



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

3,546 SF | 135-25 79th St | Turn-Key Medical Office for Lease

135-25 79th St, Howard Beach, NY 11414

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Richard Babeck  
718.437.6100 x119  
Richard.B@TriStateCR.com



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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	3,546 SF
Building Size:	93,880 SF
Lot Size:	88,558 SF
Number of Units:	1
Zoning:	R4

### PROPERTY OVERVIEW

Located in a very busy/active retail shopping center  
2nd floor  
Currently built out as an MRI center  
Pre-wired  
Neighboring tenant is a PT practice

### LOCATION OVERVIEW

Located in the Howard Beach neighborhood of Queens between S Conduit Ave & Linden Blvd near the 80th St subway station.

Nearest Transit: A train at 80th St and the B15 bus line.

Nearby tenants include Dunkin', Family Dollar, LA Fitness, GNC, Walgreens, Hook & Reel, McDonald's, Planet Fitness, Taco Bell, Auto Zone, Bank of America, Dollar Tree, and more!

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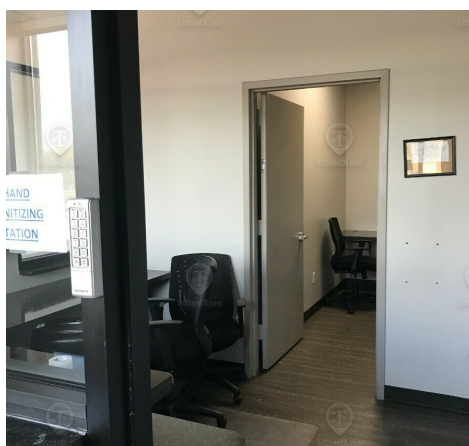
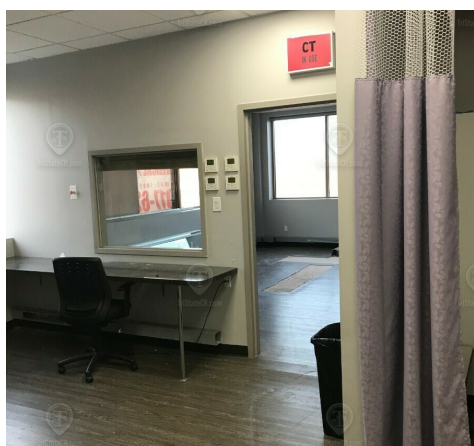
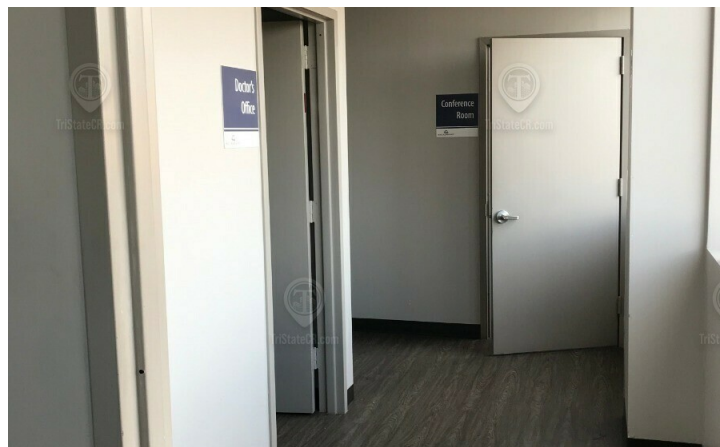
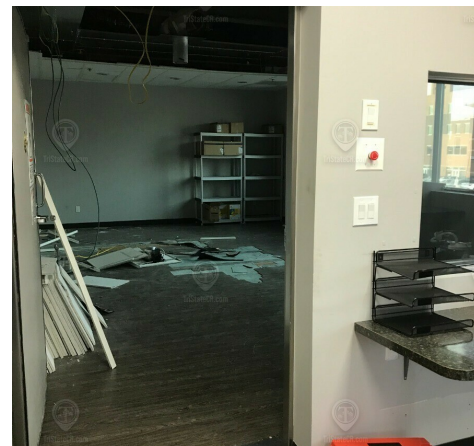
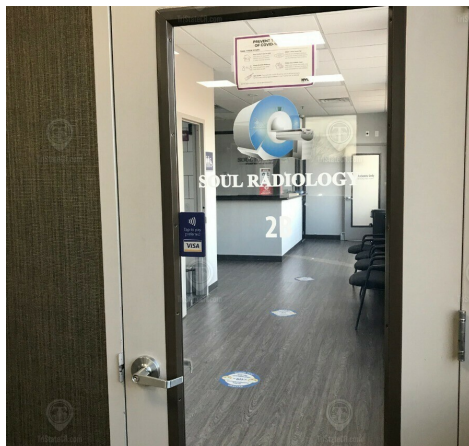
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### Additional Photos



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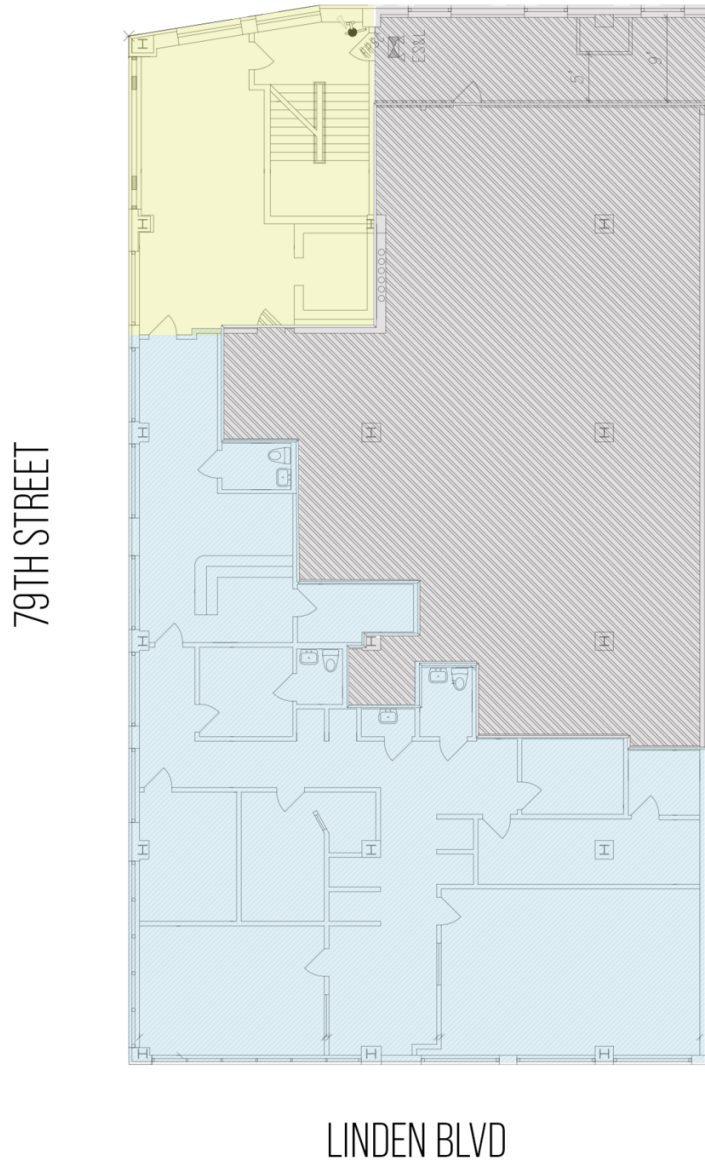
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## Floor Plan



135-25 79TH STREET  
TOTAL AVAILABLE SPACE: 3,546 SF

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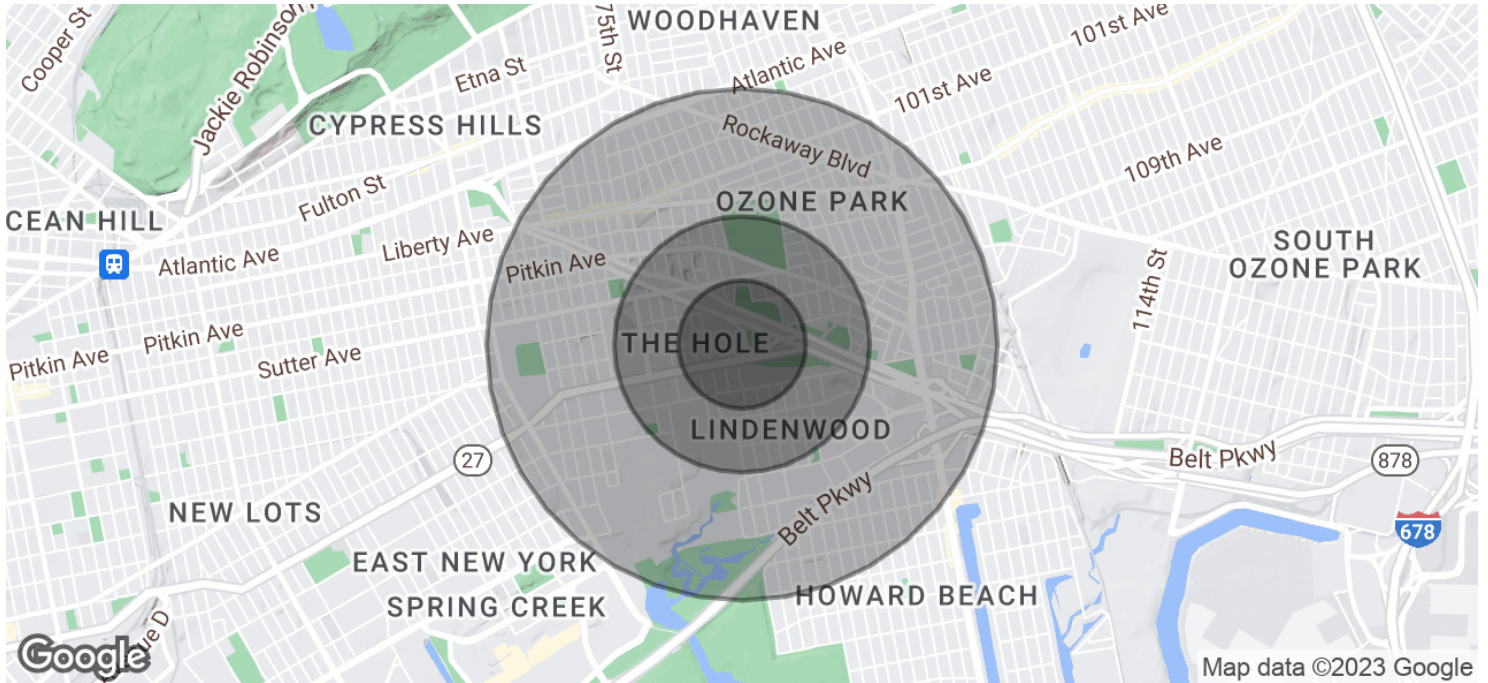
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,579	51,081	138,140
Average Age	36.3	39.1	41.3
Average Age (Male)	38.6	38.3	40.3
Average Age (Female)	31.8	40.0	42.1

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,967	26,227	73,769
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$273,761	\$194,582	\$176,206
Average House Value	\$950,604	\$891,679	\$759,617

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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