



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



New Development | Brand New Retail/Office + Parking for Lease

1,000 - 19,450 SF

77-63 Vleigh Pl • Queens • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Richard Babeck
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Location Overview

Kew Garden Hills is a diverse and vibrant neighborhood located in the borough of Queens, New York City. The neighborhood is primarily residential and has a mix of single-family homes, multi-family buildings, and apartment complexes.

It is known for its tree-lined streets and its proximity to Flushing Meadows Corona Park, which is home to the USTA Billie Jean King National Tennis Center and the New York Hall of Science.

Kew Garden Hills has a large population of Orthodox Jews and is home to several synagogues, yeshivas, and kosher restaurants. The neighborhood also has a bustling commercial district along Main Street, which offers a variety of shopping, dining, and entertainment options.

Main Highlights

- ▶ Wrap around frontage totaling 490 ft
- ▶ 219 ft on Vleigh Place
- ▶ 100 ft on 77th Road
- ▶ 171 ft on 18th Avenue
- ▶ Ceiling heights range from 11ft - 13ft
- ▶ The property will have a 15-year ICAP Abatement



37,229 SF

Total Building Size



30,055 SF

Lot Size



R3-2

Zoning

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Additional Photos

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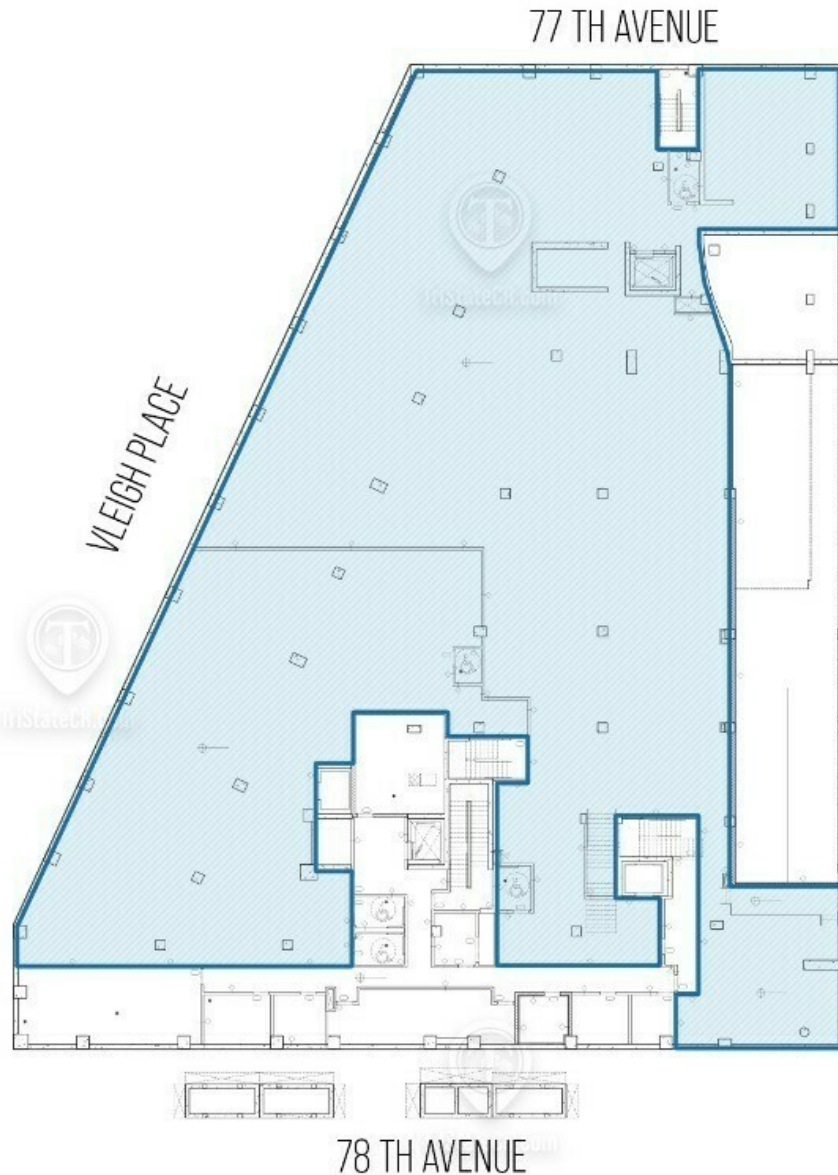
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Cellar

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77-63 VLEIGH PLACE

CELLAR: 19,450 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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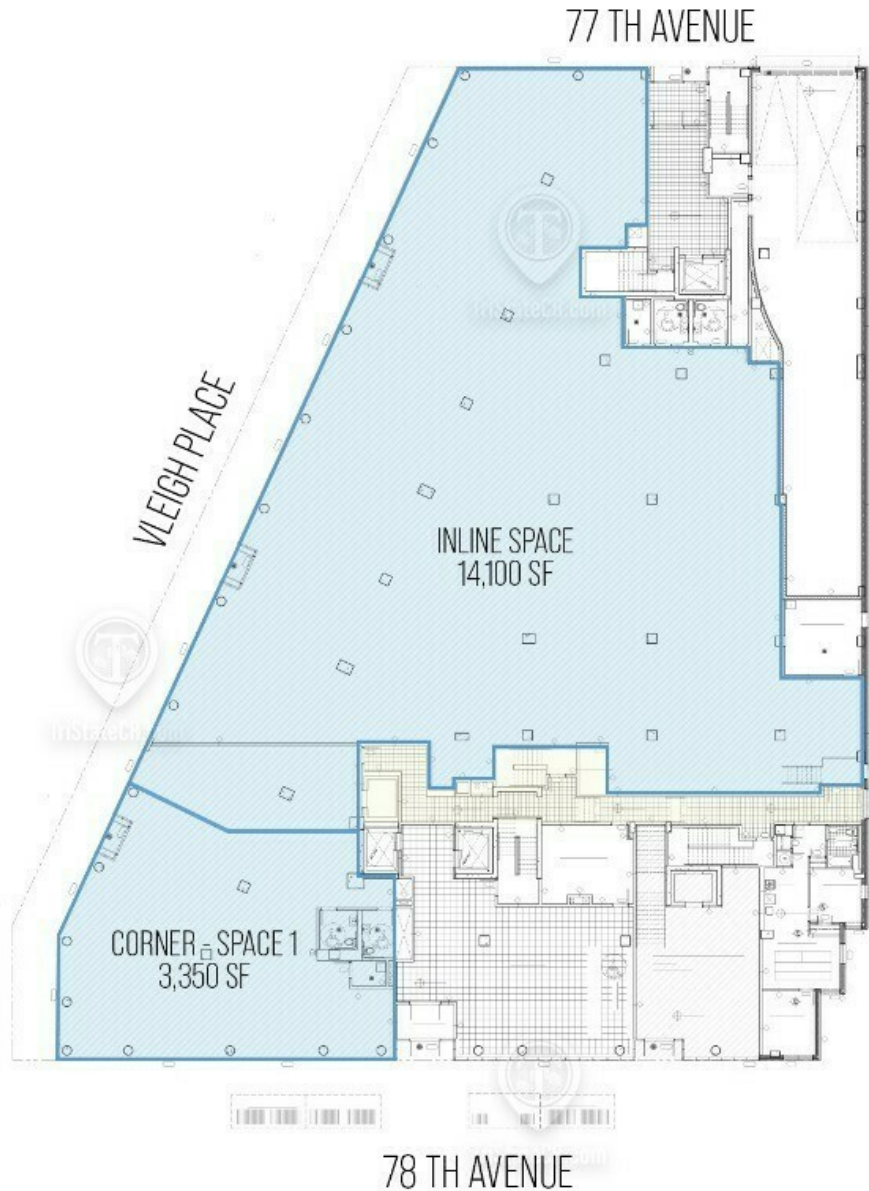
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Ground Floor Option A

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77-63 VLEIGH PLACE
GROUND FLOOR: 17,450 SF

ALL SQUARE FOOTAGES
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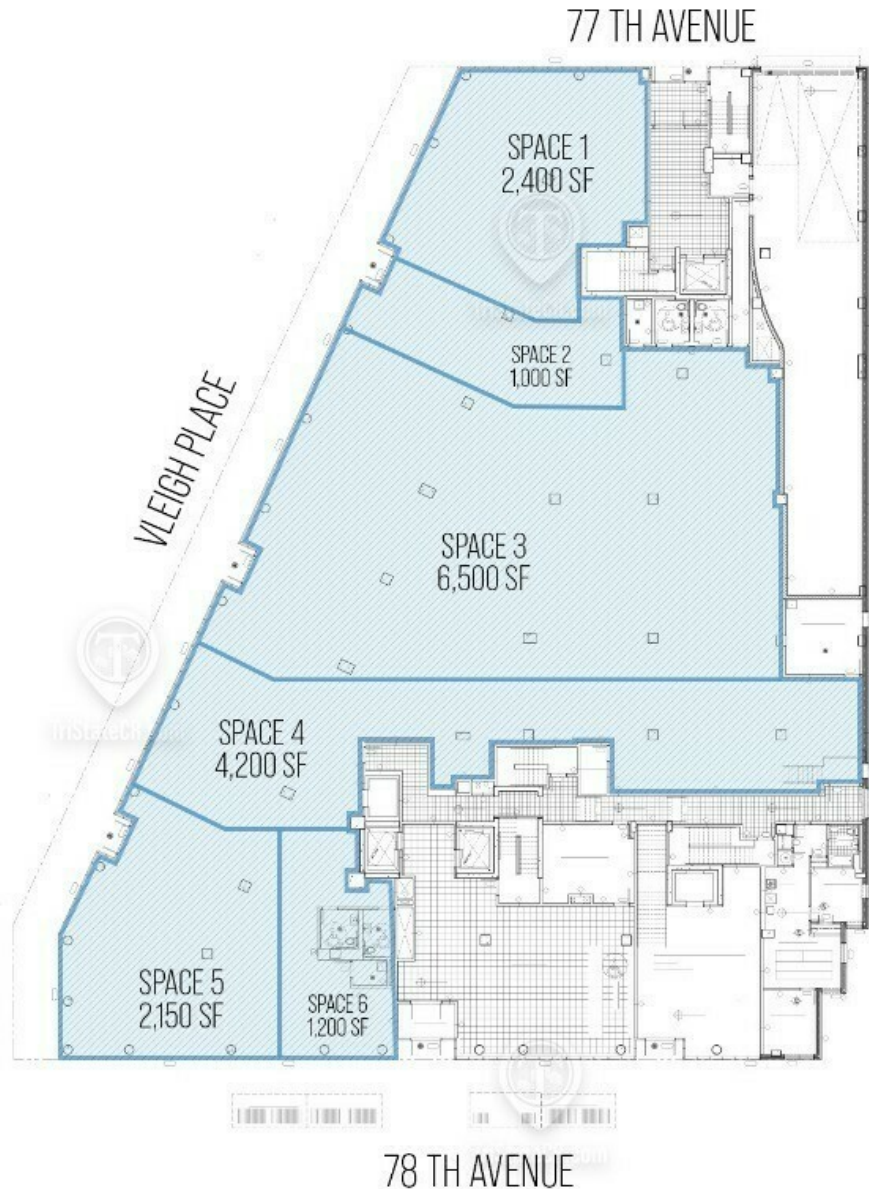
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Ground Floor Option B

77-63 Vleigh Pl, Queens, NY 11367



77-63 VLEIGH PLACE
GROUND FLOOR: 17,450 SF

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Retailer Map

77-63 Vleigh Pl, Queens, NY 11367



Map
data
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Google

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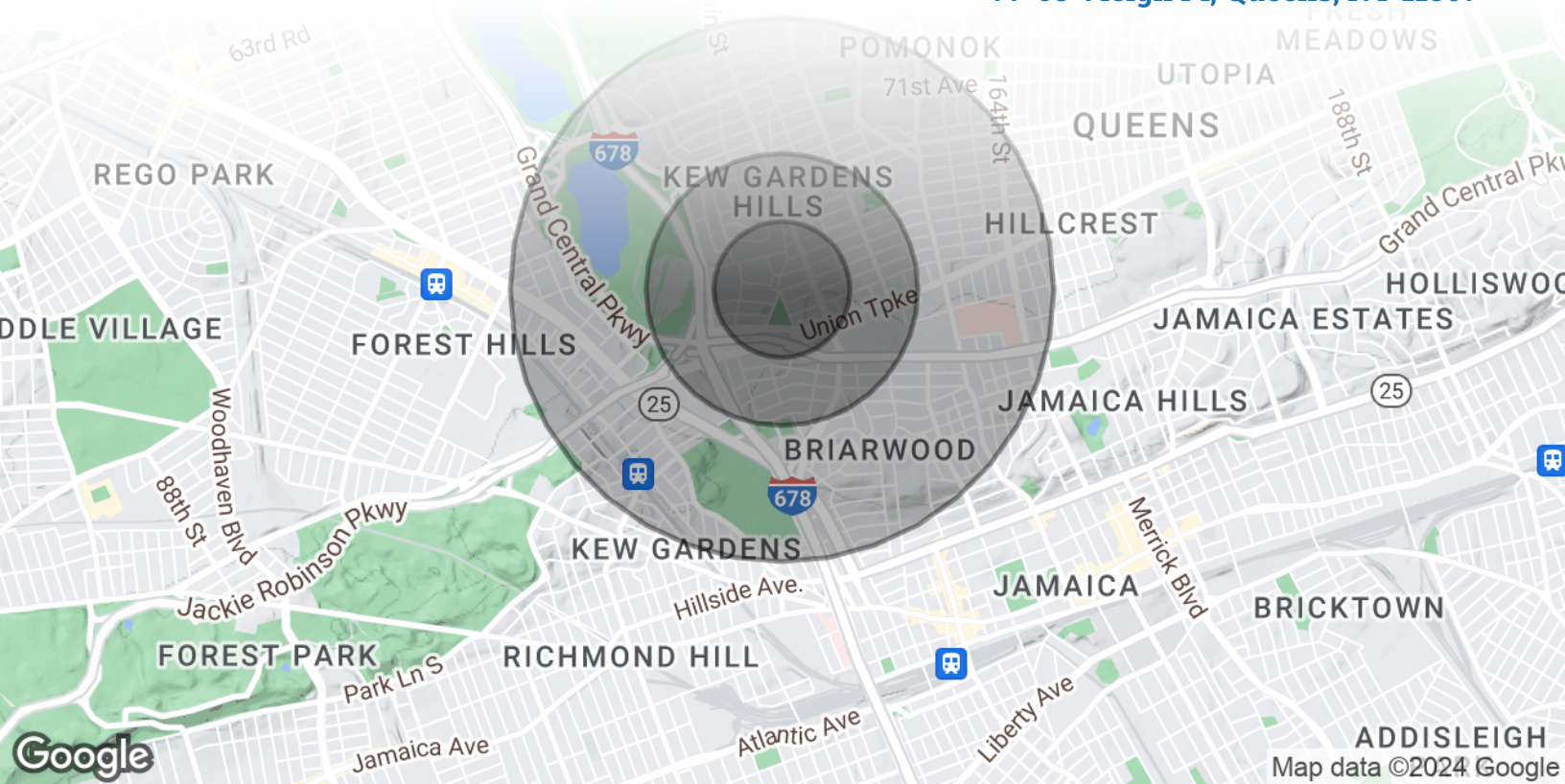
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Area Demographics

77-63 Vleigh Pl, Queens, NY 11367



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	5,756	22,414	92,093
Average Age	35.5	34.6	39.1
Average Age (Male)	34.7	33.0	37.1
Average Age (Female)	35.9	36.1	40.7



92,093

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,097	8,763	39,203
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$97,552	\$95,115	\$89,270
Average House Value	\$386,913	\$397,491	\$425,885



\$89,270

Avg Household Income

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