HARVEST INTERNATIONAL
Commercial Real Estate Services Since 1992

Prime Downtown Flushing Commercial Building For Sale

39-09 Main Street, Flushing NY 11354

For further information, kindly contact exclusive agents:

DAPHNE ZHOU-CHAN, COO & President
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516.326.8200

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BLOCK & LOT

04980-0004

Lot Size: 46.5 x 100 (4,650 square feet)

Building Size:

Basement:	3,800 square feet approx.
Ground Floor:	4,414 square feet approx.
Second Floor:	4,414 square feet approx.
Third Floor:	4,414 square feet approx.

Total Square Footage: 17,042 square feet approx. plus roof top

FEATURES

A world class high-end retail and showroom building with marble floors and luxury décor and ambiance

Totally rebuilt in 2015 from top to bottom with elevator and grand staircase

Store frontage: 46.5 feet

Zoning: C4-2 (FAR: 4.8 with Community Facility)

ADA compliance, fully sprinklered, 1200 amp power, 2500 pounds passenger elevator, gas line for cooking, HVAC...etc

CEILING HEIGHT

9' -14'

Rea Estate Tax: $299,048 (2021-2022)

HIGHLIGHTS

- Currently a high end watch and jewelry retail store with exquisite architectural detailing throughout
- In the heart of downtown Flushing, next to banks and other national retailers
- The third busiest pedestrian intersection in New York City
- High density and growing population
- Strong local economy
- Good for investor or user
- Has unused air right for further development.

LOCATION DESCRIPTION

- Prime location on the busy and bustling Main Street downtown Flushing
- Steps away from Roosevelt Ave and 7 train station
- Multi bus stops right in front of the store
- Surrounding by office and residential towers and other new developments
- One and half blocks to Long Island Rail Road station
- Easy access to major highways - Van Wyck Expressway, Grand Central Parkway, Cross Island Parkway and Long Island Expressway

PRICE: UPON REQUEST

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Grand Staircase

Grand Foyer

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Grand Staircase Side

Lighting Design

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Boutique Shops within Store

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2nd Floor

Atrium

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Passenger Elevator from Basement to 3rd Floor

Employee Lounge

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3rd Floor Event Space

Roof Deck

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Street View

Intersection of Main St & Roosevelt Ave

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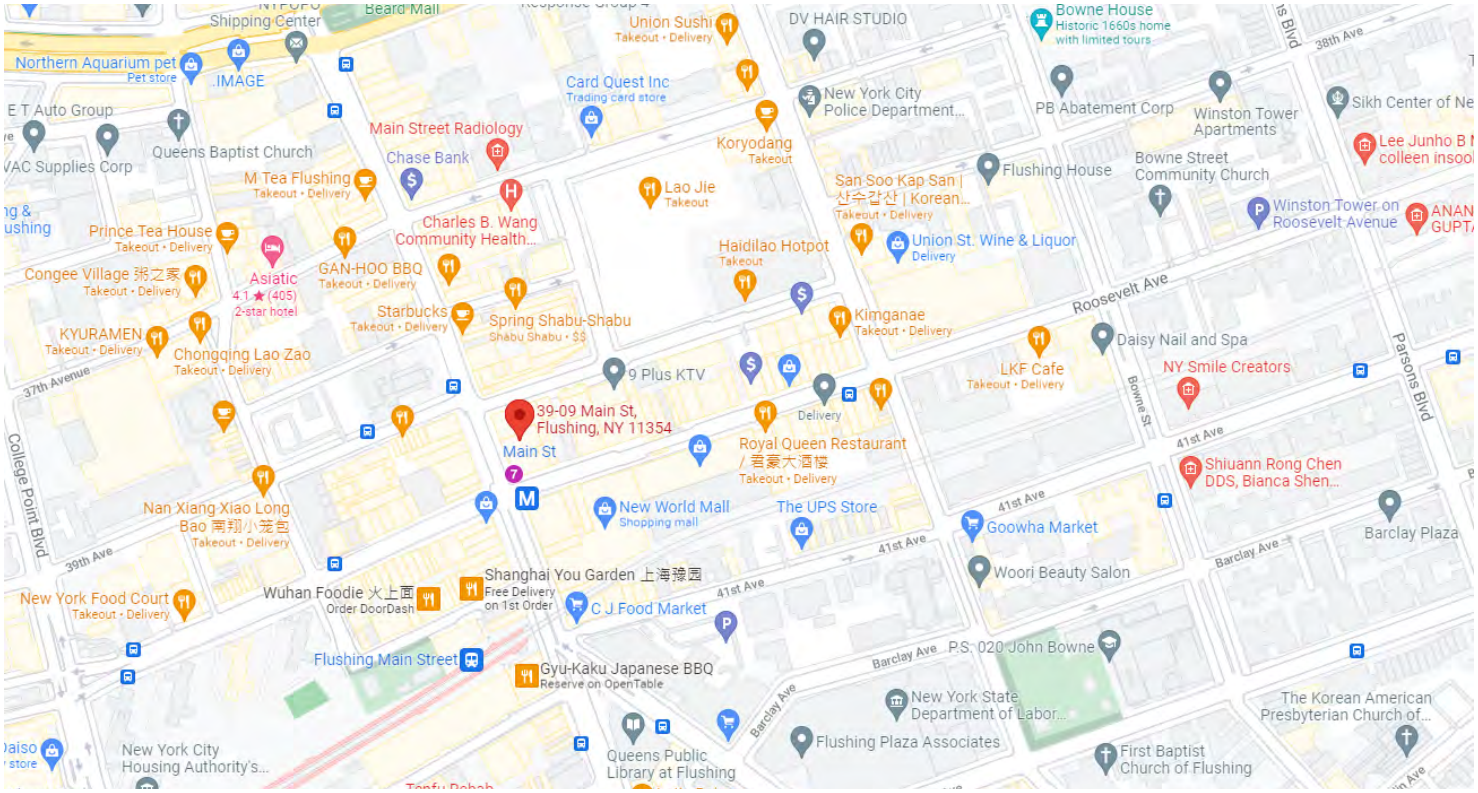
NEIGHBORHOOD MAP



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population	120,460	737,387	1,599,092
2021-2026 Projected Population Growth	1.2%	-1.8%	-2.2%
Median Age	43.8	40.5	39.8
College Degree + Higher	18%	27%	30%
Daytime Employees	41,671	159,272	368,602
Total Businesses5,044	5,044	19,571	43,600
Average Household Income	$66,040	$89,491	$93,528
Median Household Income	$42,860	$66,137	$70,323
Total Consumer Spending	$1B	$7.5B	$16.9B
2021 Households	42,427	255,475	569,407
Average Home Value	$571,941	$672,721	$703,247

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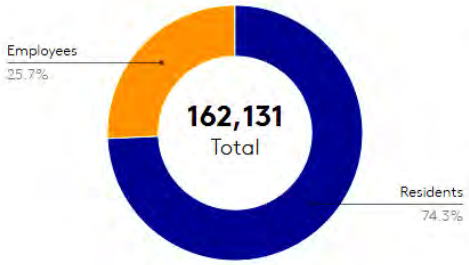
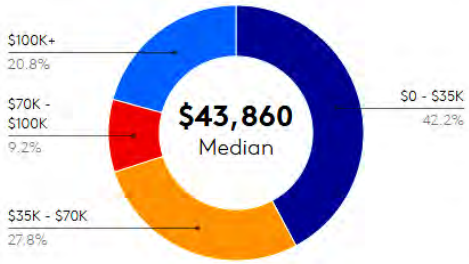
DEMOGRAPHICS

1 Mile

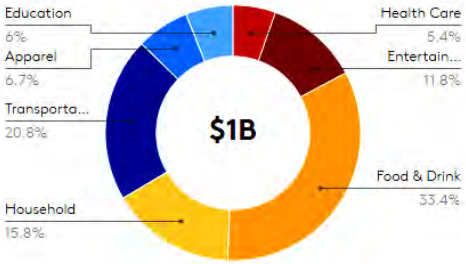
ABSOLUTE POPULATION



HOUSEHOLD INCOME

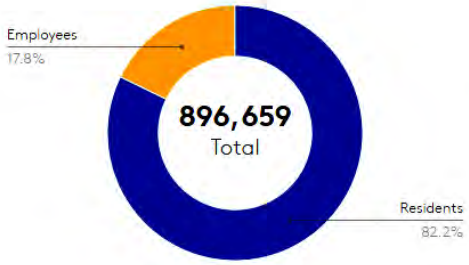


CONSUMER SPENDING

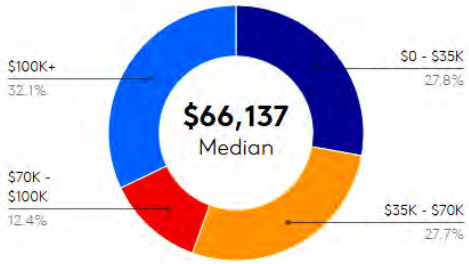


3 Mile

ABSOLUTE POPULATION



HOUSEHOLD INCOME



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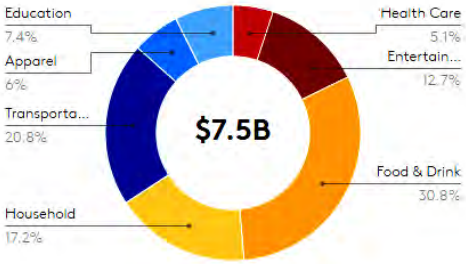
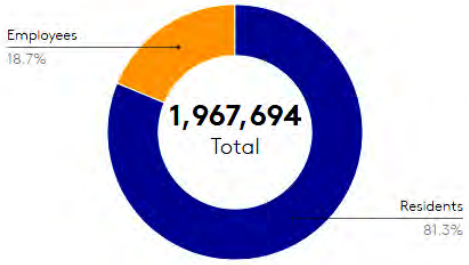


5 Mile

ABSOLUTE POPULATION



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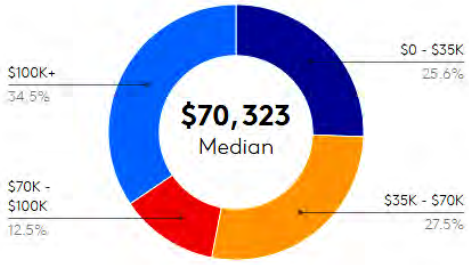

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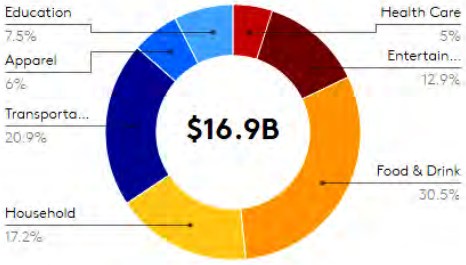

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LOCAL TRANSIT MAP

#7 subway terminal has the second highest ridership in New York City.

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