

# 106.06

*Queens Boulevard*

FOREST HILLS NYC

UP TO 55,154 SF RETAIL SPACE



SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

EXCLUSIVE LEASING AGENT:

**CUSHMAN & WAKEFIELD**



# 106.06

*Queens Boulevard*  
FOREST HILLS NYC

**UP TO 55,154 SF RETAIL SPACE AVAILABLE  
IN FOREST HILLS, ONE OF NYC'S BIGGEST  
AND MOST BEAUTIFUL NEIGHBORHOODS.**

#### SPACE DETAILS

GROUND	24,808 SF
LOWER LEVEL	30,346 SF
TOTAL FRONTAGE	APPROX. 500'

#### CEILING HEIGHT

GROUND	12-20 FEET
LOWER LEVEL	20 FEET

#### COMMENTS

APPROX. 250 PARKING SPACES





# 106-06

Queens Boulevard

NEIGHBORHOOD  
RETAIL

**NEARBY RETAILERS INCLUDE:**

Target, Gap Factory,  
Verizon, Starbucks,  
Shake Shack,  
Victoria's Secret,  
Bath & Body Works,  
and more...



106-06

MACDONALD PARK

QUEENS BOULEVARD

NYC Retina  
RIDGEWOOD savings bank



SUBWAY  
Forest Hills  
71st Street



BAMBOO YA  
MEN'S  
WEARHOUSE  
Eddie Bauer



verizon



at&t  
Lucille Roberts



THE CHILDREN'S  
PLACE

Mojo  
SNOWY ROSY  
Bath & Body Works

LONG ISLAND RAIL ROAD

Agora Taverna  
El Coyote  
Xhale  
Scotttrade

Ripe Juice Bar & Grill  
Power Juice Bar  
Wonderland Spa  
T Swirl crepe



GORILLAS



FOX'S

CITYMD

citibank

T-Mobile

(aged.)

CABANA

BANGKOK  
CUISINE

LOFT OUTLET  
70TH ROAD

COHEN'S  
Fashion Optical

ANN TAYLOR  
FACTORY



Long Island  
Rail Road  
MAIN LINE  
Forest Hills  
Station

BANANA REPUBLIC  
FACTORY

SHAKE  
SHACK

SEPHORA

metroPCS

H&R BLOCK



71ST AVE

TSAKIRIS MALLAS

Allstate

SOLEIL

Bareburger



Bank

Cheeburger  
Cheeburger

BLUE PEARL  
PET HOSPITAL

5 BURRO CAFE



BOULANGERIE

Thank Heaven

QUEENS BOULEVARD

THE VITAMIN SHOPPE



SUBWAY

BANK OF AMERICA



at&t



71ST ROAD

71ST AVE

72ND AVENUE

METROPOLITAN AVENUE

# 106.06

*Queens Boulevard*

## FOREST HILLS RIDERSHIP & DEMOGRAPHICS

## DEMOGRAPHICS

	2021 ESTIMATES		2026 PROJECTIONS	
Total Population	97,831		99,063	
Total Households	46,358		47,002	
Population Median Age	45.2		45.8	
Total Age 25+ Population	77,103		77,748	
Age 25 to 34	13,611	13.9%	12,190	12.3%
Age 35 to 44	14,369	14.7%	14,942	15.1%
Age 45 to 54	12,381	12.7%	11,886	12.0%
Age 55 to 64	14,307	14.6%	12,885	13.0%

**8.5K**  
DAILY TRAFFIC  
VOLUME

Yellowstone  
Boulevard

**8M+**  
ANNUAL RIDERSHIP  
71st Avenue/Forest Hills Station



**8.5K**  
DAILY TRAFFIC  
VOLUME  
Austin Street

**39K**  
DAILY TRAFFIC  
VOLUME  
Queens Boulevard



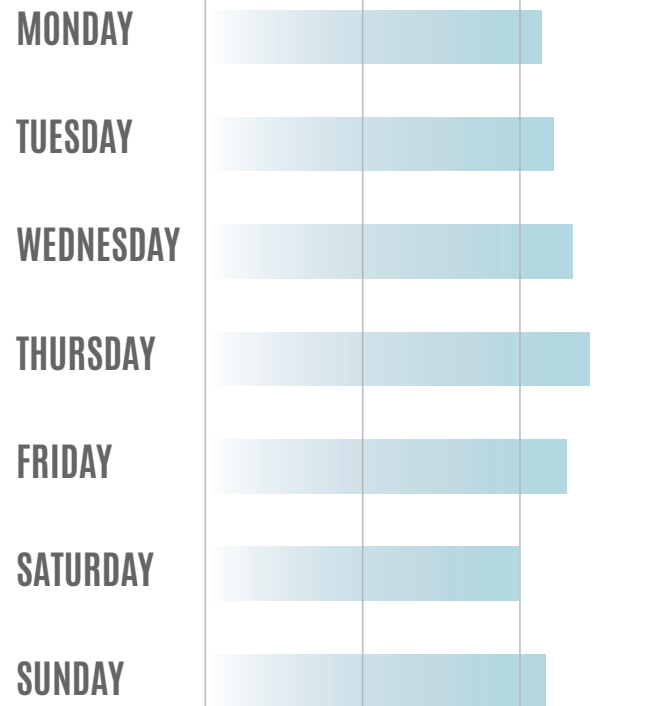
# 106-06

Queens Boulevard

## NEARBY ATTRACTIONS & VISITORS

### 106-06 QUEENS BLVD VISITOR COUNT

VISITORS 0 150K 300K 450K



SHOPPING CENTER	ANNUAL VISITORS	DISTANCE TO 106-06
QUEENS PLACE	56.7k	10 Min 1 mile
REGO CENTER	150.1k	8 Min .6 miles
QUEENS CENTER	130.6k	10 Min .9 miles
COSTCO WHOLESALE	93.8k	10 Min .6 miles



# 106.06

Queens Boulevard

## FLOOR PLANS

### SIZE

GROUND 24,808 SF

LOWER LEVEL 30,346 SF

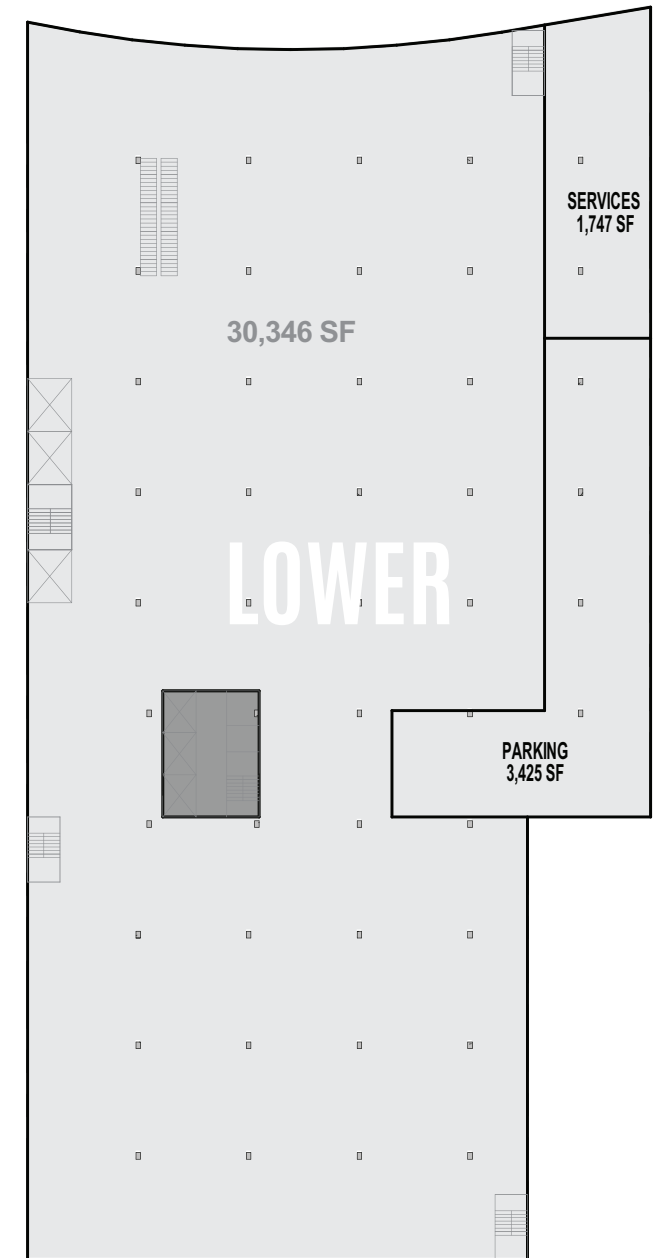
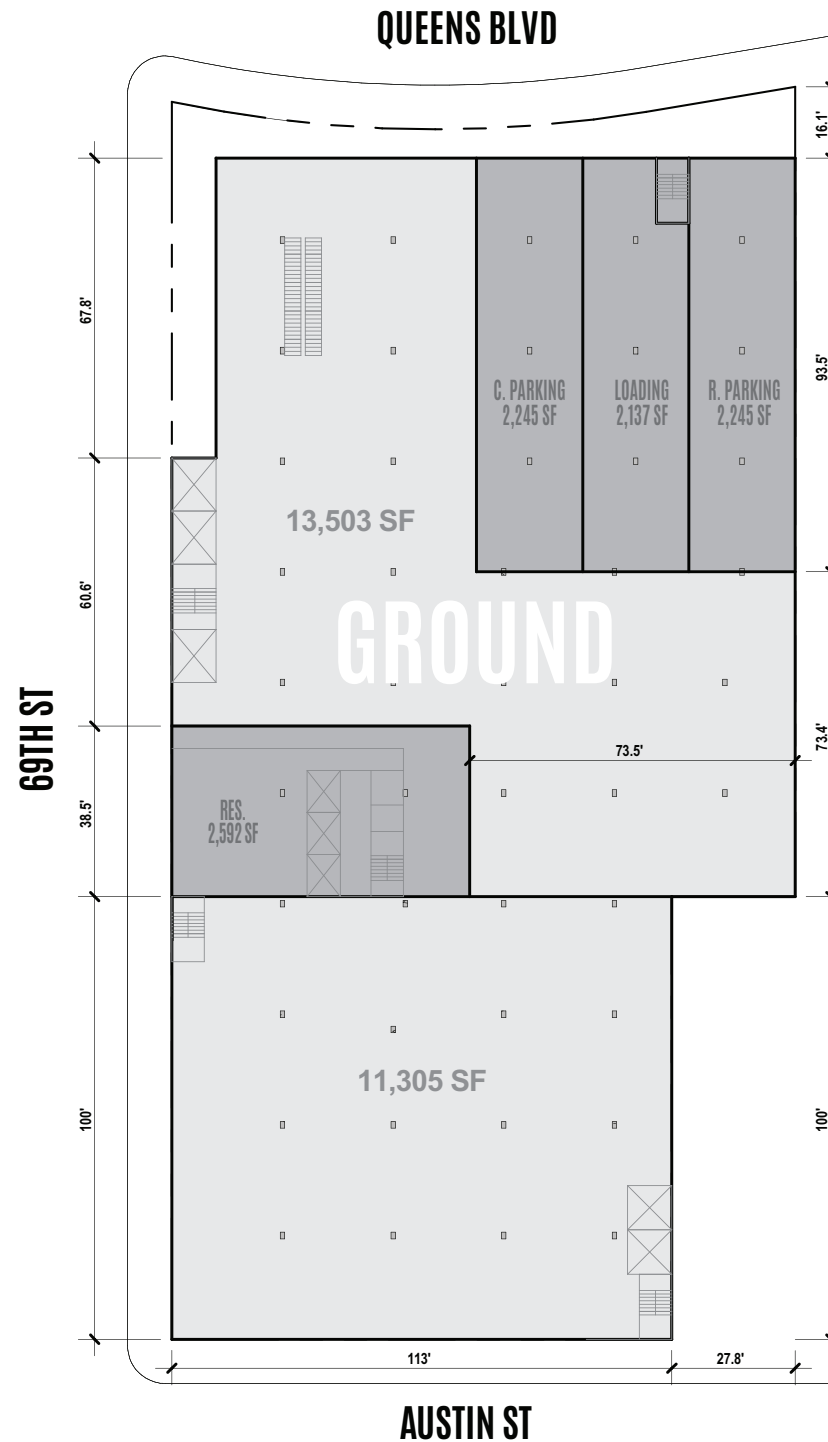
### CEILING HEIGHT

GROUND 12-20 FEET

LOWER LEVEL 20 FEET

APPROXIMATELY

500' WRAPAROUND FRONTAGE



EXCLUSIVE LEASING AGENT:





# 106.06

*Queens Boulevard*  
FOREST HILLS NYC

**DIANA BOUTROSS**  
212.841.5097 | [diana.boutross@cushwake.com](mailto:diana.boutross@cushwake.com)

**JOHN KOUTSOS**  
212.307.8179 | [john.koutsos@cushwake.com](mailto:john.koutsos@cushwake.com)

[www.CushWake.com](http://www.CushWake.com)

EXCLUSIVE LEASING AGENT:



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.