THIRD FLOOR (Up to 13' ceilings)

27,310 RSF

#### FOURTH FLOOR (Up to 14' ceilings)

27,298 RSF

#### FIFTH FLOOR (Up to 13' ceilings)

North Unit - 6,882 RSF

South Unit - 3,397 RSF

Terrace Space

Can be  
combined

#### THREE FRONTAGES

150' on Roosevelt Avenue

130' on Broadway

60' on 72nd Avenue

#### POSSESSION

4Q-2026

#### RENT

Upon Request

**STEPS FROM THE ROOSEVELT  
TRANSPORTATION HUB,  
THE BUSIEST SUBWAY STOP  
IN QUEENS:**

#### EXCLUSIVE BROKERS

**Adam Heller** adam@hellerorg.com

**Joshua Singer** josh@hellerorg.com

**Stephen Weber** stephen@hellerorg.com

**212.366.5034**

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

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## BRAND NEW CONSTRUCTION

### COMMENTS

- Brand new ground-up construction across the street from newly constructed Roosevelt Parc in the heart of Jackson Heights
- Steps from the Jackson Heights-Roosevelt Avenue train station, the busiest subway station outside of Manhattan, which has over 50,000 riders per day
- Possibility of 90,000 RSF Retail/Office box
- Largest available blocks of space in the area
- Highly visible site right off the intersection of Broadway and 74th Street, with proximity to Elmhurst Hospital and other major retailers
- Over 200 parking spots located in the building
- Walking distance to the LIRR Woodside Station
- Over 200,000 residents within 1 mile radius

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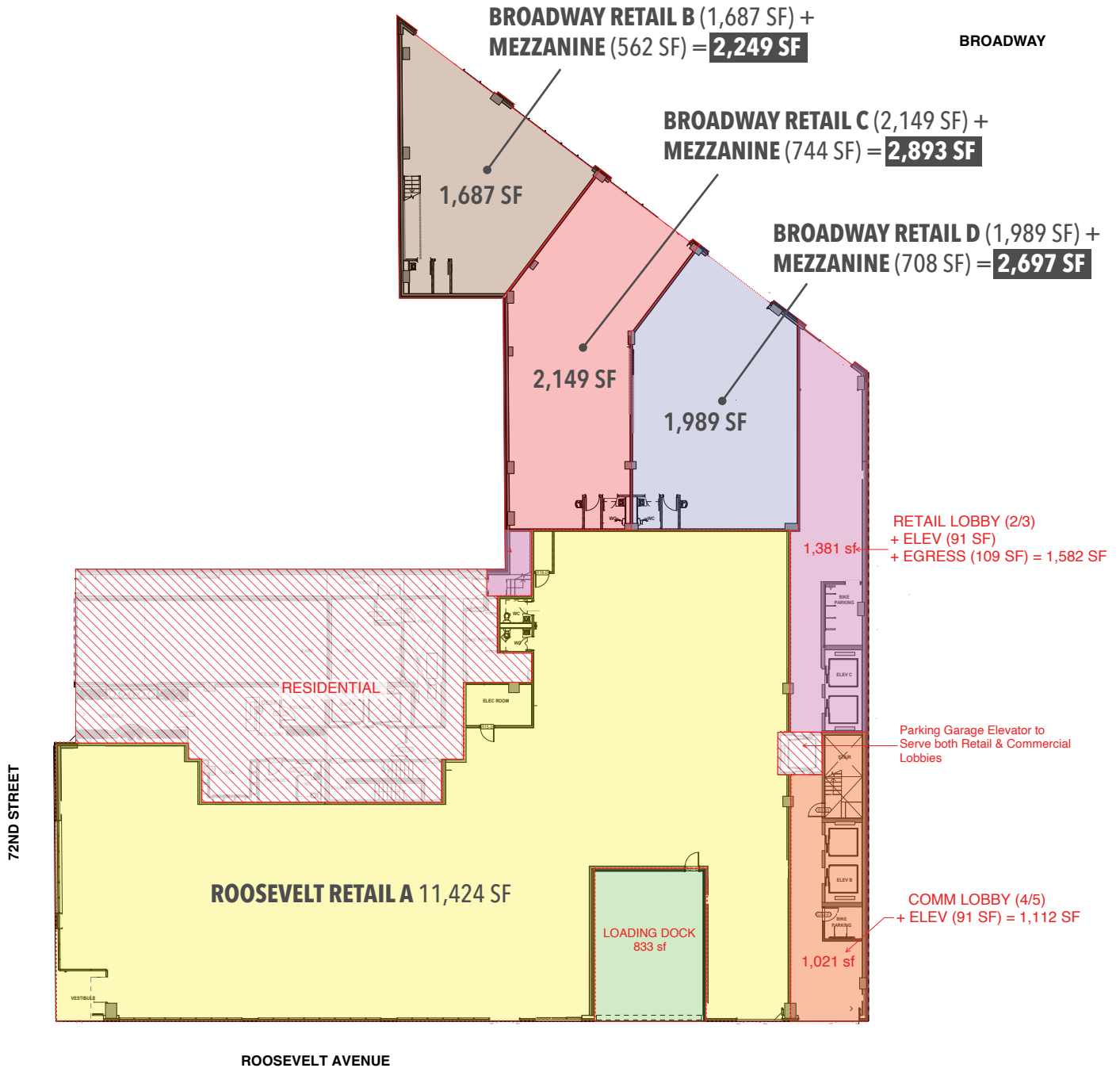
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72-20



# FLOOR PLAN - GROUND FLOOR



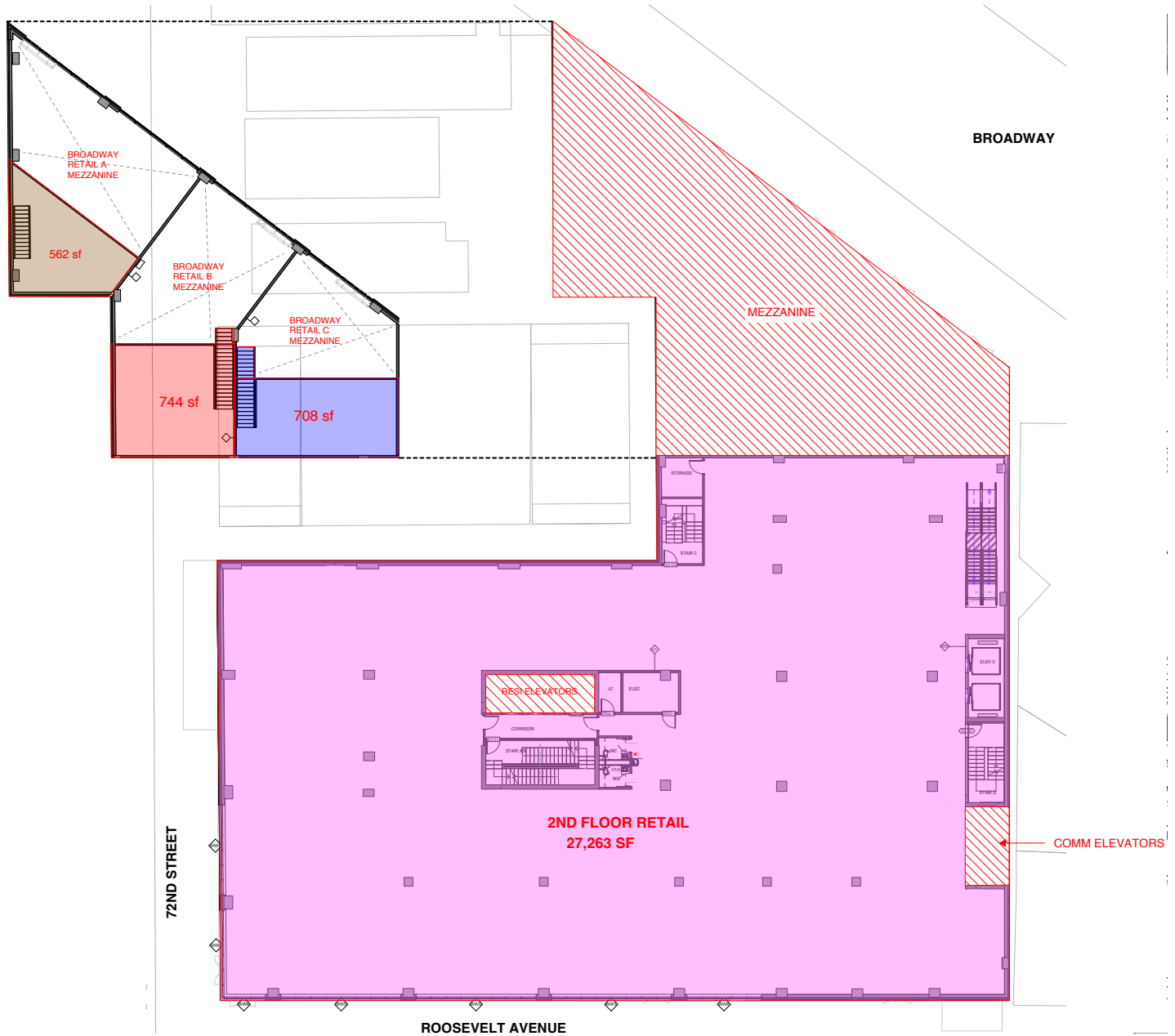
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# FLOOR PLAN - 2ND FLOOR



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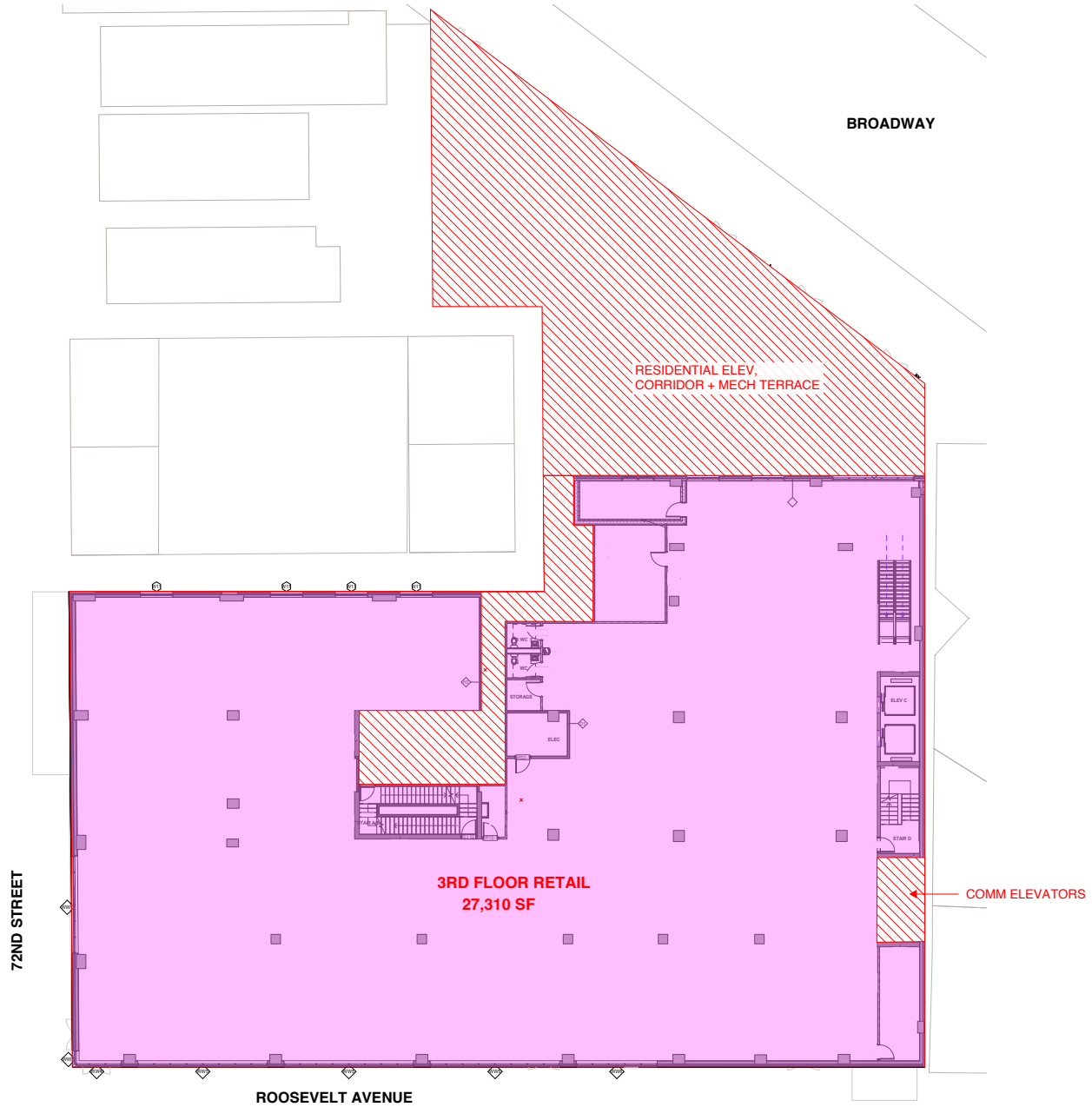
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# FLOOR PLAN - 3RD FLOOR



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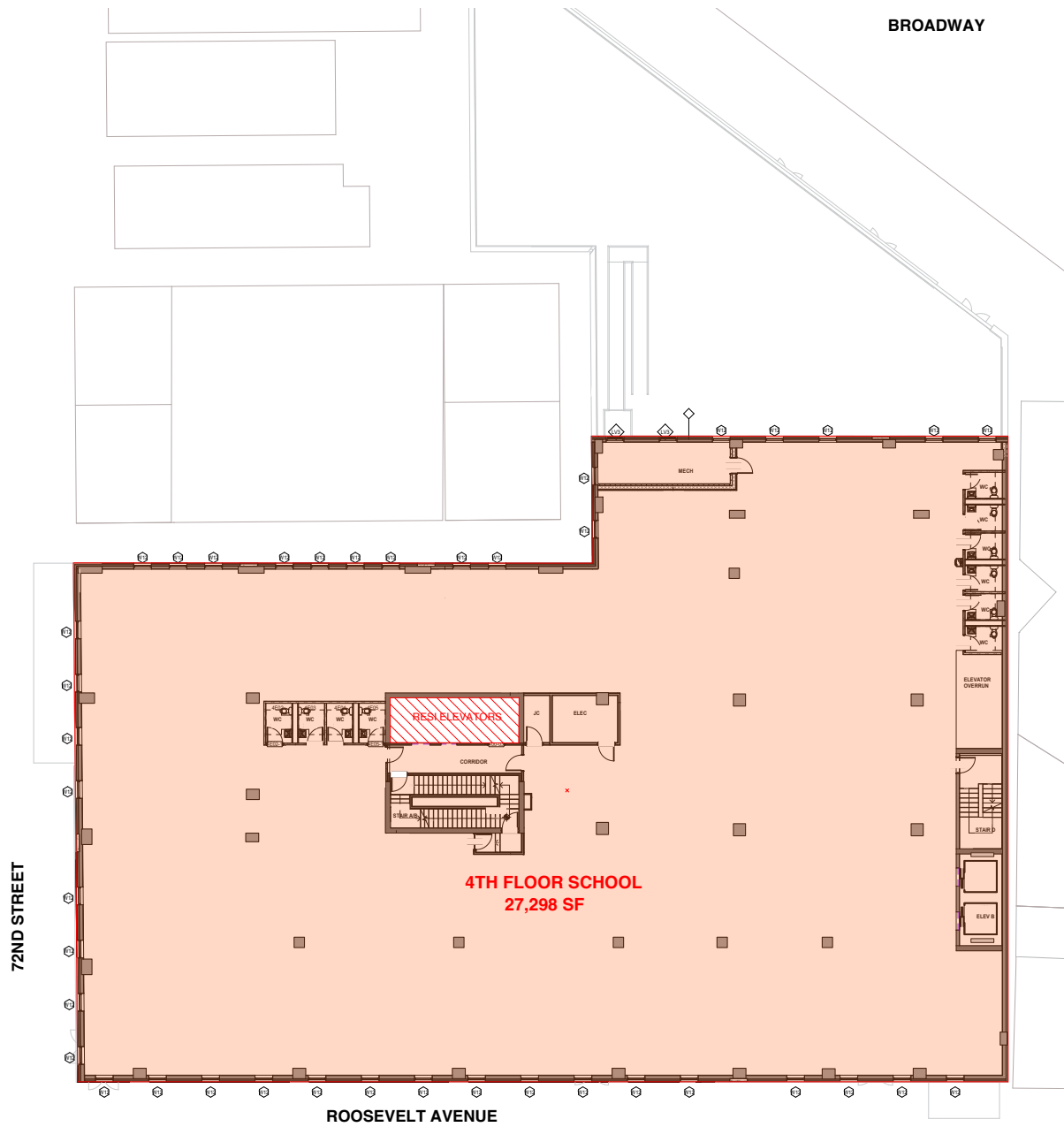


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# FLOOR PLAN - 4TH FLOOR



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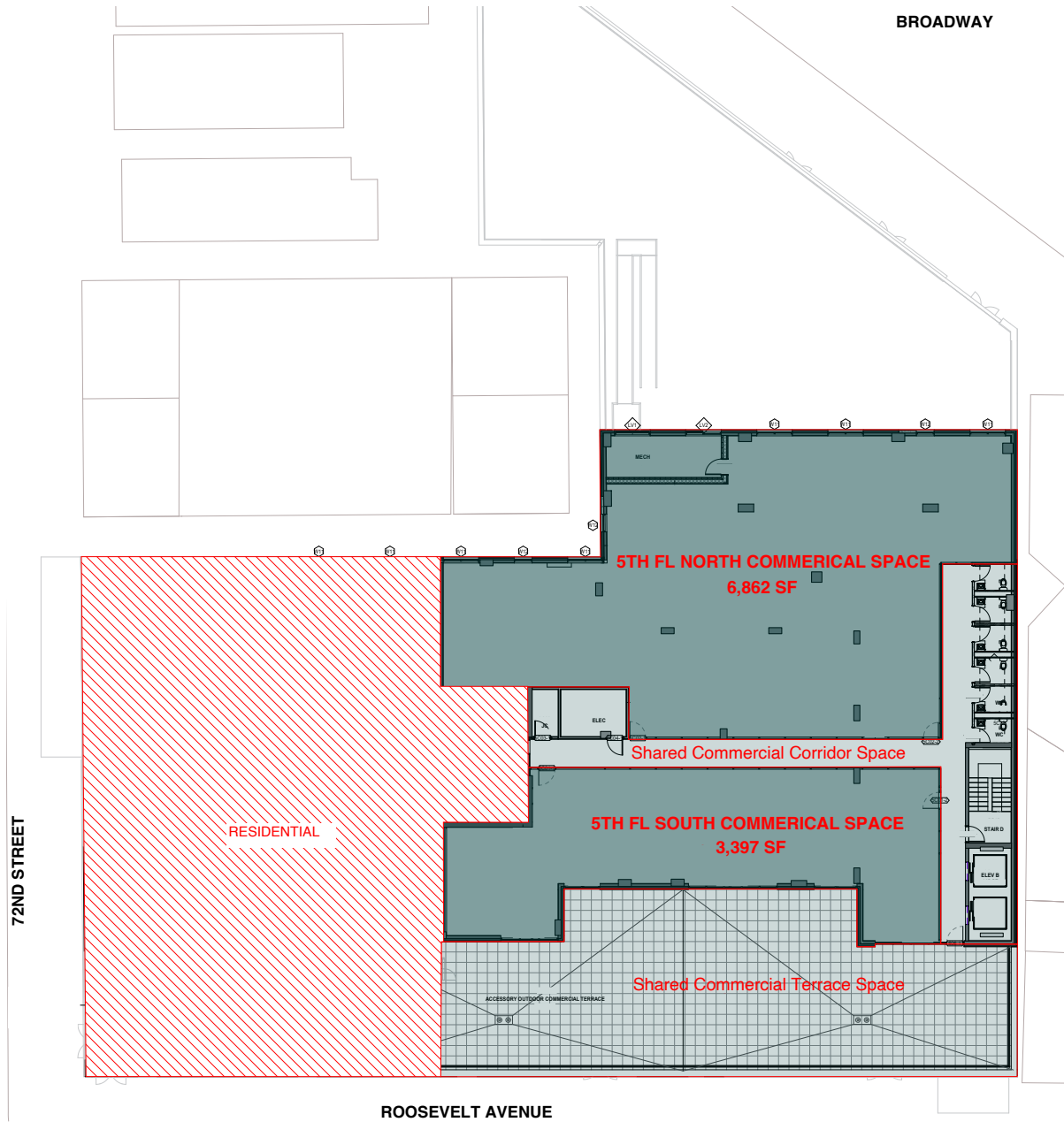


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# FLOOR PLAN - 5TH FLOOR



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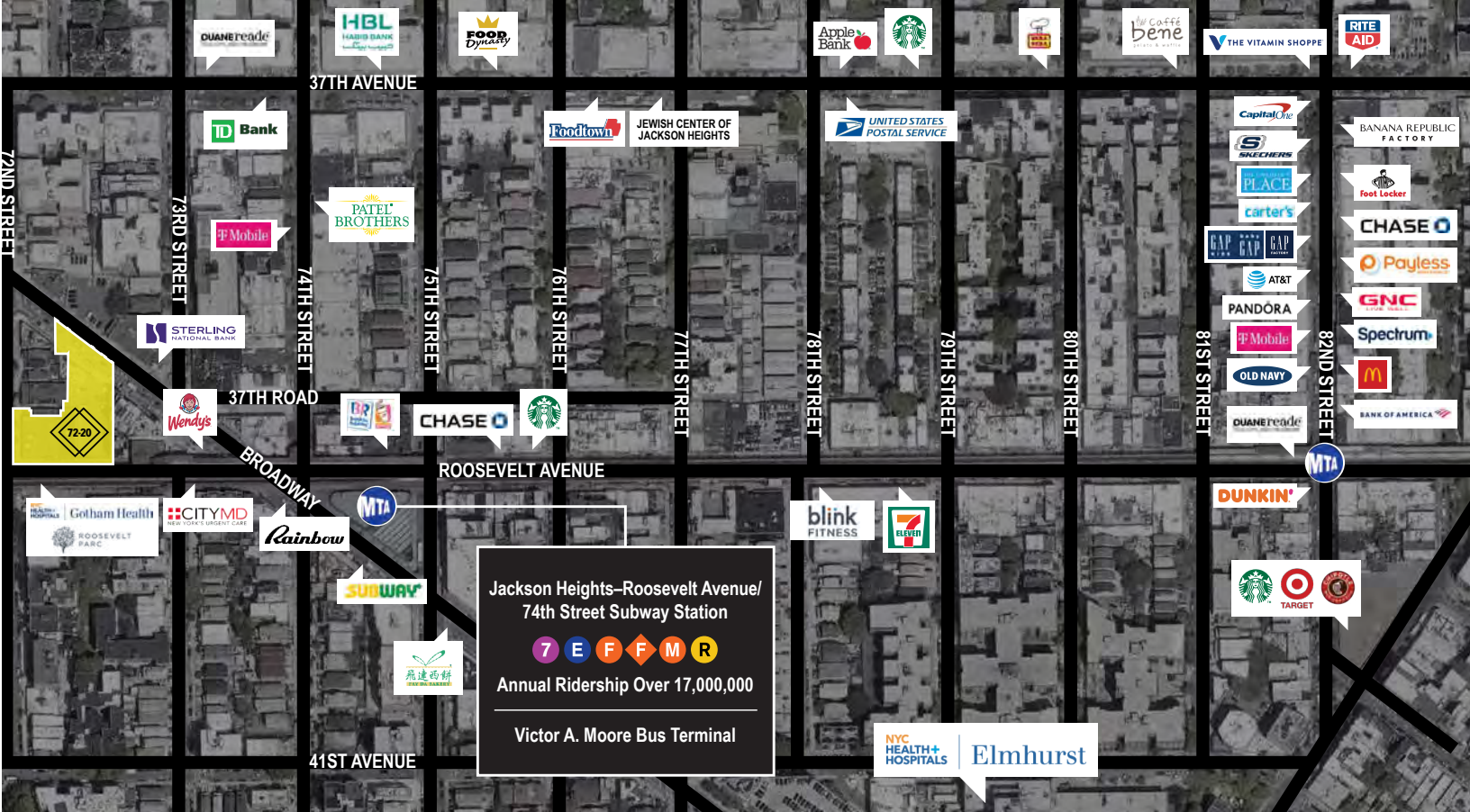


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## AREA RETAILERS

### BROADWAY

Sterling Bank  
Wendys  
Elmhurst Hospital  
Rainbow  
Subway  
Fay Da Bakery

### ROOSEVELT AVENUE

City MD  
Starbucks  
DD/BR  
Chase Bank  
Blink fitness  
7-11  
Metro PCS  
Planet Fitness  
NYC Health + Hospitals

### 37TH AVENUE

Vitamin Shoppe  
Rite Aid  
Jahns Ice Cream  
Caffe Bene  
La Boina Steak House  
Seba Seba Restaraunt  
Starbucks  
Apple Bank  
US Post Office  
Jewish Center of JH  
Foodtown  
Food Dynasty

### 82ND STREET

Target  
Starbucks  
Chipotle  
Duane Reade  
Dunkin'  
Old Navy  
McDonald's  
Bank of America  
Spectrum  
T-Mobile  
Pandora  
AT&T

Gap Kids & Baby  
Gap Factory  
Payless  
GNC  
Carters  
Foot Locker  
Banana Republic  
Factory Store  
Children's Place  
Skechers  
Capital One

### 74TH STREET

Patel Brothers  
T-Mobile

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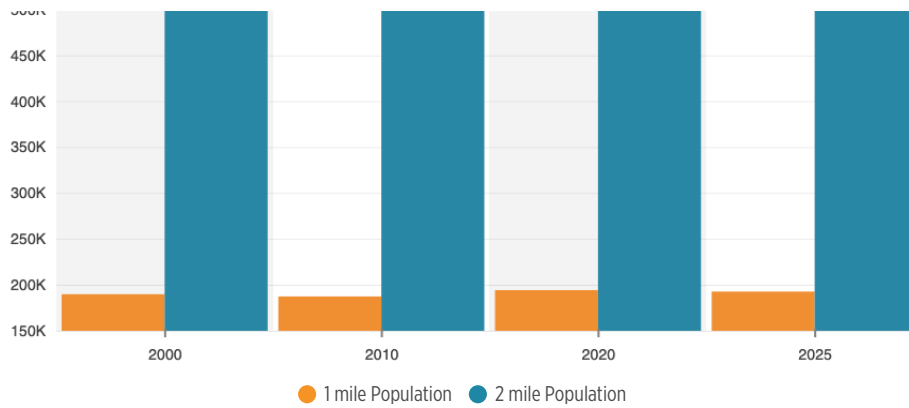


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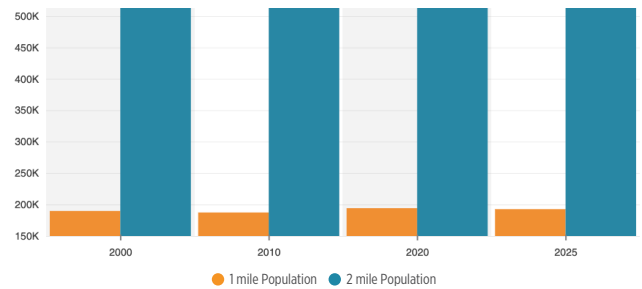
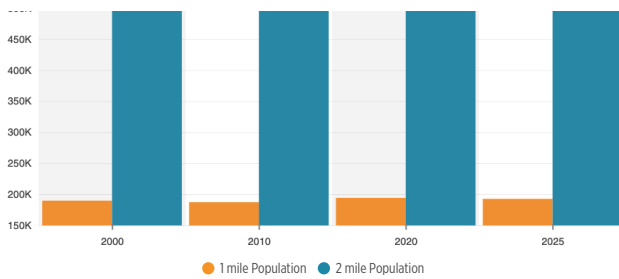
# DEMOGRAPHICS



## PER CAPITA INCOME



## HOUSEHOLD INCOME BY AGE



## PER CAPITA INCOME



## HOUSEHOLD INCOME BY AGE



## PER CAPITA INCOME



## HOUSEHOLD INCOME BY AGE



Source: CoStar as of 10/2020

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