

JOIN US AT:

NORTHERN

&

MAIN

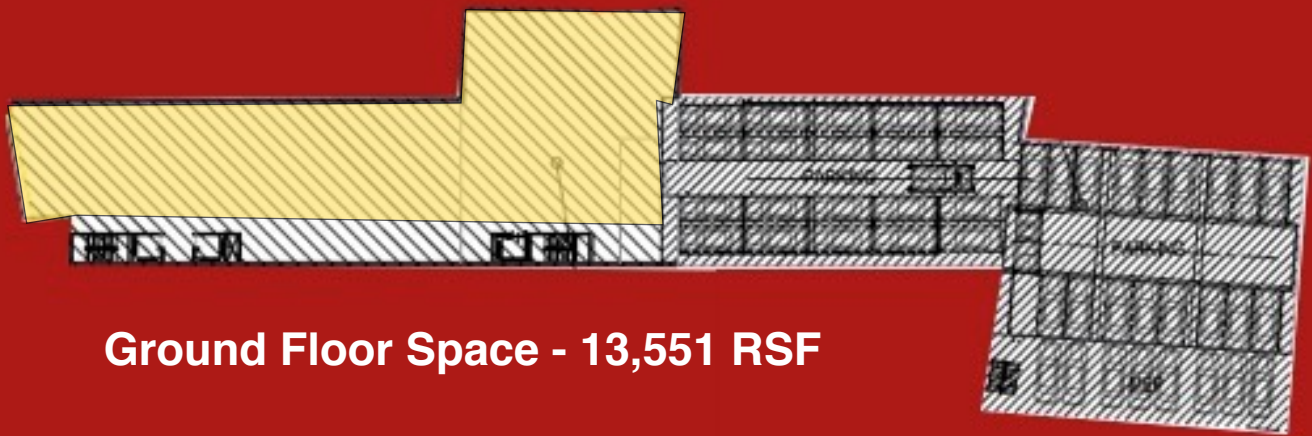
GROUND AND LOWER LEVEL
RETAIL SPACE FOR LEASE
ON SITE PARKING

135-25

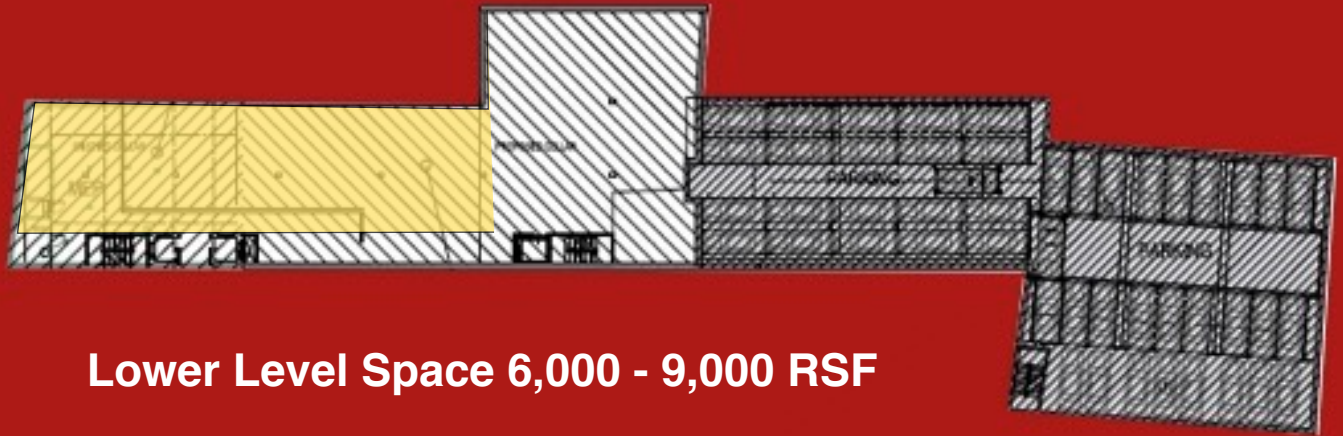
+/- 39 Feet of Frontage

135-25 NORTHERN BOULEVARD
FLUSHING, NEW YORK





Ground Floor Space - 13,551 RSF



Lower Level Space 6,000 - 9,000 RSF

Asking Rent: \$200 Per SF (NNN) - Ground Floor
\$100 Per SF (NNN) - Lower Level

COMMENTS:

**Amazing Visibility on Northern Boulevard at the mouth of Main Street.
Short Walk to Roosevelt Street, the Long Island Rail Road, the subway and the
terminus for 28 bus routes serving Northeast Queens and Nassau County.**



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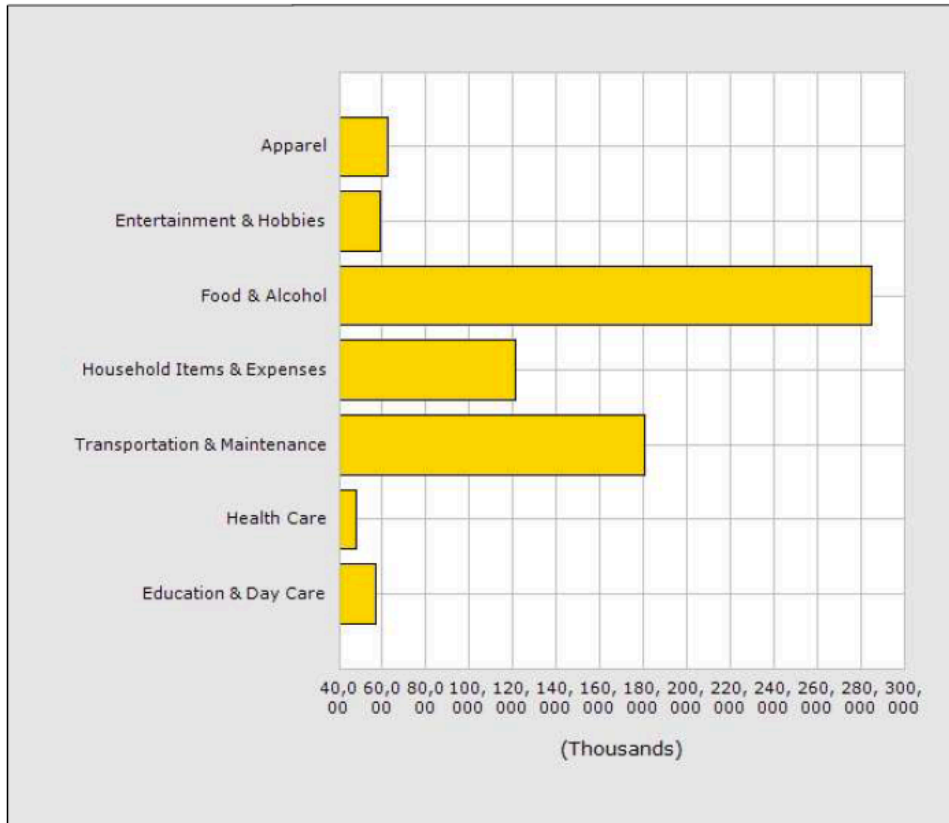
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Direct Visibility from the Main Street Stop Light



Consumer Spending Totals for 1 Mile Radius

135-25 Northern Blvd, Flushing, NY 11354



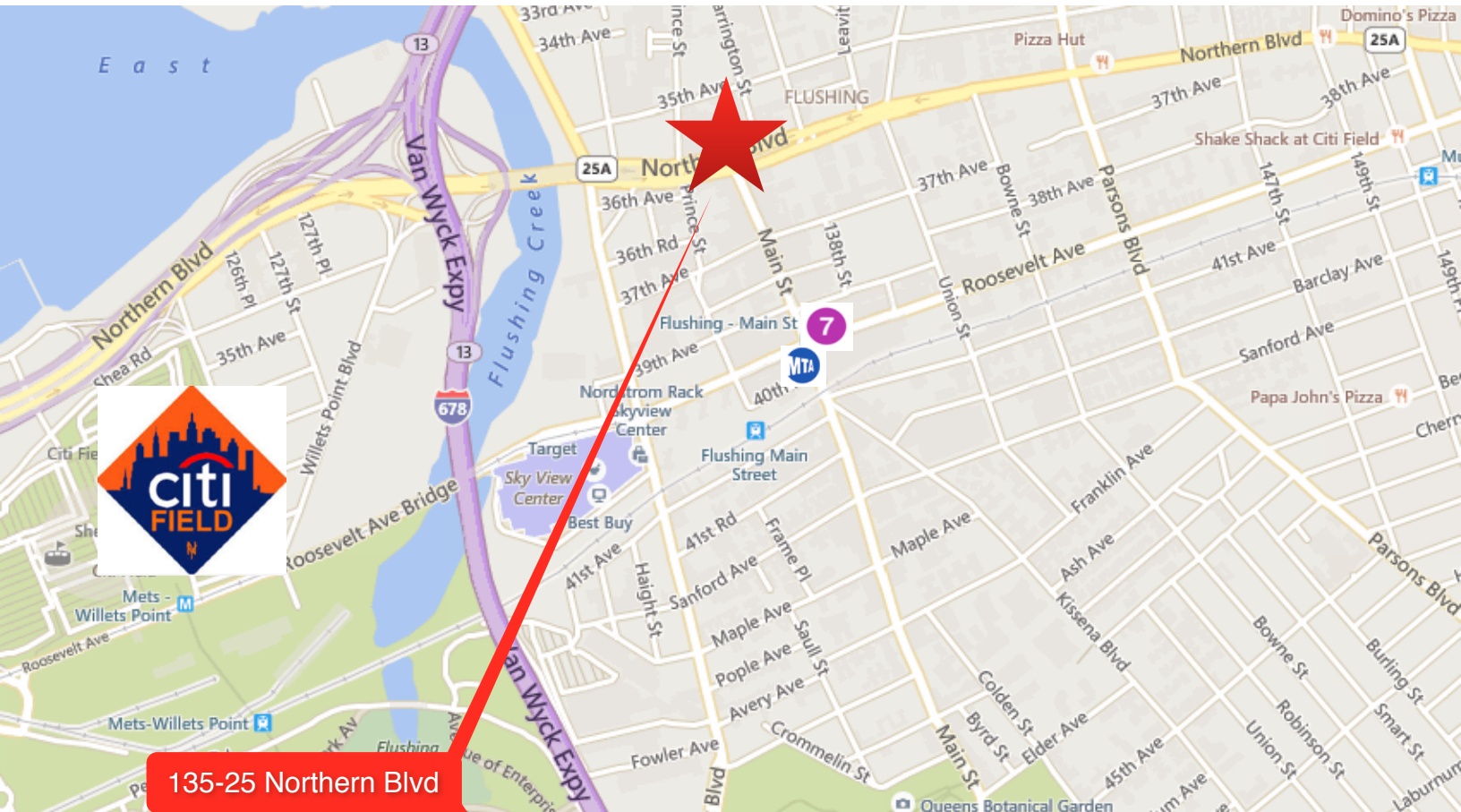
	1 Mile	2 Mile	3 Mile
Population			
2017 Total Population:	120,536	296,533	727,257
2022 Population:	128,156	307,979	758,402
Pop Growth 2017-2022:	6.32%	3.86%	4.28%
Average Age:	41.60	39.30	39.40
Households			
2017 Total Households:	42,973	94,354	250,301
HH Growth 2017-2022:	6.08%	3.84%	4.30%
Median Household Inc:	\$44,079	\$51,908	\$57,078
Avg Household Size:	2.70	3.00	2.80
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$338,843	\$604,391	\$531,559
Median Year Built:	1964	1958	1956



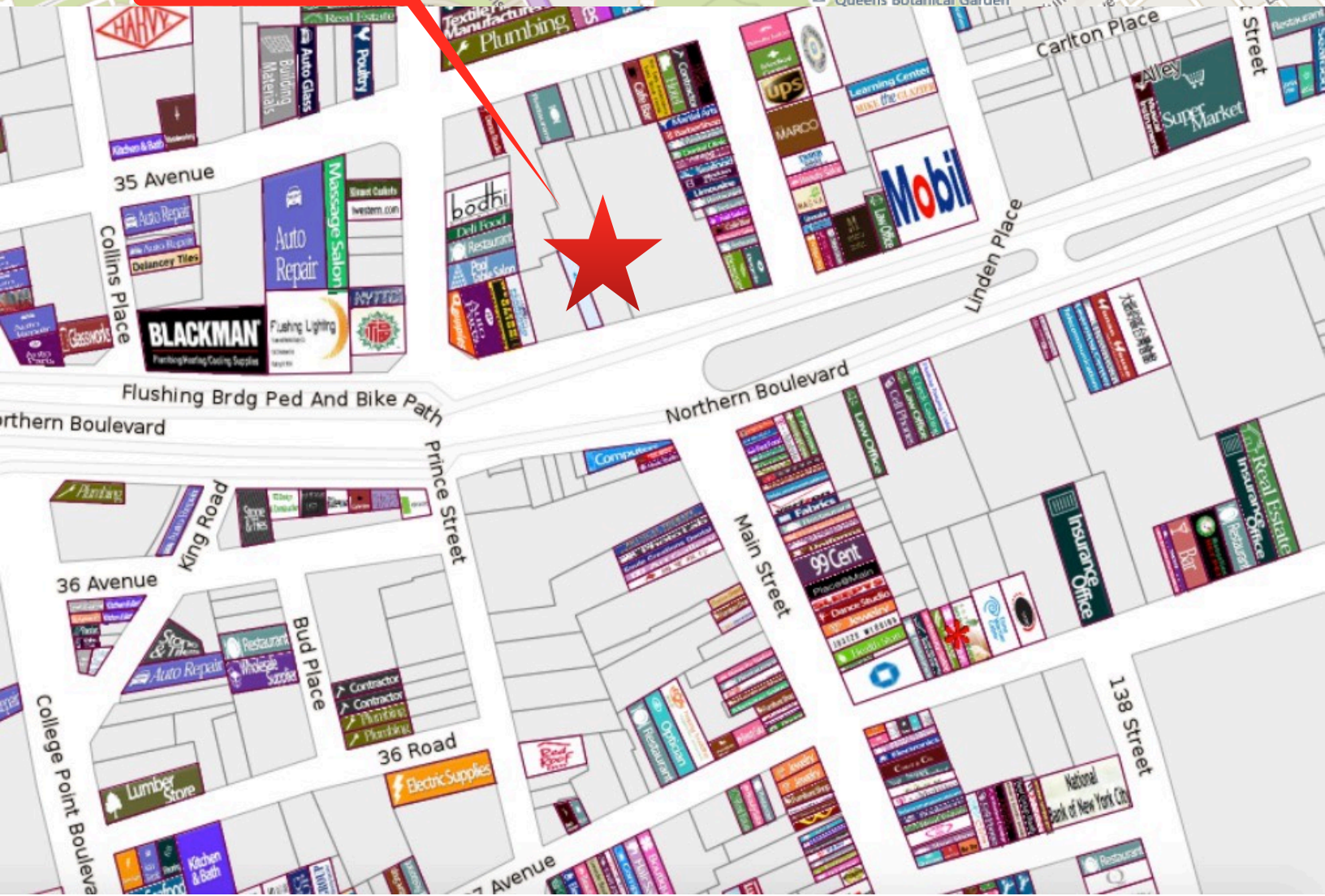
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TRANSPORTATION & AREA RETAIL MAPS

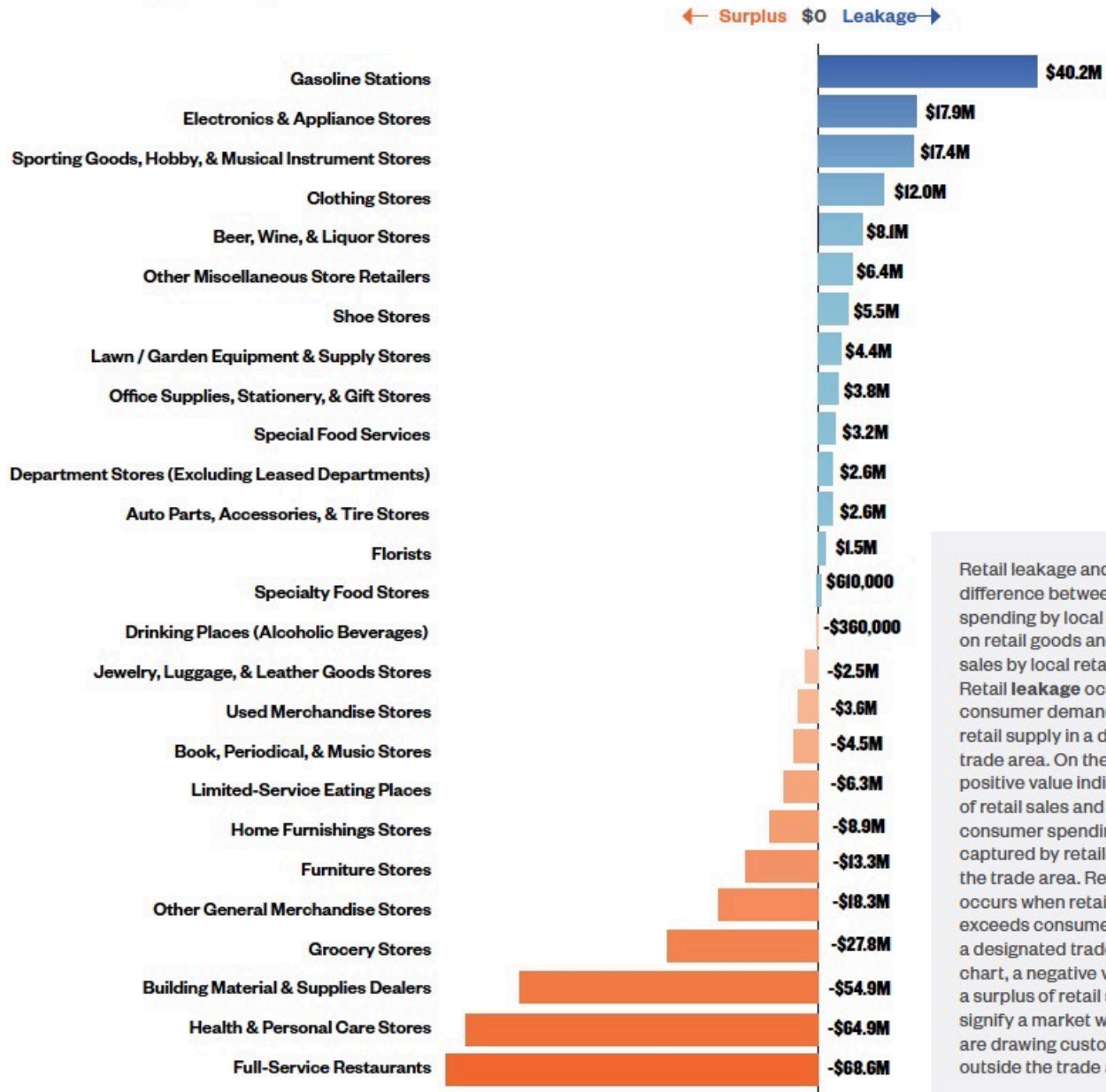


135-25 Northern Blvd



NEIGHBORHOOD RETAIL NEEDS

Retail Leakage & Surplus



Retail leakage and surplus is the difference between estimated spending by local residents on retail goods and estimated sales by local retail businesses. Retail leakage occurs when consumer demand exceeds retail supply in a designated trade area. On the chart, a positive value indicates leakage of retail sales and represents net consumer spending that is being captured by retailers outside of the trade area. Retail surplus occurs when retail supply exceeds consumer demand in a designated trade area. On the chart, a negative value indicates a surplus of retail sales and may signify a market where retailers are drawing customers from outside the trade area.

Source: ESRI and Infogroup, August 2016.



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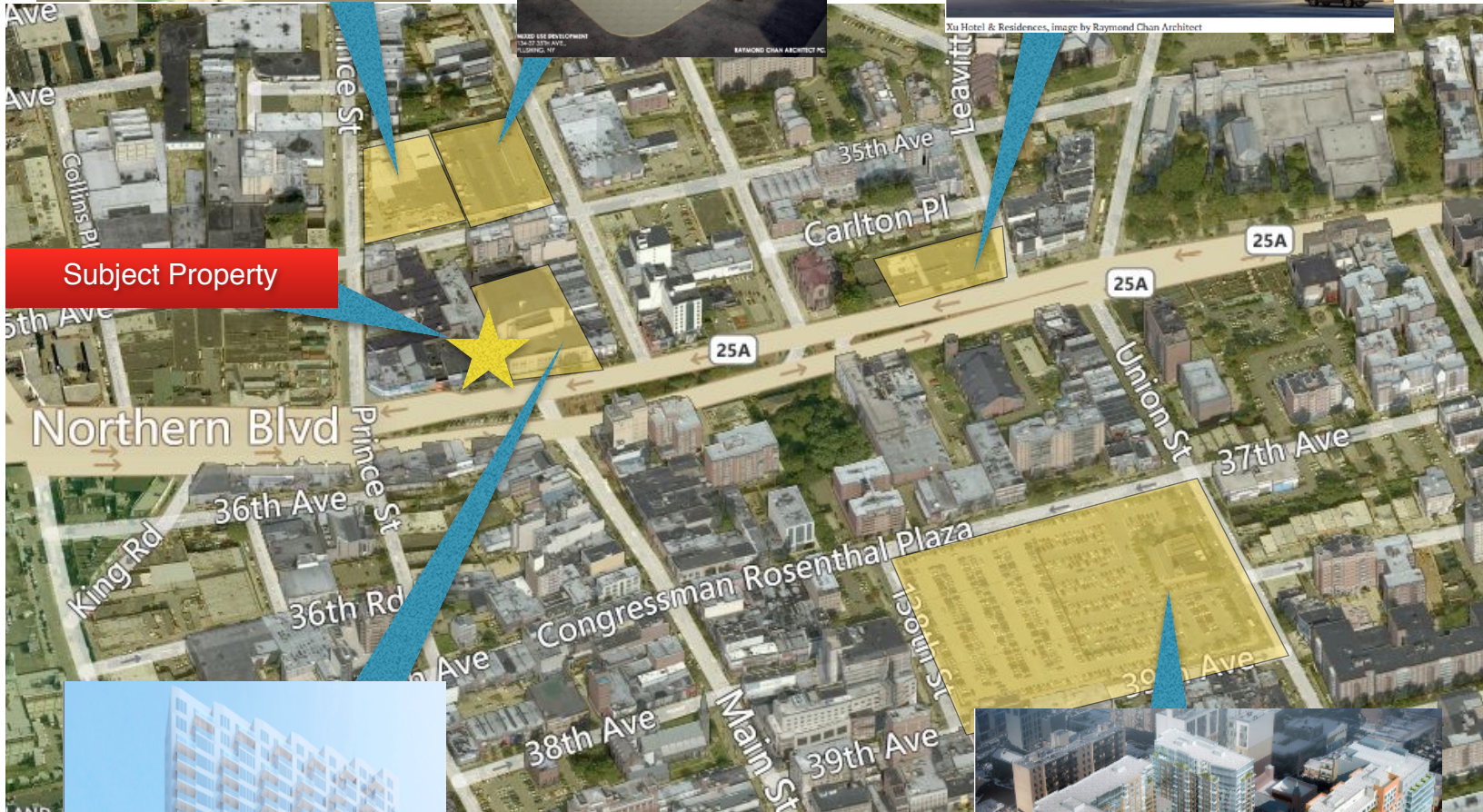
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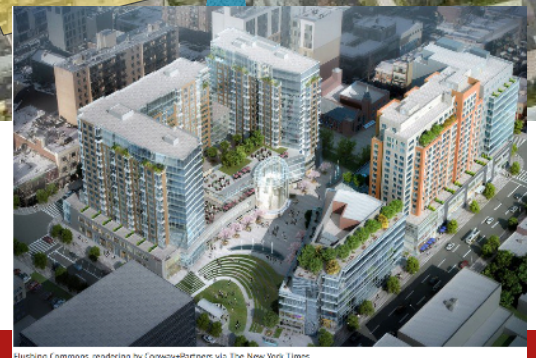
Join These Exciting Proposed & Existing Developments that are Transforming Downtown Flushing.



Xu Hotel & Residences, image by Raymond Chan Architect



Subject Property



Hudson Commons, rendering by Cowi+Partners via The New York Times

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