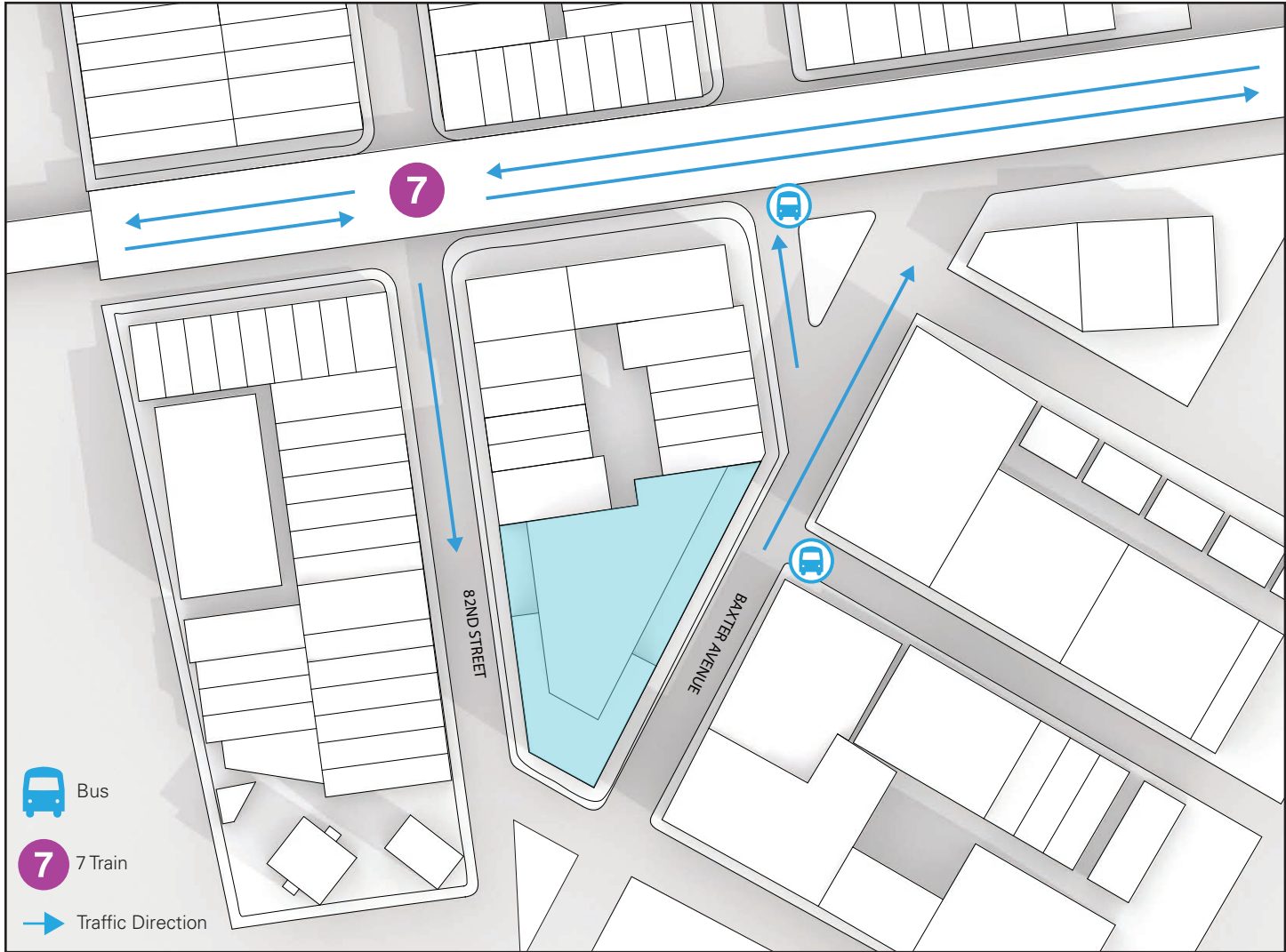




40-31 82<sup>ND</sup> STREET  
JACKSON HEIGHTS, NY





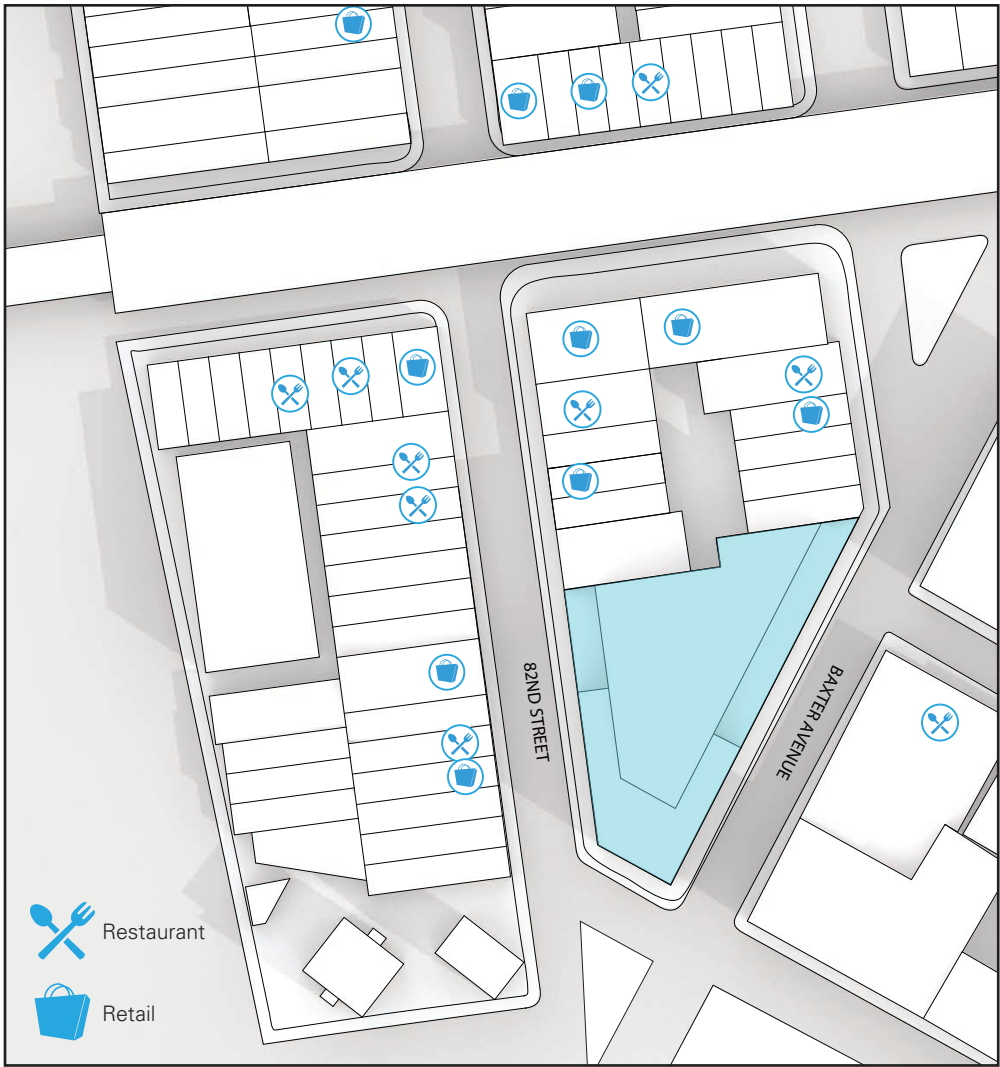
**FRONTAGE**

|                         |                |
|-------------------------|----------------|
| 82 <sup>ND</sup> STREET | 166 FT APPROX. |
| ITHACA STREET           | 52 FT APPROX.  |
| BAXTER AVENUE           | 268 FT APPROX. |

**RETAIL SF**

|              |           |                  |
|--------------|-----------|------------------|
| CELLAR       | 23,392 SF | 16 FT CEILING    |
| GROUND FLOOR | 23,137 SF | 17.5' FT CEILING |
| SECOND FLOOR | 18,438 SF | 17.5' FT CEILING |

OVER  
**65K**  
ACROSS  
THREE LEVELS



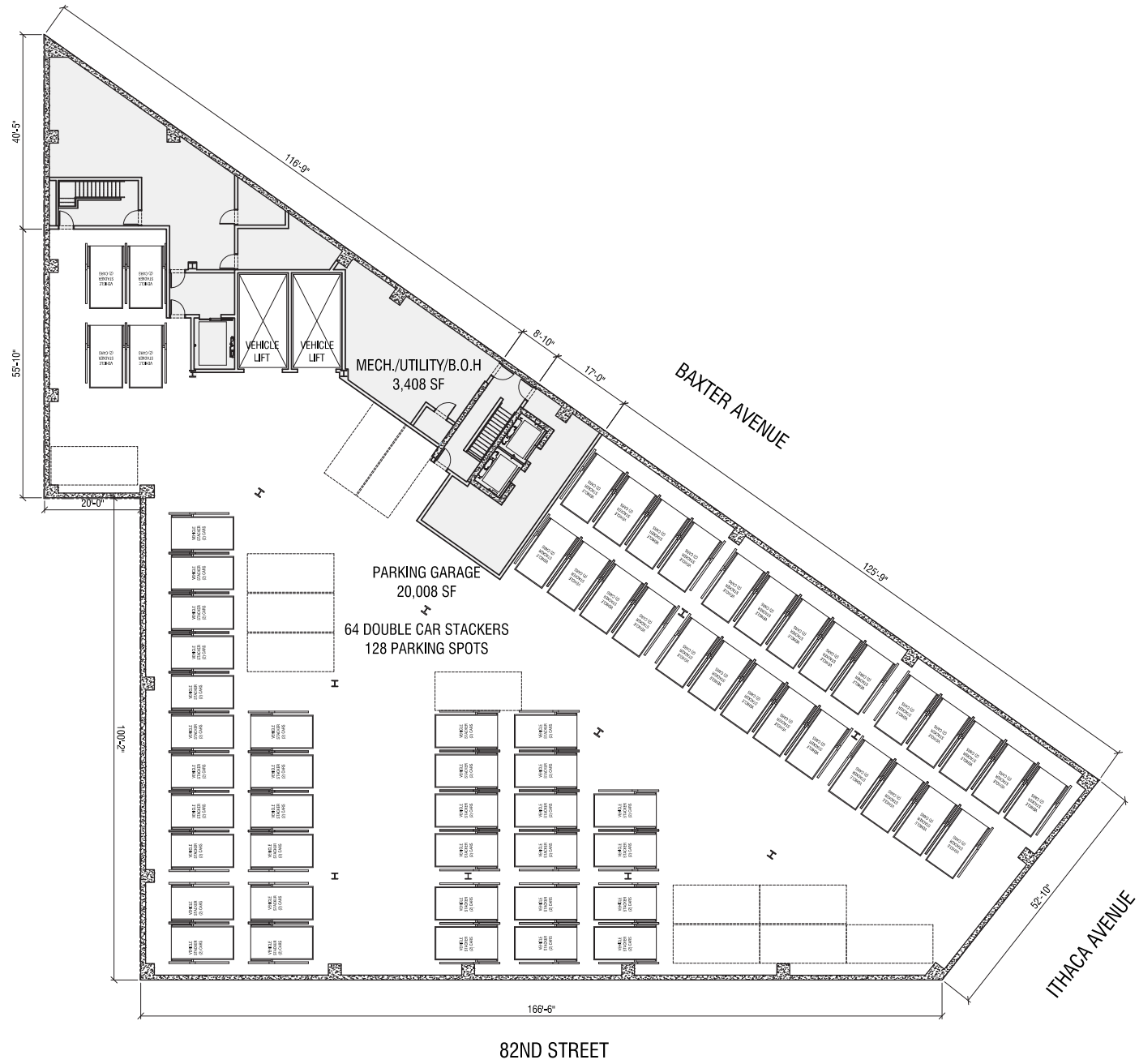
THE MARKET

The Shoppes on 82nd Street is located on 82nd Street, at the border of Jackson Heights & Elmhurst, Queens. Jackson Heights & Elmhurst are the two most densely populated neighborhoods in Queens, with 22,000 residents within a quarter of a mile and over 83,000 within a half mile radius.

The neighborhood is served by 5 subway lines, 4 major bus routes and easily accessible by car via the Grand Central Parkway, Brooklyn Queens Expressway and the Long Island Expressway. The 7 train subway line has 5.2 million riders annually at the 82nd Street station. Sixteen million riders pass through the 74th Street & Broadway station for the E, F, M and R trains. There are 4.4 million riders annually at the Elmhurst Avenue station for the M & R trains.

The location offers a rare outdoor mall experience in the outer boroughs. The neighborhood is the primary shopping district in Jackson Heights and Elmhurst with more than 20 national and regional chain stores. Traveled by thousands of pedestrians daily, there is dense foot traffic seven days a week. The 82nd Street Partnership is an active and dedicated Business Improvement District.

Local attractions includes: Citifield - home of the New York Mets with over 2.15 M visitors annually. USTA Billie Jean King National Tennis Center - home of the US Open and over 700,000 in attendance. The neighborhood is served by Elmhurst Hospital Center which is affiliated with Mount Sinai Hospital serving 1 million residents in Queens.



 Parking Garage (20,008 SF)  
64 Double Car Stackers, 128 Parking Spots

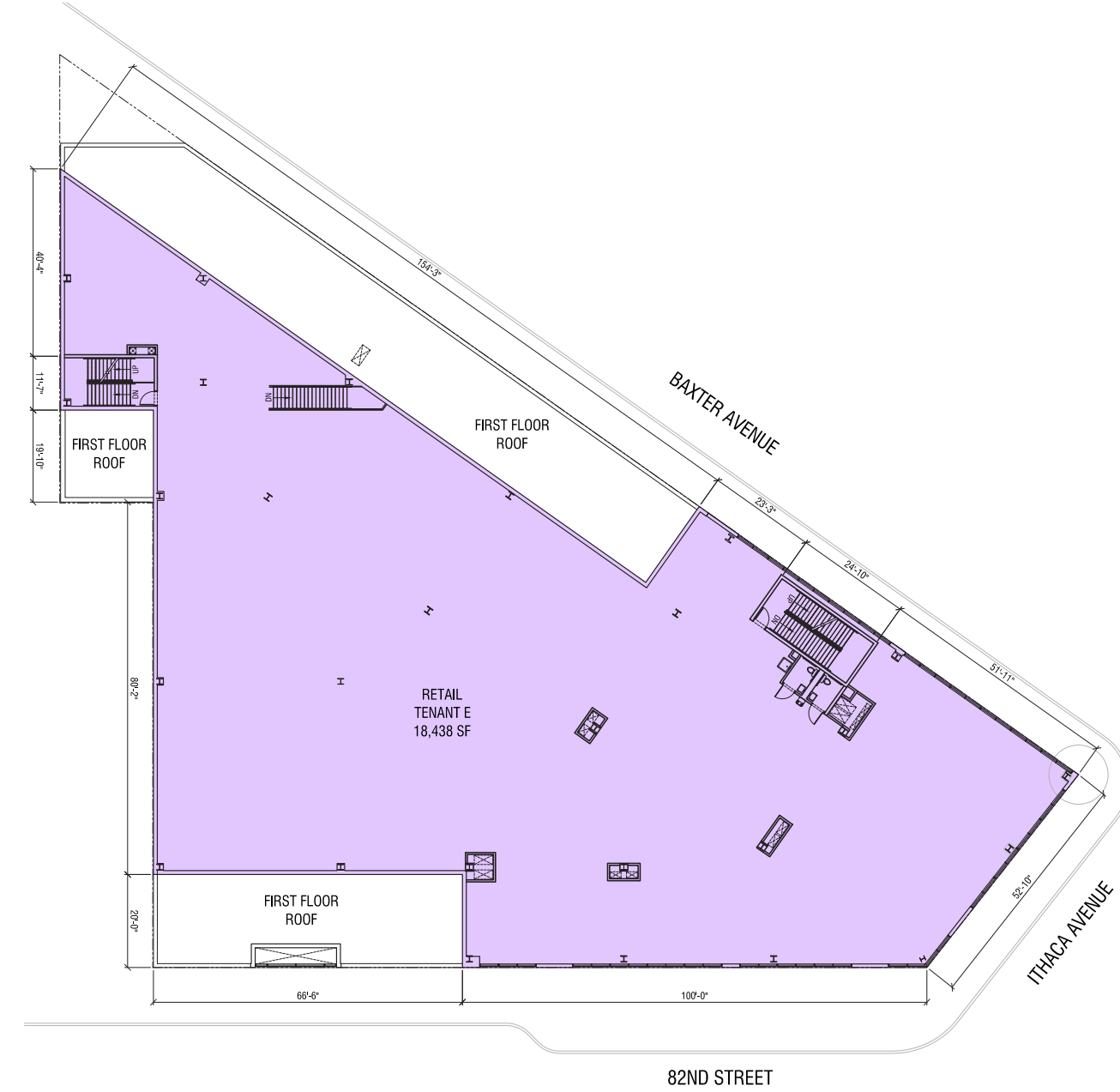


 Target( 23,392 SF)

GROUND FLOOR



SECOND FLOOR





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