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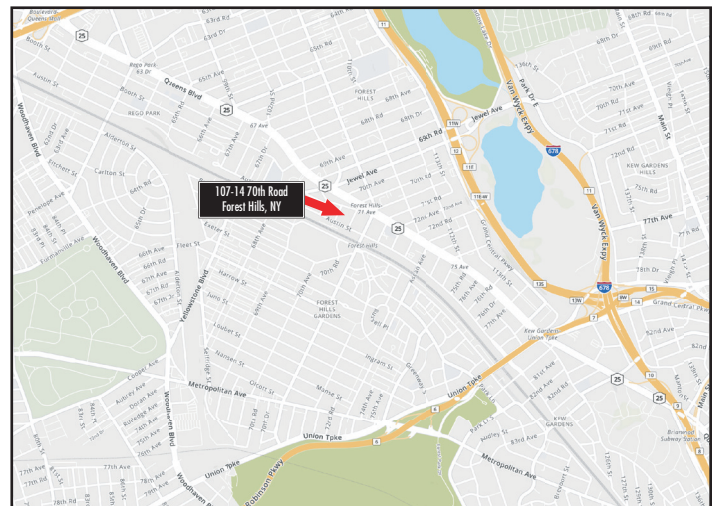
107-14 70th Road

FOREST HILLS, NEW YORK



PROPERTY OVERVIEW

- Located just off Queens Blvd. in the heart of Forest Hills, NY. Queens Blvd. is a direct route into Midtown Manhattan that connects with the Long Island Expressway (I-495), the Grand Central Parkway, the Jackie Robinson Parkway, the Van Wyck Expressway (I-678), and Northern Boulevard, all major traffic thoroughfares
- Size: ±2,938 sf with 22' frontage
Sidewalk seating: Yes
- Currently occupied by Orange Theory Fitness
- Walking distance from LIRR, 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 a multitude of top retailers, restaurants, day-time workers, and residents



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	89,833	922,688	2,080,000
Average HH Income	\$128,066	\$95,013	\$93,384
Total HH	43,433	318,829	731,165
Median Age	42.6	38.5	38.1
Daytime Population	60,807	548,255	1,260,000

CONTACT: Michael Robbins | T: 212-951-3828 | F: 212-545-1355 | mrobbins@pihc.com

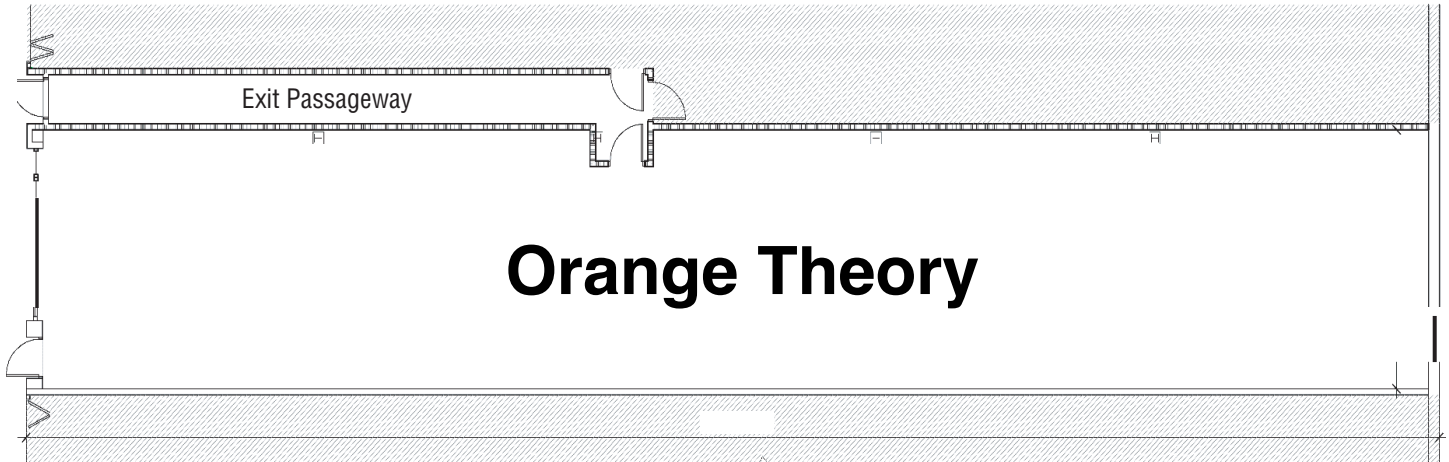
All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.





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