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

Melody Malekan | Malachite Group LTD | (516) 986-8690 | Melody@MalachiteGroup.com
Maps:
Aerial Photos:
Demographics:

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

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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