

For Lease: 43-19/23 Bell Blvd, at Northern Blvd

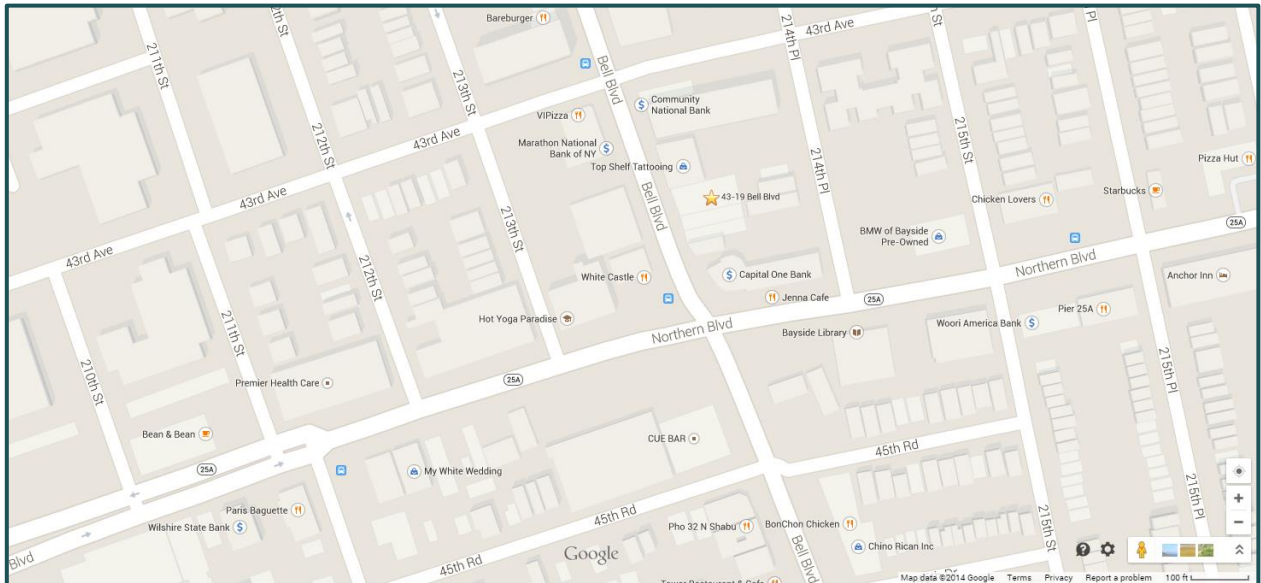
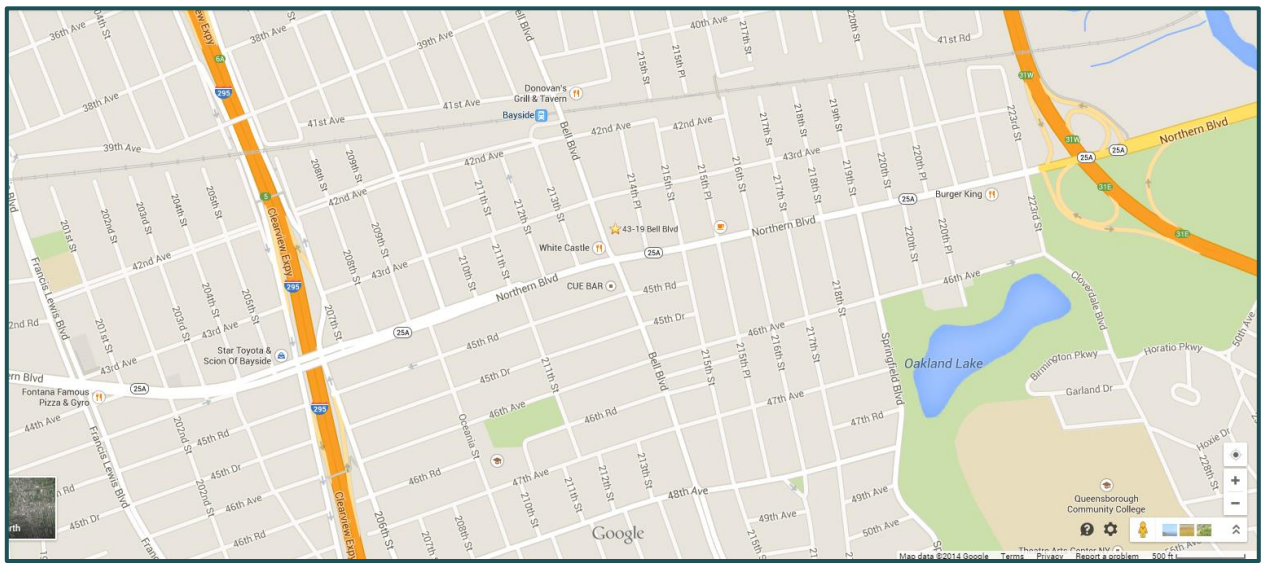
Bayside, Queens



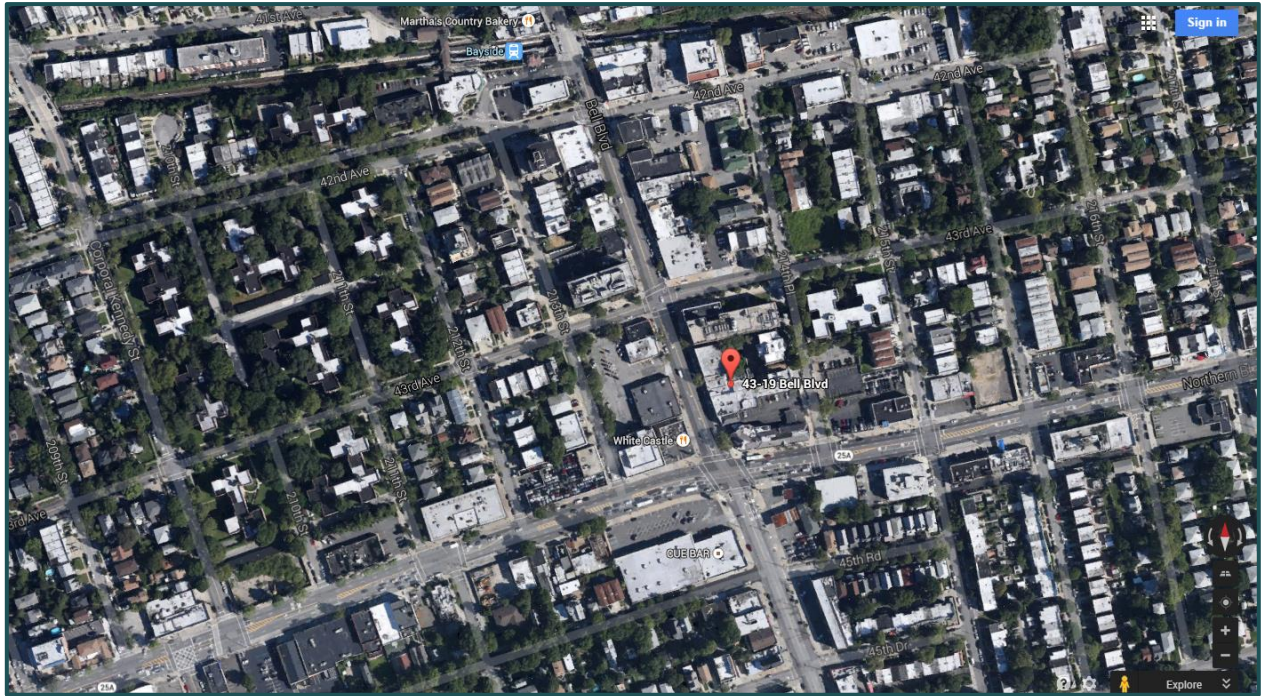
Property Highlights:

- Prime retail and office space available on the **best** retail block on Bell Blvd., surrounded by national tenancy.
- 75' of frontage on Bell Blvd; full visibility from the corner cross-street of Northern Blvd.
- One block from the Bayside LIRR Train Station and feet from Northern Blvd;
- Busy retail area in a dense residential area, with excellent foot traffic. Area with tremendous growth potential.
- Extremely close to Cross Island Pkwy, Clearview Expwy, LIE, & more
- Available:
 - 700 sf ground fl retail
 - 6,000 sf retail (former furniture store)
 - 4,100 sf 2nd floor retail/office; 2,500 sf rear storage/office space w/ loading
 - Entire building can be delivered for 13,000+ sf with flexible layouts, including occupied 1,700 sf

Maps:



Aerial Photos:



Demographics:

| 2015 Demographics | 1 mile | 3 miles | 5 miles |
|--|----------|----------|-----------|
| Total Population | 105,277 | 751,071 | 1,921,580 |
| Growth 2015-2020 | 3.34% | 4.17% | 4.25% |
| Growth 2010-2015 | 3.14% | 3.69% | 3.78% |
| Total Households | 17,655 | 152,785 | 381,858 |
| Average Household Income | \$91,229 | \$83,738 | \$83,499 |
| Median Household Income | \$74,282 | \$63,578 | \$62,826 |
| White Population | 50.21% | 40.12% | 38.68% |
| Black Population | 2.71% | 4.69% | 14.62% |
| Hispanic or Latino Population | 12.00% | 13.00% | 22.00% |
| American Indian and Alaska Native | 0.10% | 0.19% | 0.51% |
| Asian Alone | 40.69% | 47.28% | 31.09% |
| Native Hawaiian and Other Pacific Islander | 0.02% | 0.05% | 0.06% |
| Some Other Race Alone | 3.29% | 4.69% | 10.71% |
| Two or More Races | 2.33% | 2.96% | 4.31% |

Available:



Available: 725 sf



Available: 1,700 sf



Available: 6,000 sf & 4,100 sf Office/Retail



Available: 13,000+ sf on two levels



Available: 2,500 sf storage/office

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