

NEST SEEKERS INTERNATIONAL

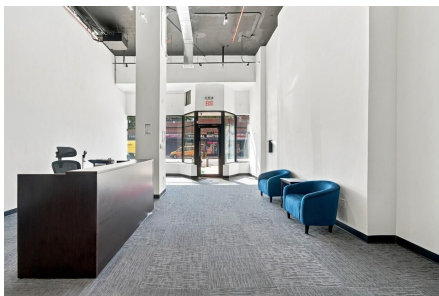
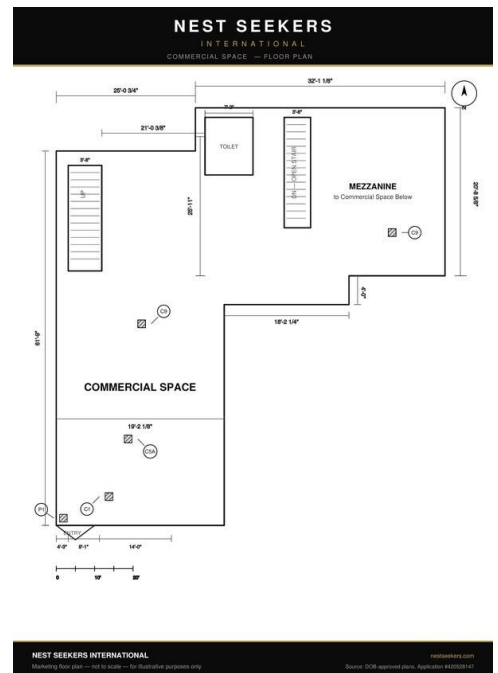
FOR LEASE · GROUND-FLOOR CORNER RETAIL

Premier Retail Opportunity | Jackson Heights

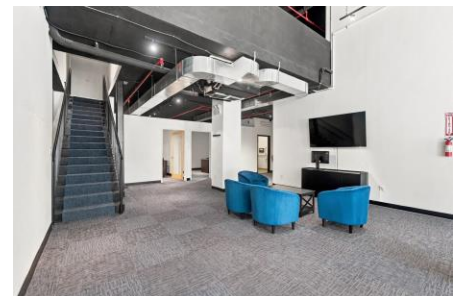
84-11 37th Avenue Jackson Heights, NY 11372

PROPERTY OVERVIEW

Address	84-11 37th Avenue, Jackson Heights, NY 11372
Space	Ground floor + mezzanine; square footage upon request
Storefront	Approx. 26'-4" wall, angled corner entry, wraparound glazing
Ceilings	Double-height main floor; clear heights upon request
Condition	Finished, move-in ready: reception, private offices, restroom, open stair
Possession	To be arranged
Asking rent	Upon request
Ideal uses	Retail · QSR · Medical · Banking · Fitness · Showroom (subject to zoning and approvals)
Building	5-story elevator building (1946, altered 2019); 40 apartments above



Primary storefront · Main floor · Mezzanine stair & private offices



JACK VALENCIA
Select Team

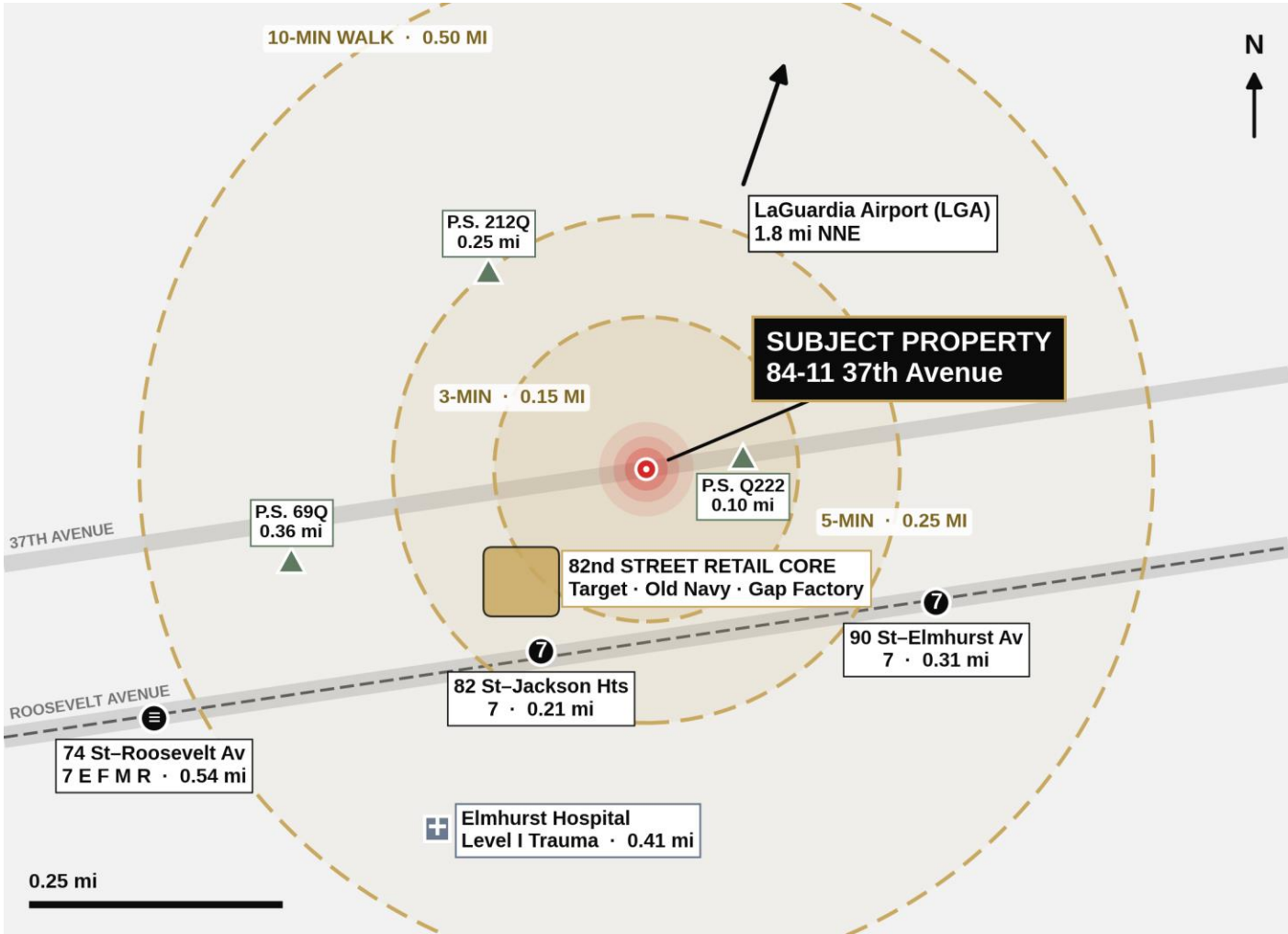
GIBRAAN ALI
Select Team

STELIOS HIOTIS
Select Team

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LOCATION & MARKET

Steps From the 7 Train



22.2M

Annual subway riders, three nearest stations (2024)

228K

Residents within one mile of the 82nd Street core

+72%

Taxable sales growth, 2009-17

+10.8%

Avg. Jackson Heights rent, YoY (June 2026)

TRANSIT & ACCESS

82 St-Jackson Hts (7) · 0.21 mi
90 St-Elmhurst Av (7) · 0.31 mi
74 St-Roosevelt Av (7·E·F·M·R) · 0.54 mi
Midtown ≈22 min (E express) · LaGuardia 1.8 mi

RETAIL NEIGHBORS (0.03-0.56 MI)

Target · Old Navy · Gap Factory · Banana Republic Factory · Foot Locker · Skechers Outlet · Shake Shack · Chick-fil-A · McDonald's · Starbucks · Chase · Bank of America · Capital One · CTown · Trade Fair · Duane Reade

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Sources: NYC DOB/PropertyShark; MTA (2024); NY State Comptroller 8-2020; IPA/Revere; RentCafe (Jun 2026); Google Places.

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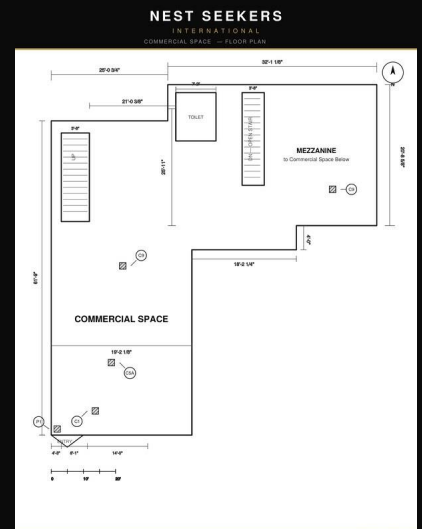
Residents within 1 mi of the 82nd St core

0.2 mi

To the 82 St 7 train

98

Walk Score® · Transit Score 100



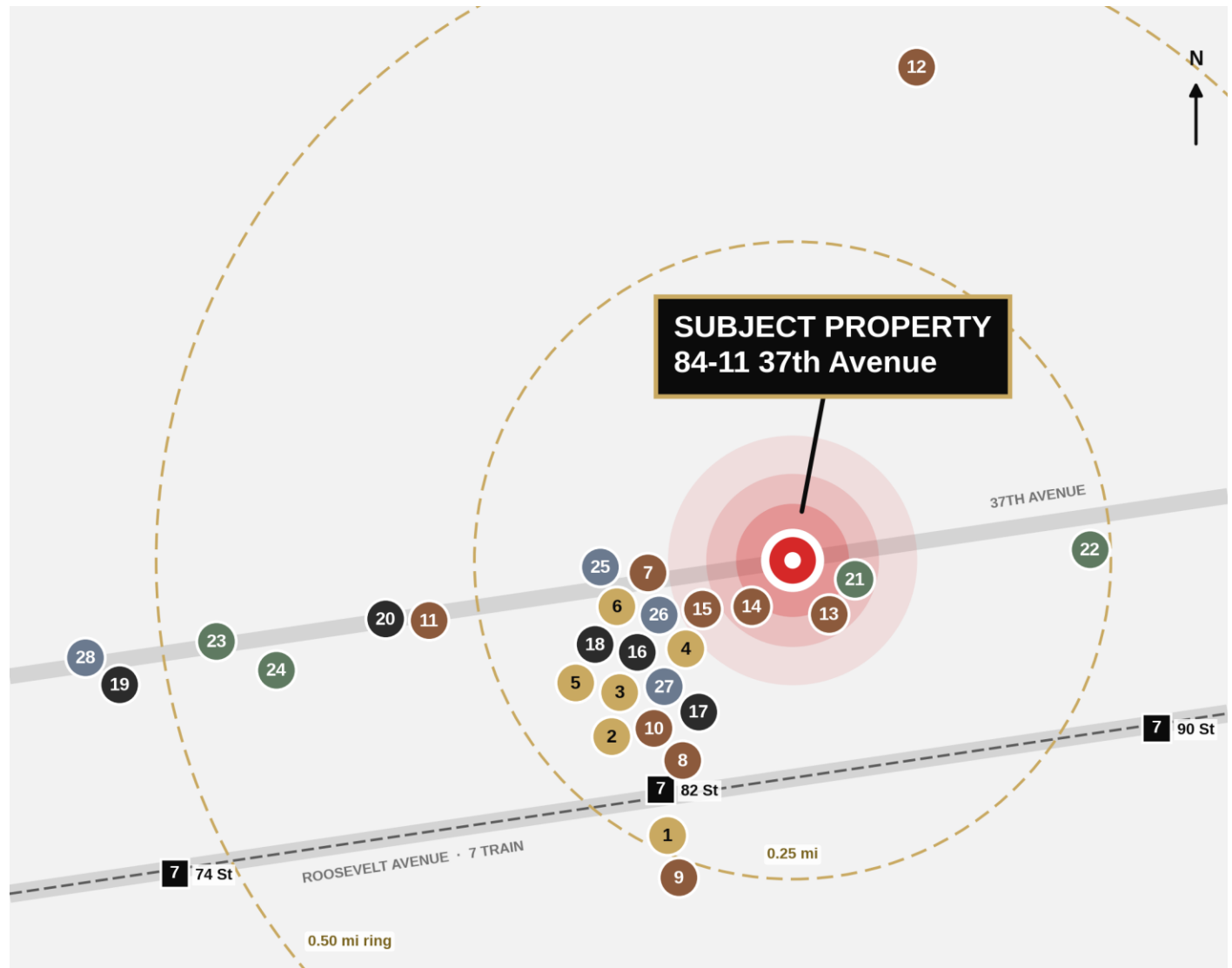
Marketing plan — not to scale

Corner entry, full-height glazing,
double-height interior with mezzanine
— finished and move-in ready.

RETAIL NEIGHBORS

Surrounded by Demand

28 national and daily-needs tenants within 0.6 mile of the corner.



NATIONAL RETAIL

- 01 Target 0.25 mi
- 02 Old Navy 0.18 mi
- 03 Gap Factory 0.17 mi
- 04 Banana Republic Factory 0.13 mi
- 05 Foot Locker 0.16 mi
- 06 Skechers Warehouse Outlet 0.15 mi
- BANKING**
- 16 Chase 0.13 mi
- 17 Bank of America 0.16 mi
- 18 Capital One 0.15 mi
- 19 TD Bank 0.54 mi
- 20 Apple Bank 0.32 mi

DINING & QSR

- 07 Shake Shack / Wonder 0.11 mi
- 08 McDonald's 0.18 mi
- 09 Chick-fil-A 0.26 mi
- 10 Dunkin' 0.19 mi
- 11 Starbucks 0.29 mi
- 12 Chipotle 0.40 mi
- 13 La Gran Uruguay 0.03 mi
- 14 El Chivito d'Oro 0.04 mi
- 15 Jackson House Diner 0.10 mi

GROCERY

- 21 CTown Supermarkets 0.04 mi
- 22 Trade Fair 0.23 mi
- 23 Food Dynasty 0.46 mi
- 24 Foodtown 0.41 mi

PHARMACY & HEALTH

- 25 Nueva Vida Pharmacy 0.14 mi
- 26 Naima Pharmacy 0.11 mi
- 27 ModernMD Urgent Care 0.15 mi
- 28 Duane Reade 0.56 mi

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Markers plotted from public geocodes, offset for legibility; wordmarks only. Sources: NYC DOB/PropertyShark; MTA (2024); NY State Comptroller 8-2020; IPA/Revere; RentCafe (Jun 2026); Google Places.