



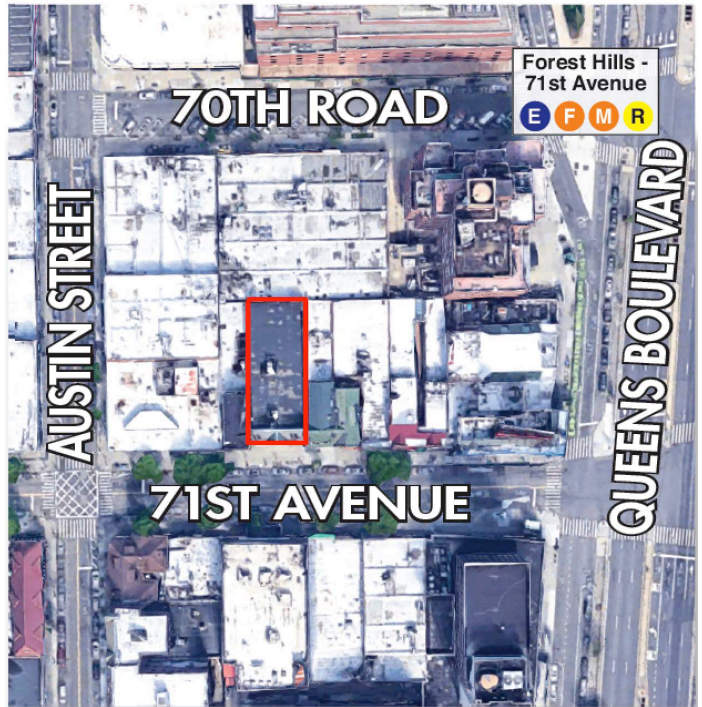
107-15/17 71ST AVENUE

FOREST HILLS, QUEENS COUNTY, NEW YORK



PROPERTY OVERVIEW

- +/-6,500sf ground floor and proposed second floor +/-6,500sf.
- HSBC located just off Queens Blvd in the heart of Forest Hills. Queens Blvd is a direct route into Midtown Manhattan that connects with the Long Island Express (I-495), the Grand Central Parkway, the Jackie Robinson Parkway, the Van Wyck Expressway (I-678), and Northern Boulevard, all major traffic thoroughfares.
- 1 minute walk to E, F, M, R, and public bus, making all of Manhattan and New York City in general immediately accessible. Annual ridership at 71st Avenue/Forest Hills stop is approx. 8.6 million.
- 10 minutes from LaGuardia and Kennedy Airports
- High density commercial and residential area featuring multitude of top retailers, restaurants, day-time workers, and residents



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
▪ Population	90,264	935,176	2,100,000
▪ Average HH Income	\$109,874	\$83,837	\$82,222
▪ Total HH	44,570	328,538	752,139
▪ Median Age	44.1	39.8	39.4

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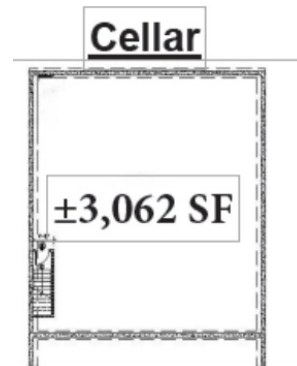
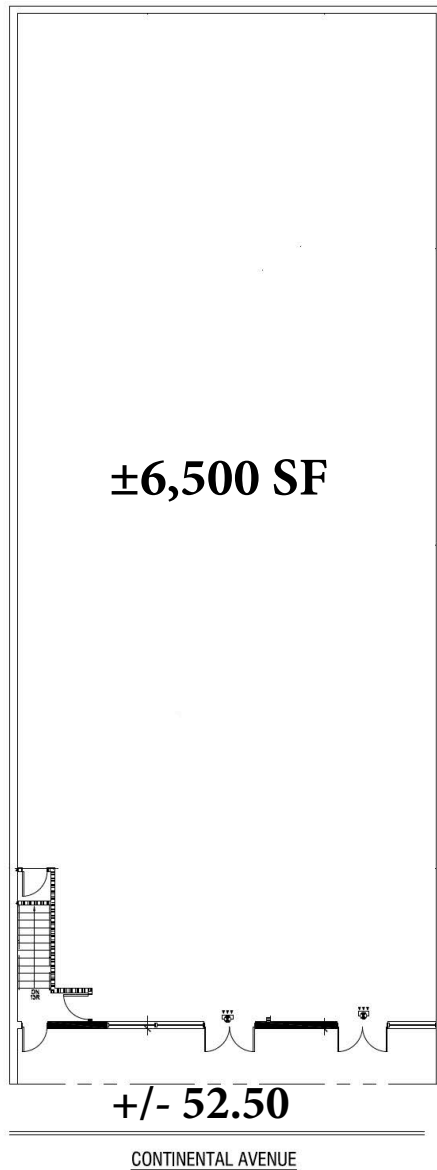
All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.





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Ground Floor



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