

# forest hills, ny

## 107-17 71st avenue

retail space available | for lease



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	89,573	359,978	920,823
Median HHI	\$91,272	\$77,578	\$71,704
Daytime Population	23,310	78,738	199,204

Available	6,500 square feet (divisible)
Asking Rent	Upon Request
Area Retail	City MD, Target, Starbucks, Shake Shack, Paris Baguette, Bath & Body Works, PM Pediatrics, New York Sport Club, Sephora, Victoria Secret, Spectrum, and many more
Comments	<ul style="list-style-type: none"><li>• Steps from the 71st Avenue E, F, M, R subway station, which sees over 8.6 million riders annually</li><li>• Close proximity to LIRR Forest Hills station</li><li>• High pedestrian traffic and great retail synergy</li><li>• Located at the entrance to Forest Hills Gardens, a 175-acre residential complex</li></ul>

### For More Information:

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**Forest Hills - 71 Ave Station**  
8.6 million riders annually

**70TH AVE**

Pony World  
The Mail Drop  
Urban Cuts & Color  
Vony's Shoe Repair  
Twin Dell  
Liz Cleaners  
Big Belis Cafe

**70TH ROAD**

Santa Fe Steakhouse  
Bangkok Cuisine  
**MECA**  
The Grill Restaurant & Bar  
Cabana  
Narita Japanese Cuisine  
aged.  
Leather Boutique

**70TH AVE**

Charles Schwab

LOFT  
T Swift Crepe  
Wonderland Spa  
Power Juice Bar  
D&S Threading Salon  
Puppies & more  
March Better  
Cofin Grill  
Mart's Thai Kitchen  
Ripe Juice Bar  
Sundell You  
Khalie

Scotttrade  
El Coyote Restaurant  
Agora Taverna

**70TH ROAD**

red mango  
7-Eleven  
Sera's Salon  
Deli & Grocery  
MK Vision Center  
King George Ltd.  
Bunny Island  
**GameStop**  
Sunny Island Spa  
Jembo  
**DUNKIN' DONUTS**  
**SITE**  
**FLUSHING**  
Gotta Getta Bagel

The Grill Restaurant & Bar  
Cabana  
Narita Japanese Cuisine  
aged.  
Leather Boutique

citibank  
American Vision Care  
The Billard  
Mobile

FOX'S  
GNC  
Dina NY  
Leather Boutique

**CONTINENTAL AVENUE**

CHASE  
Continental Smoke Shop  
Lorilli Jewelers  
**SUBWAY**  
Bank of America  
at&t  
AEROSOLES  
Station Square Eyes  
Capital One  
DUANEreade  
InVite Health  
Mr. Vino Wine  
COHEN'S  
Fashion Optical

Banker  
Lorilli Jewelers  
CHASE  
Continental Smoke Shop  
Lorilli Jewelers  
**SUBWAY**  
Bank of America  
at&t  
AEROSOLES  
Station Square Eyes  
Capital One  
DUANEreade  
InVite Health  
Mr. Vino Wine  
COHEN'S  
Fashion Optical

**71ST ROAD**

Vet Specialists  
Wellness Center  
Jet Set Nails  
Mayfield Cleaners  
Pasticciera Amore  
Chateau Jewelry

The Irish Cottage Restaurant  
Solid Boutique  
Card&Gifts  
A&J Pizzeria  
Chateau Jewelry

**QUEENS BOULEVARD**

Pain Solutions  
Benjamin Realty  
Yoga Tai-Chi Dahn Center  
Young Chef's Academy  
Forest Hills Rehabilitation  
Reef Restaurant & Bar  
Tap House Bar & Restaurant  
5 Burro Cafe  
Pink Forest

Rove Bar & Restaurant  
Salber Shop  
Advanced Vision Care  
Ameritrade

**72ND AVENUE**

Baguiculture  
Nails & Spa

**AUSTIN STREET**

ATS Beauty Salon  
Party R Us  
H&R BLOCK  
Austin House Restaurant  
Spectrum Salon & Spa  
Forest Hills Fishery  
Shay's Place Salon & Nails  
Red Pipe Cafe  
Urban Creations  
metro POS  
Victoria's Secret  
SEPHORA  
SHAKE SHACK

Long Island Rail Road **FOREST HILLS STATION - 335,788 riders annually**

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