



**TRI STATE  
COMMERCIAL®**  
REAL ESTATE EXPERTS

**For Lease**



# Office Suites for Lease

1,000 - 6,400 SF

119-40 Metropolitan Avenue • Queens • NY

For Pricing **Call: 718 437 6100**

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Richard Babeck**  
☎ 718.437.6100 x119  
Richard.B@TriStateCR.com



## Location Overview

Located in the prime retail hub of the Kew Gardens neighborhood of Queens between 84th Avenue and Lefferts Boulevard, close to multiple commuting options.

Nearest Transit: J & E lines at 121 St. and Briarwood - Van Wyck Blvd. and Q10 & Q54

Nearby tenants include TD Bank, Cookies and Cream Pastry Shop, Hangar 11 Burgers & Brews, Dunkin', 7-Eleven, Chase Bank, Austin's Ale House, Burger King, Citgo, CVS, Domino's Pizza, Roast & Co Cafe, Starbucks, Subway, Shake Shack, Portofino Ristorante, and more!

## Main Highlights

- ▶ Suite 1: 5,400 SF
- ▶ Suite 2: 1,000 SF
- ▶ Suites 1 + 2: 6,400 SF
- ▶ Suite 4: 1,900 SF
- ▶ Close proximity to Kew Gardens, LIRR, and multiple lines of public transportation
- ▶ Located in the prime retail hub of Kew Gardens
- ▶ Parking available



**57,175 SF**

Total Building Size



**R6B**

Zoning

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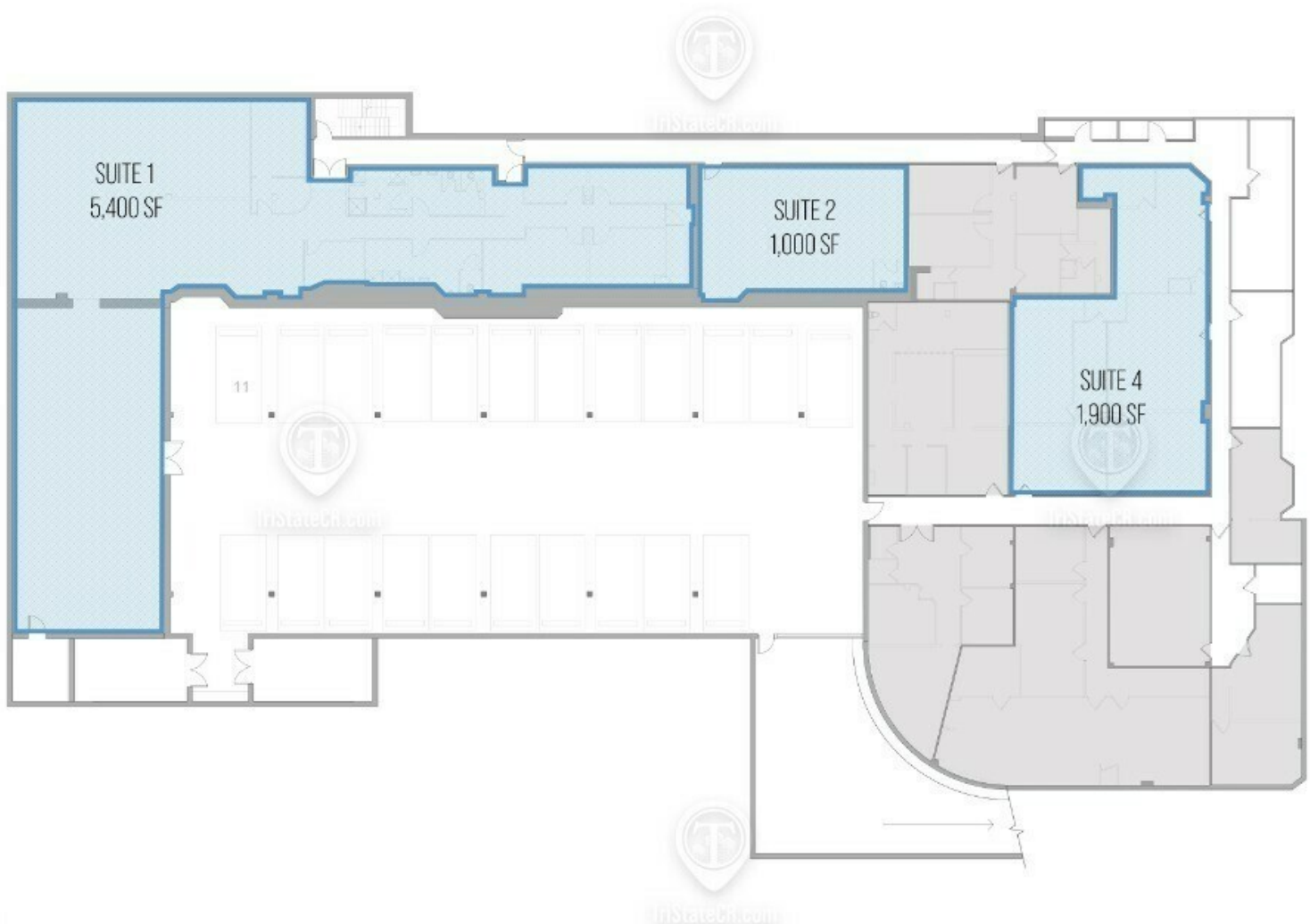
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# Floor Plan

119-40 Metropolitan Avenue, Queens, NY 11415



119-40 METROPOLITAN AVENUE

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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# Retailer Map

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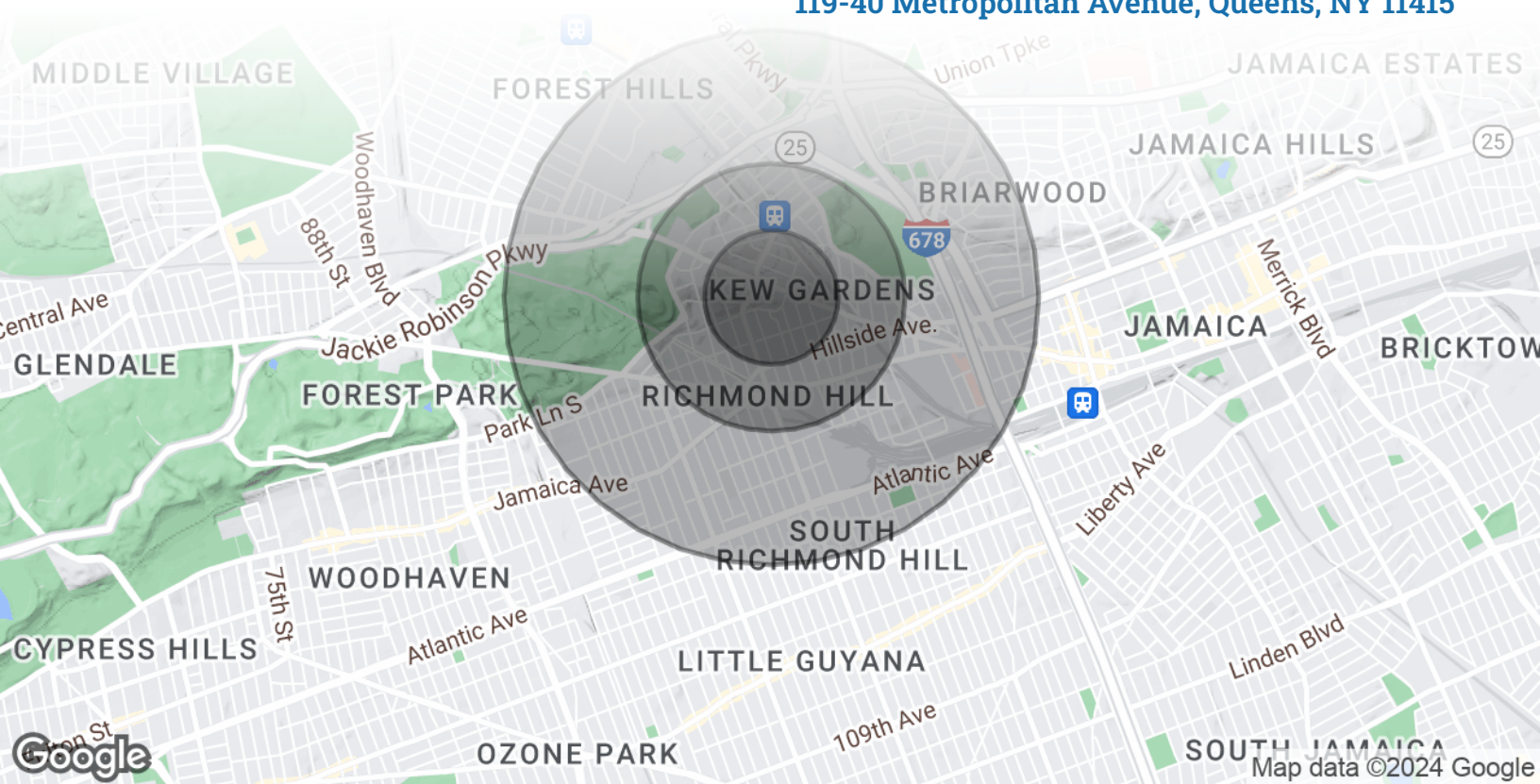
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# Area Demographics

119-40 Metropolitan Avenue, Queens, NY 11415



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	8,834	25,056	89,132
Average Age	40.7	39.6	38.7
Average Age (Male)	38.4	37.3	36.9
Average Age (Female)	42.8	41.1	40.1



**89,132**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,538	10,883	34,595
# of Persons per HH	1.9	2.3	2.6
Average HH Income	\$82,282	\$90,013	\$94,616
Average House Value	\$454,167	\$567,593	\$511,810



**\$94,616**

Avg Household Income

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