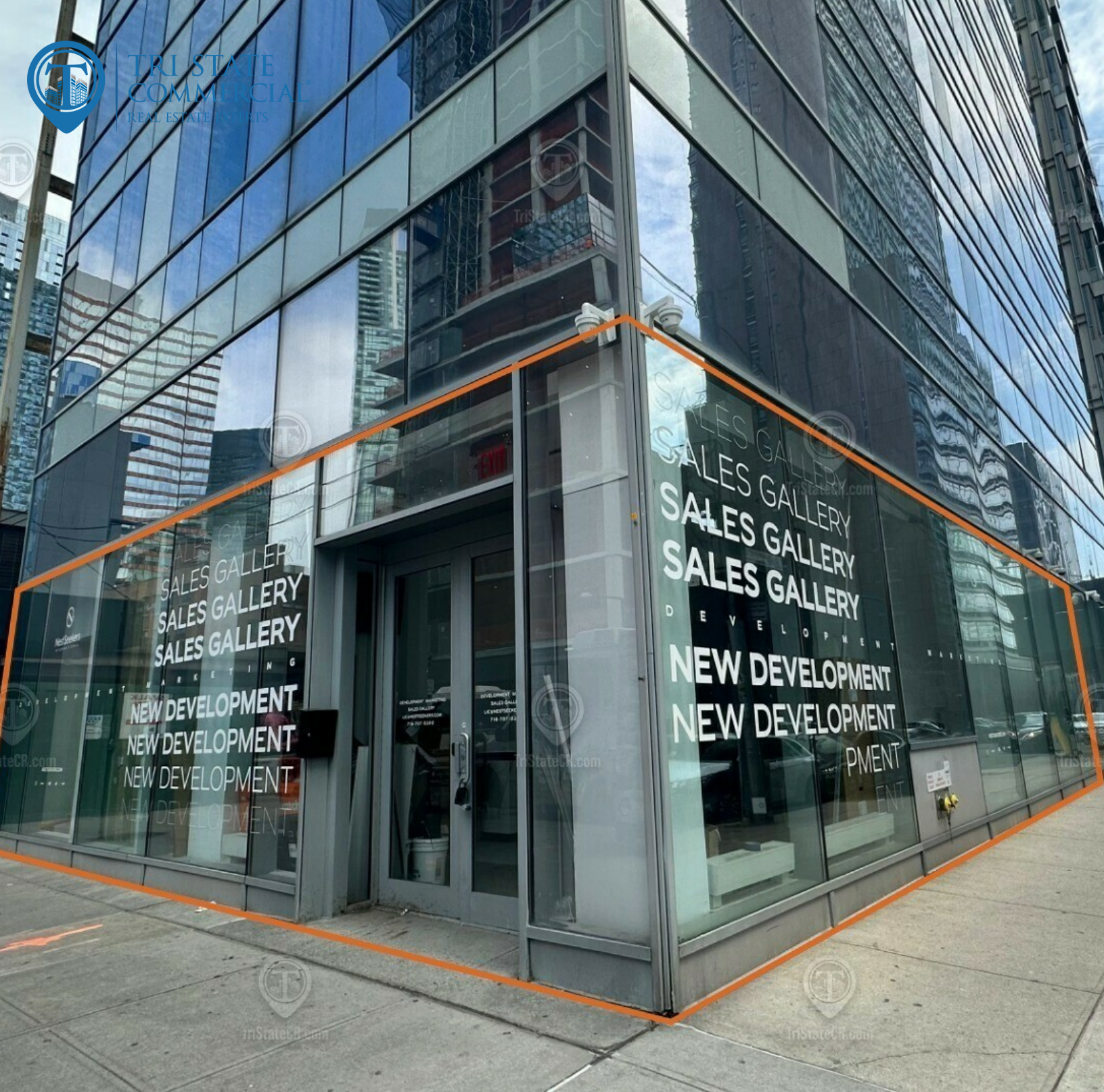




TRI STATE
COMMERCIAL
REAL ESTATE



FOR LEASE | RETAIL SPACE

2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com



2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 2,700 SF

Building Size: 37,616 SF

Lot Size: 5,000 SF

Number of Units: 2

Zoning: M1-5/R9

PROPERTY OVERVIEW

Currently built out as a medical/urgent care office.

70 ft of wrap-around, all glass frontage

16 ft ceilings

HVAC and restrooms in place

Prime retail location in the heart of the Court Square district of Long Island City

LOCATION OVERVIEW

Located in the Hunter's Point neighborhood of Queens between Purves St & 43rd Ave near the Court Sq subway station.

Nearest Transit: G, 7, E, & M trains at Court Sq and the B62 bus line.

Nearby tenants include Chipotle, Starbucks, Sweetgreen, Partner's Coffee, Tacombi, Dutch Kills, No Stress Coffee, Citibank, Bake Culture, Teazzi Tea Shop, Target, Trader Joe's, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



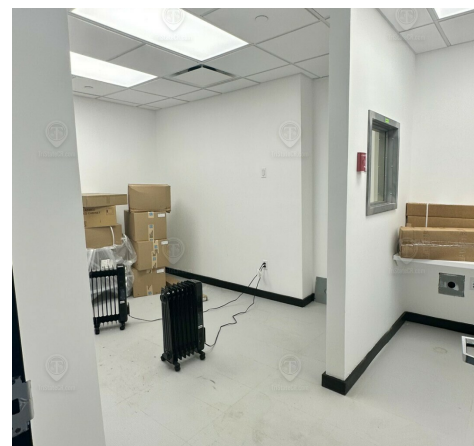
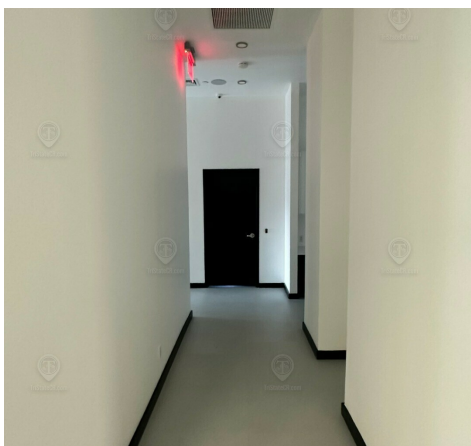
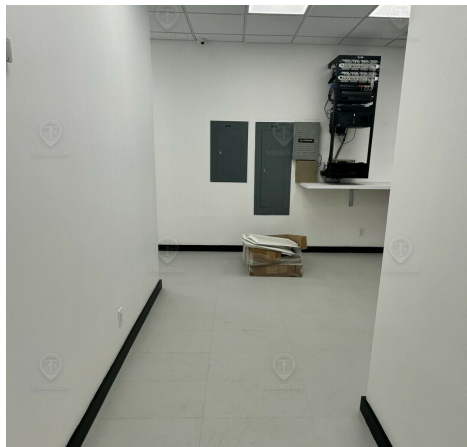
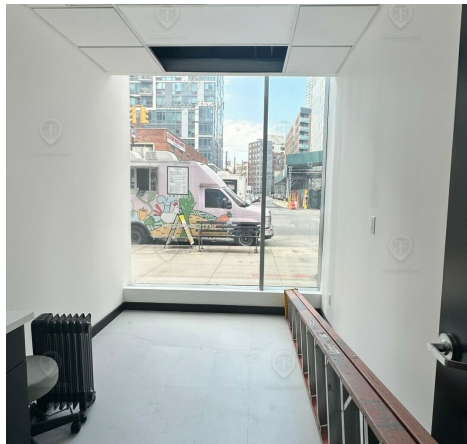
2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



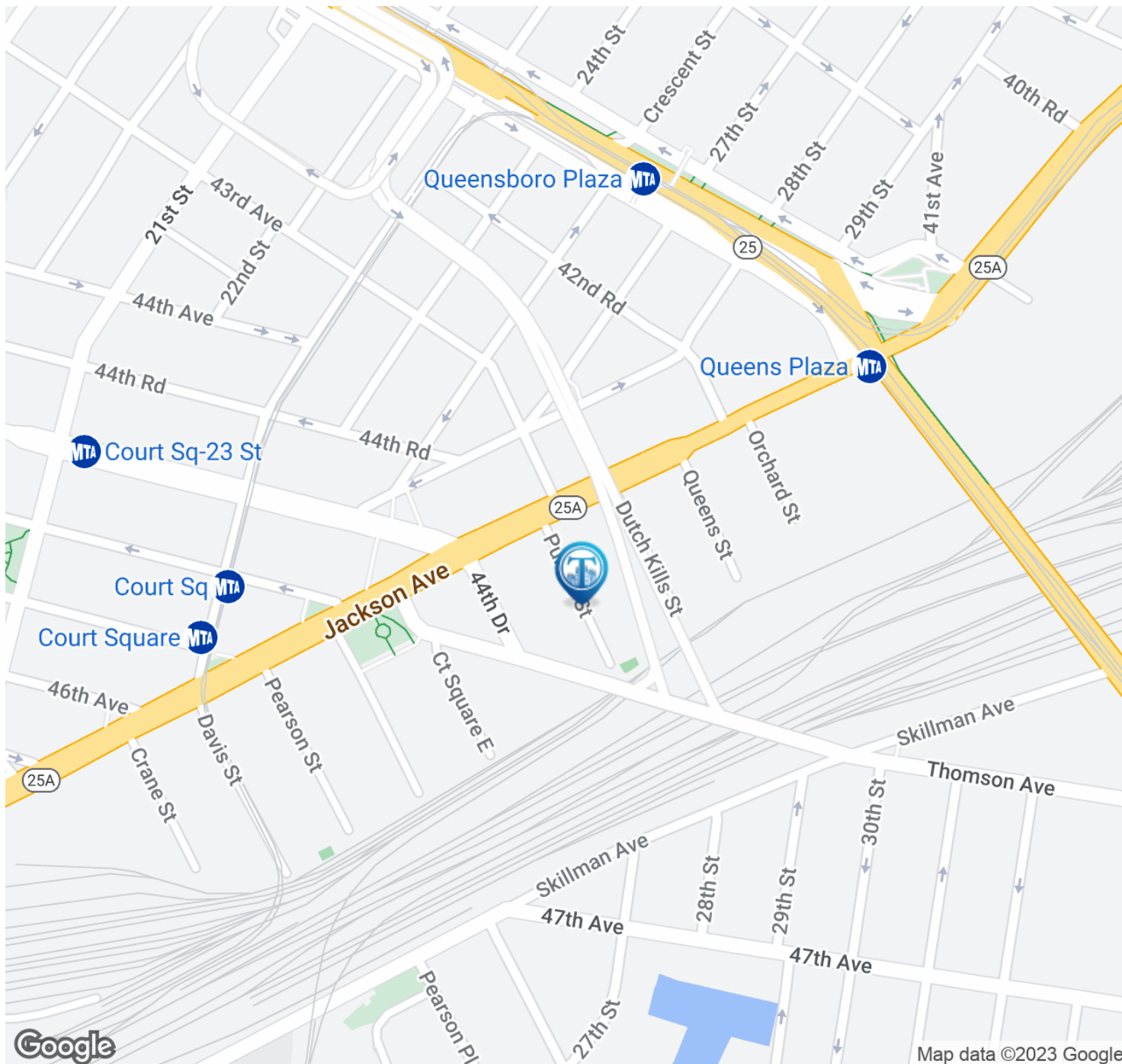
2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



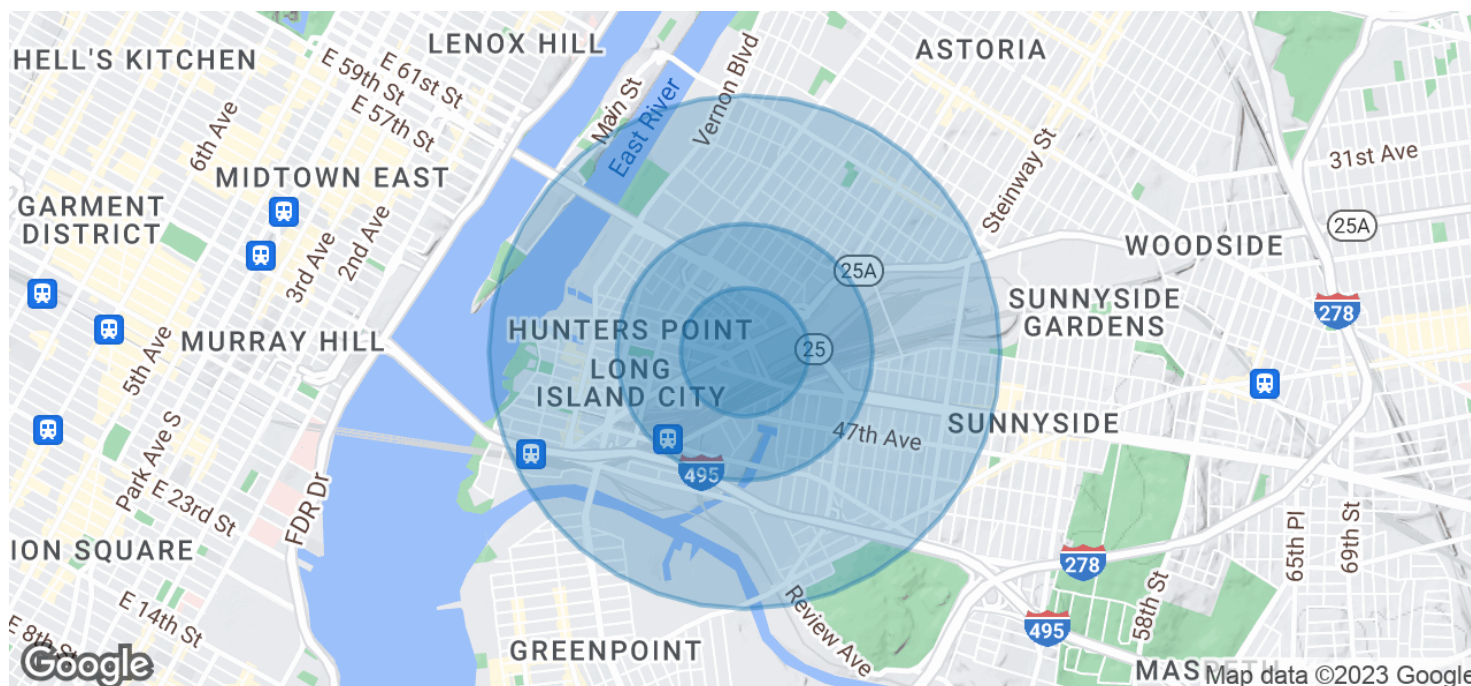
2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,266	10,974	52,027
Average Age	30.9	34.2	36.1
Average Age (Male)	31.2	35.2	36.9
Average Age (Female)	30.3	32.9	35.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,859	8,825	31,959
# of Persons per HH	1.1	1.2	1.6
Average HH Income	\$93,293	\$89,673	\$90,138
Average House Value	\$948,262	\$789,879	\$547,899

* Demographic data derived from 2020 ACS - US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



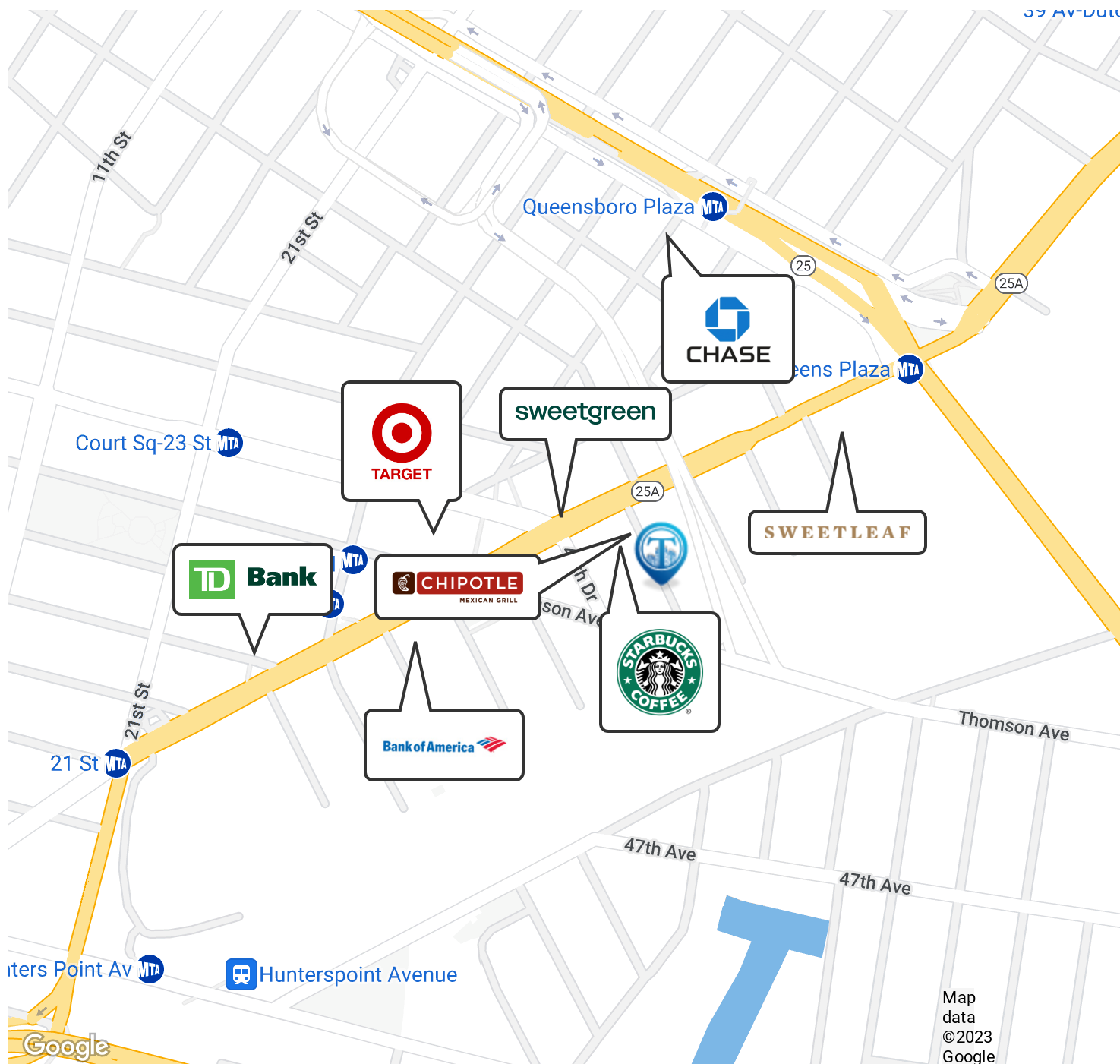
2,700 SF | 26-26 Jackson Ave | All Glass Frontage Retail Space for Lease

26-26 Jackson Ave, Queens, NY 11101



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Richard Babeck
718.437.6100 x119
Richard.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

