



120-34 QUEENS BLVD | KEW GARDENS, QUEENS COUNTY, NEW YORK



PROPERTY OVERVIEW

- This property is located on the Queens Blvd (Rte. 25), in the Boro of Queens, City of New York. 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 (Rte. 25A), all major high traffic thoroughfares.
- This property, located diagonally across from the Queens County Courthouse, is just minutes from Midtown Manhattan via subway (the **E** **F** trains); just 1 block from the Crossroads Office Tower, with 12 floors of 24,000 sf per floor. It is 10 miles from La Guardia and Kennedy airports; minutes from the Whitestone, Throgs Neck and Triboro bridges. There is a large municipal parking facility located adjacent to this property.
- **Co-Tenants:** McDonald's and Kew Gardens Dialysis Center.

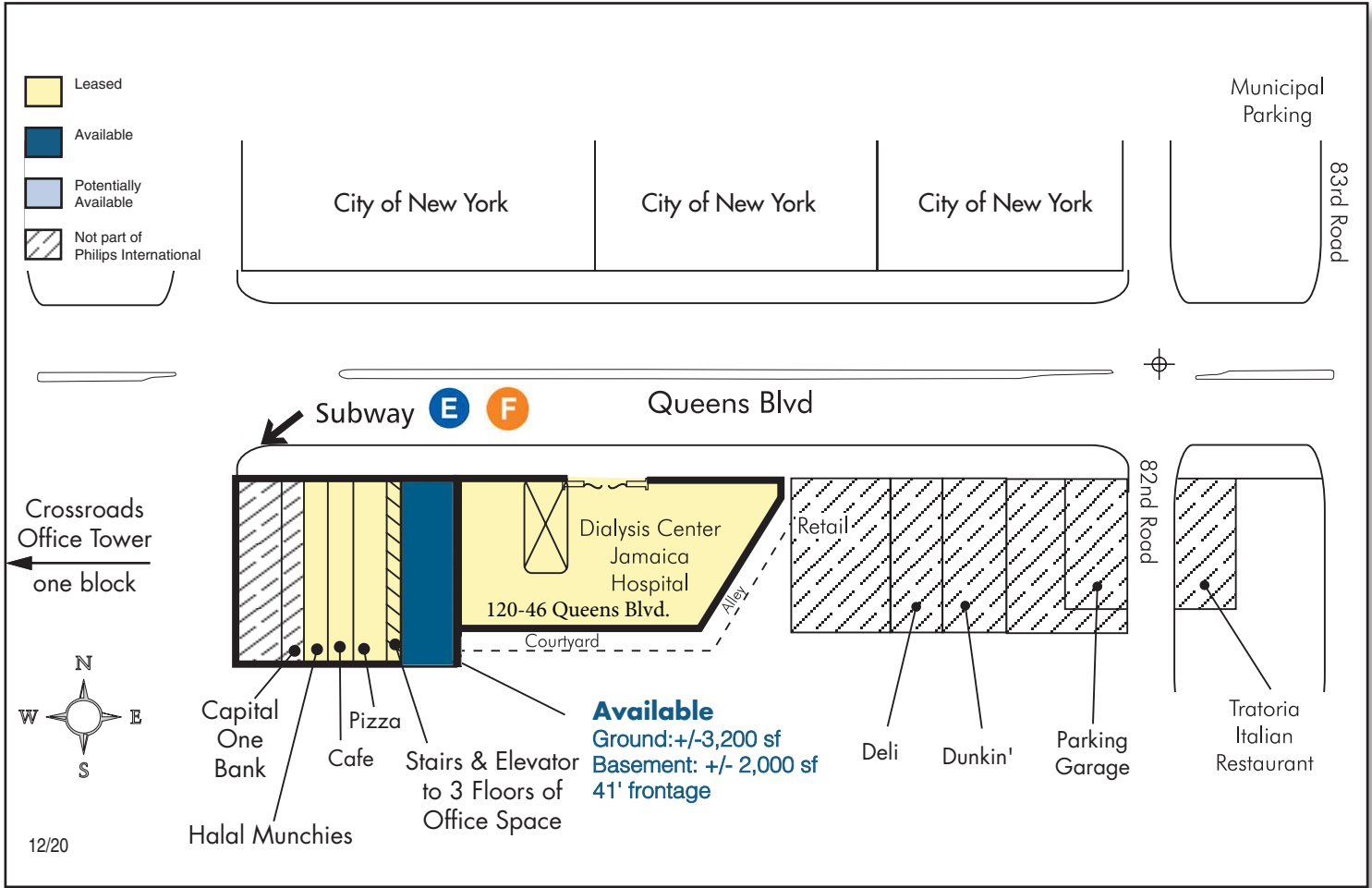


DEMOGRAPHICS	1/2 MILE	1 MILE	2 MILES
Population	22,944	92,757	372,217
Average HH Income	\$95,781	\$94,643	\$83,418
Total HH	10,989	38,675	135,325
Average Family Size	2.1	2.4	2.7
Median Age	39.0	37.9	37.6





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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.

