

FOREST HILLS CONTINENTAL AVENUE

LOCATION:

107-22 Continental Ave/71st Ave
Forest Hills, NY 11375

SIZE: 1,260 sf plus partial basement.

CURRENTLY: Vacant was Aerosoles.

ZONING: C4-5X

OTHER TENANTS: Chase Bank, Bank of America, AT&T, Capital One Bank, Station Square Eye, Lorilil Jewelers, Subway, convenience store and numerous office tenants on the upper floors.



NEARBY TENANTS: Forest Hills is home to numerous national, regional and local retailers, restaurants and boutiques. Additionally Forest Hills attracts people from a wide area of Queens and beyond.

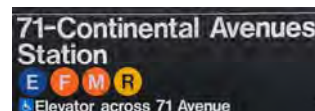
NEIGHBORHOOD: Densely populated middle and higher income neighborhood with many high-rise apartment buildings. Great visibility with tremendous pedestrian and vehicular traffic. This site is located at the bus stops, near the LIRR Forest Hills station and at the very busy Continental Ave/71st Ave Subway stop (E, F, M and R lines) with over 8.7 million riders per year.

RENT: TBD RE Tax, CAM and Insurance approx. \$47 per square foot.

NOTE: Tremendous Forest Hills Location on One of Queens Best Retail Street!



Long Island
Rail Road



2017 Ridership
Annual: 8,748,221
Avg Weekday: 27,760
Avg Weekend: 31,485

2018	1/2 Mile	1 Mile	3 Mile
Estimated Population	30,593	92,117	970,346
Estimated Median HH Income	\$82,800	\$78,997	\$63,149



This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554

www.metrocbb.com



John R. Wilmarth
(516) 640-5440 john@metrocbb.com

Gerry Dantone
(631) 623-6914 metrocb@aol.com

107-22 Continental Ave/71st Ave, Forest Hills, NY 11375



71-Continental Avenues
Station
E F M R
Elevator across 71 Avenue

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Annual: 8,748,221
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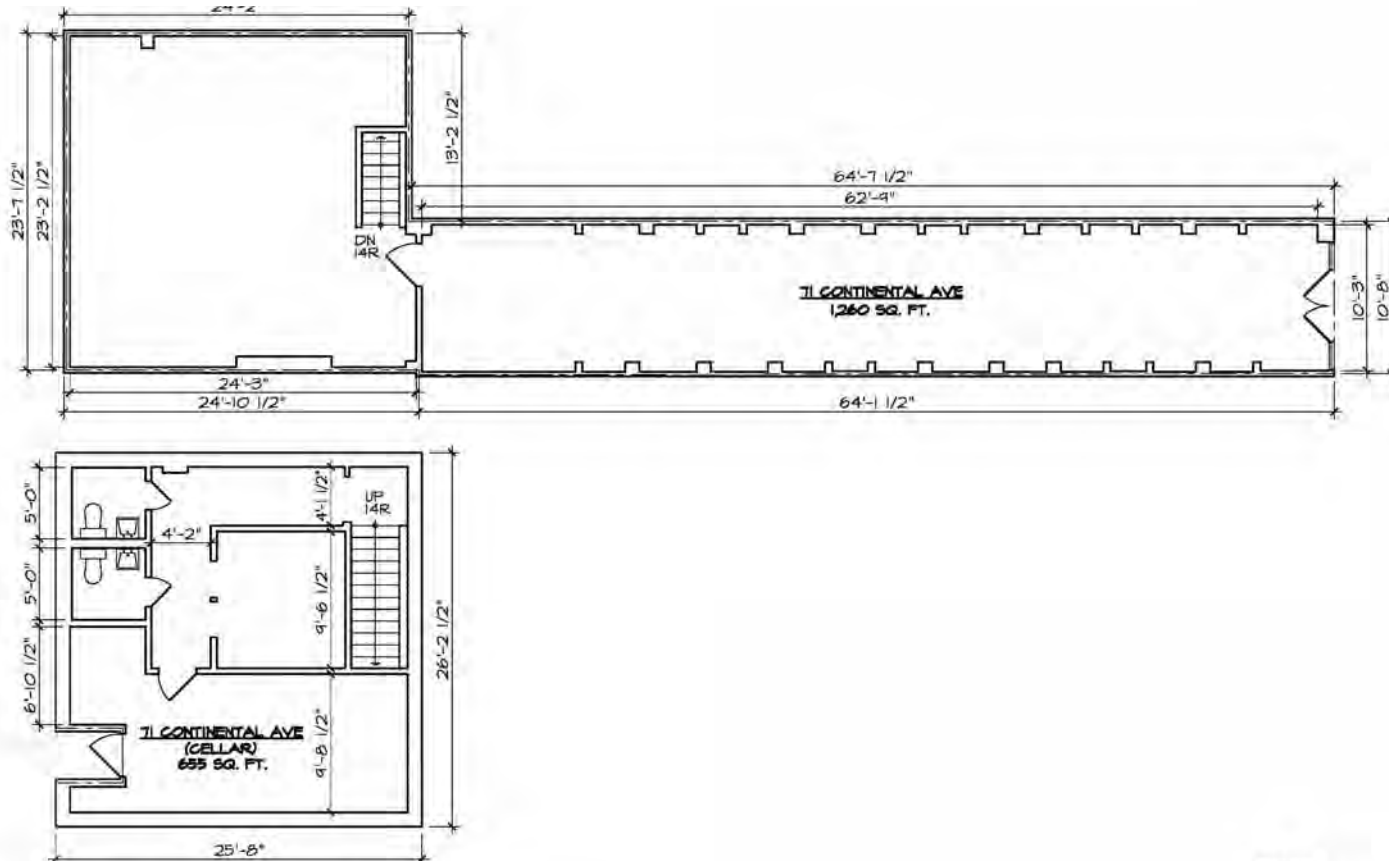


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1 LEASE OUTLINE DRAWING

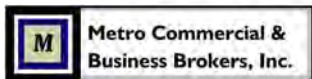
SCALE: 1/8" = 1'-0"

NOTE:
THE TENANT REPRESENTATIVE (i.e., ARCHITECT, ENGINEER, DESIGNER, FURNITURE CONSULTANT, ETC.) SHALL BE RESPONSIBLE TO VISIT THE SITE AND FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

LEASE OUTLINE DRAWING
71 CONTINENTAL AVE.
FOREST HILLS, NY 11375



TITLE: LEASE OUTLINE DRAWING
DATE: FEBRUARY 9, 2018
SCALE: AS NOTED
REF. DWG.:
REV. NO.:
DWG. NO.: LOD-1



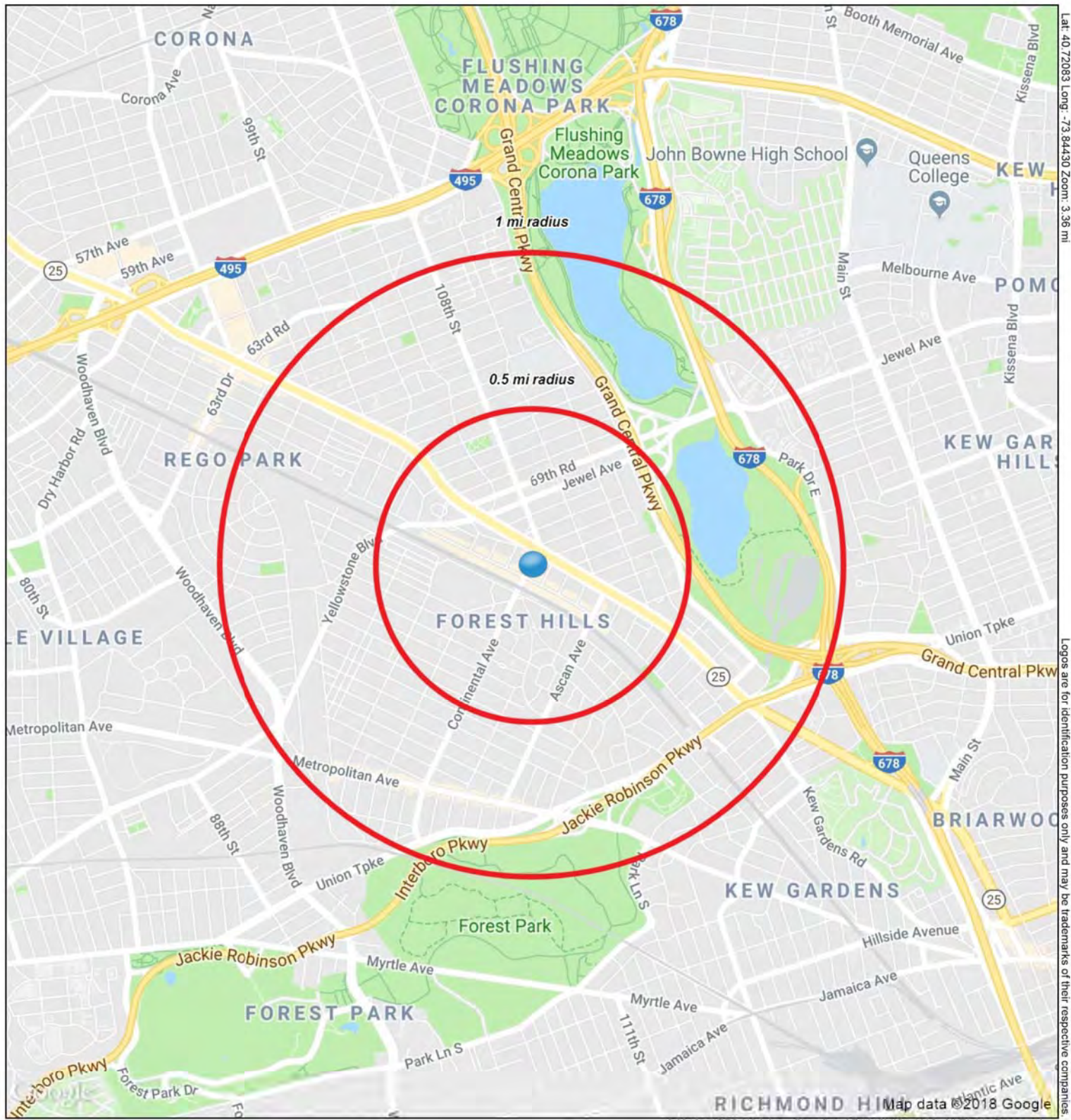
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Lat: 40.72083 Long: -73.84430 Zoom: 3.36 mi

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107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375



**Metro Commercial &
Business Brokers, Inc.**

September 2018

Metro Commercial & Business Brokers, Inc.

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 40.7207/-73.8443



RFULL9

107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375

Population

	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2018)	30,593	92,117	970,349	2,172,158
Projected Population (2023)	30,756	92,589	980,032	2,193,074
Census Population (2010)	29,001	87,860	918,305	2,056,947
Census Population (2000)	28,441	88,997	899,240	2,030,331
Projected Annual Growth (2018-2023)	163 0.1%	472 0.1%	9,683 0.2%	20,916 0.2%
Historical Annual Growth (2010-2018)	1,592 0.7%	4,257 0.6%	52,044 0.7%	115,211 0.7%
Historical Annual Growth (2000-2010)	560 0.2%	-1,137 -0.1%	19,065 0.2%	26,616 0.1%
Estimated Population Density (2018)	39,018 <i>psm</i>	29,331 <i>psm</i>	34,333 <i>psm</i>	27,668 <i>psm</i>
Trade Area Size	0.8 <i>sq mi</i>	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2018)	15,518	43,201	323,351	738,471
Projected Households (2023)	16,015	44,577	335,001	766,552
Census Households (2010)	14,851	41,627	309,094	704,662
Census Households (2000)	14,983	42,283	309,441	697,721
Projected Annual Growth (2018-2023)	498 0.6%	1,376 0.6%	11,650 0.7%	28,081 0.8%
Historical Annual Change (2000-2018)	535 0.2%	918 0.1%	13,909 0.2%	40,750 0.3%

Average Household Income

Estimated Average Household Income (2018)	\$119,367	\$108,261	\$82,064	\$80,637
Projected Average Household Income (2023)	\$147,172	\$132,492	\$97,758	\$95,719
Census Average Household Income (2010)	\$90,851	\$84,590	\$65,114	\$62,694
Census Average Household Income (2000)	\$73,162	\$65,142	\$52,526	\$50,451
Projected Annual Change (2018-2023)	\$27,805 4.7%	\$24,231 4.5%	\$15,694 3.8%	\$15,082 3.7%
Historical Annual Change (2000-2018)	\$46,205 3.5%	\$43,119 3.7%	\$29,539 3.1%	\$30,186 3.3%

Median Household Income

Estimated Median Household Income (2018)	\$82,800	\$78,997	\$63,149	\$61,724
Projected Median Household Income (2023)	\$95,531	\$91,119	\$72,238	\$70,519
Census Median Household Income (2010)	\$72,619	\$65,805	\$52,834	\$51,778
Census Median Household Income (2000)	\$57,946	\$51,900	\$42,668	\$40,851
Projected Annual Change (2018-2023)	\$12,732 3.1%	\$12,121 3.1%	\$9,088 2.9%	\$8,794 2.8%
Historical Annual Change (2000-2018)	\$24,854 2.4%	\$27,097 2.9%	\$20,482 2.7%	\$20,874 2.8%

Per Capita Income

Estimated Per Capita Income (2018)	\$60,606	\$50,804	\$27,408	\$27,496
Projected Per Capita Income (2023)	\$76,696	\$63,820	\$33,478	\$33,538
Census Per Capita Income (2010)	\$46,523	\$40,078	\$21,917	\$21,477
Census Per Capita Income (2000)	\$38,336	\$30,706	\$17,979	\$17,230
Projected Annual Change (2018-2023)	\$16,090 5.3%	\$13,016 5.1%	\$6,069 4.4%	\$6,042 4.4%
Historical Annual Change (2000-2018)	\$22,270 3.2%	\$20,098 3.6%	\$9,429 2.9%	\$10,266 3.3%
Estimated Average Household Net Worth (2018)	\$1,192,027	\$1,087,026	\$773,050	\$750,886

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COMPLETE PROFILE

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RFULL9

107-22 Continental Ave/71st Avenue	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Forest Hills, NY 11375								
Race and Ethnicity								
Total Population (2018)	30,593		92,117		970,349		2,172,158	
White (2018)	18,653	61.0%	53,800	58.4%	360,212	37.1%	749,999	34.5%
Black or African American (2018)	1,562	5.1%	5,139	5.6%	102,929	10.6%	454,865	20.9%
American Indian or Alaska Native (2018)	33	0.1%	126	0.1%	6,588	0.7%	14,113	0.6%
Asian (2018)	8,851	28.9%	27,543	29.9%	312,414	32.2%	570,637	26.3%
Hawaiian or Pacific Islander (2018)	4	-	33	-	587	0.1%	1,288	0.1%
Other Race (2018)	690	2.3%	2,917	3.2%	144,374	14.9%	292,837	13.5%
Two or More Races (2018)	799	2.6%	2,559	2.8%	43,245	4.5%	88,420	4.1%
Population < 18 (2018)	4,636	15.2%	15,015	16.3%	201,845	20.8%	461,462	21.2%
White Not Hispanic	2,163	46.7%	6,905	46.0%	38,062	18.9%	76,433	16.6%
Black or African American	186	4.0%	635	4.2%	20,482	10.1%	102,639	22.2%
Asian	1,413	30.5%	4,476	29.8%	57,837	28.7%	107,105	23.2%
Other Race Not Hispanic	226	4.9%	619	4.1%	9,039	4.5%	19,111	4.1%
Hispanic	648	14.0%	2,380	15.9%	76,426	37.9%	156,174	33.8%
Not Hispanic or Latino Population (2018)	26,741	87.4%	78,619	85.3%	643,635	66.3%	1,499,685	69.0%
Not Hispanic White	16,171	60.5%	45,583	58.0%	215,100	33.4%	453,978	30.3%
Not Hispanic Black or African American	1,364	5.1%	4,324	5.5%	84,242	13.1%	404,792	27.0%
Not Hispanic American Indian or Alaska Native	16	0.1%	57	0.1%	2,353	0.4%	5,429	0.4%
Not Hispanic Asian	8,621	32.2%	26,809	34.1%	305,431	47.5%	557,669	37.2%
Not Hispanic Hawaiian or Pacific Islander	3	-	23	-	373	0.1%	797	0.1%
Not Hispanic Other Race	48	0.2%	182	0.2%	14,480	2.2%	32,931	2.2%
Not Hispanic Two or More Races	520	1.9%	1,640	2.1%	21,656	3.4%	44,089	2.9%
Hispanic or Latino Population (2018)	3,852	12.6%	13,498	14.7%	326,714	33.7%	672,473	31.0%
Hispanic White	2,482	64.4%	8,217	60.9%	145,112	44.4%	296,021	44.0%
Hispanic Black or African American	199	5.2%	815	6.0%	18,687	5.7%	50,072	7.4%
Hispanic American Indian or Alaska Native	18	0.5%	68	0.5%	4,235	1.3%	8,684	1.3%
Hispanic Asian	230	6.0%	735	5.4%	6,983	2.1%	12,968	1.9%
Hispanic Hawaiian or Pacific Islander	2	-	10	0.1%	214	0.1%	491	0.1%
Hispanic Other Race	642	16.7%	2,735	20.3%	129,893	39.8%	259,906	38.6%
Hispanic Two or More Races	280	7.3%	919	6.8%	21,589	6.6%	44,331	6.6%
Not Hispanic or Latino Population (2010)	25,966	89.5%	76,662	87.3%	590,812	64.3%	1,378,488	67.0%
Hispanic or Latino Population (2010)	3,035	10.5%	11,198	12.7%	327,493	35.7%	678,459	33.0%
Not Hispanic or Latino Population (2000)	26,168	92.0%	79,706	89.6%	606,694	67.5%	1,409,588	69.4%
Hispanic or Latino Population (2000)	2,273	8.0%	9,291	10.4%	292,546	32.5%	620,742	30.6%
Not Hispanic or Latino Population (2023)	26,360	85.7%	77,540	83.7%	645,369	65.9%	1,498,536	68.3%
Hispanic or Latino Population (2023)	4,396	14.3%	15,049	16.3%	334,663	34.1%	694,537	31.7%
Projected Annual Growth (2018-2023)	544	2.8%	1,550	2.3%	7,949	0.5%	22,065	0.7%
Historical Annual Growth (2000-2010)	762	3.4%	1,906	2.1%	34,947	1.2%	57,716	0.9%

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Forest Hills, NY 11375

0.5 mi radius

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2018)

Total Population	30,593		92,117		970,349		2,172,158	
Age Under 5 Years	1,789	5.8%	5,401	5.9%	63,387	6.5%	140,856	6.5%
Age 5 to 9 Years	1,294	4.2%	4,221	4.6%	57,151	5.9%	130,039	6.0%
Age 10 to 14 Years	1,038	3.4%	3,538	3.8%	52,516	5.4%	122,401	5.6%
Age 15 to 19 Years	826	2.7%	3,043	3.3%	51,432	5.3%	117,860	5.4%
Age 20 to 24 Years	1,065	3.5%	3,709	4.0%	61,236	6.3%	139,012	6.4%
Age 25 to 29 Years	2,376	7.8%	7,063	7.7%	79,724	8.2%	182,424	8.4%
Age 30 to 34 Years	2,950	9.6%	8,500	9.2%	77,791	8.0%	173,857	8.0%
Age 35 to 39 Years	2,917	9.5%	8,116	8.8%	74,208	7.6%	163,410	7.5%
Age 40 to 44 Years	2,069	6.8%	6,245	6.8%	66,020	6.8%	146,067	6.7%
Age 45 to 49 Years	2,010	6.6%	6,114	6.6%	66,681	6.9%	147,462	6.8%
Age 50 to 54 Years	1,917	6.3%	5,997	6.5%	64,108	6.6%	142,793	6.6%
Age 55 to 59 Years	2,106	6.9%	6,494	7.0%	63,932	6.6%	140,424	6.5%
Age 60 to 64 Years	2,107	6.9%	6,498	7.1%	56,732	5.8%	124,827	5.7%
Age 65 to 69 Years	1,749	5.7%	5,308	5.8%	45,253	4.7%	100,648	4.6%
Age 70 to 74 Years	1,360	4.4%	3,987	4.3%	32,574	3.4%	72,452	3.3%
Age 75 to 79 Years	987	3.2%	2,823	3.1%	22,905	2.4%	51,324	2.4%
Age 80 to 84 Years	809	2.6%	2,143	2.3%	16,004	1.6%	35,499	1.6%
Age 85 Years or Over	1,224	4.0%	2,918	3.2%	18,694	1.9%	40,802	1.9%
Median Age	42.0		41.3		37.1		36.8	
Age 19 Years or Less	4,947	16.2%	16,204	17.6%	224,487	23.1%	511,156	23.5%
Age 20 to 64 Years	19,517	63.8%	58,734	63.8%	610,432	62.9%	1,360,277	62.6%
Age 65 Years or Over	6,129	20.0%	17,179	18.6%	135,430	14.0%	300,725	13.8%

Female Age Distribution (2018)

Female Population	16,716	54.6%	49,455	53.7%	491,461	50.6%	1,114,235	51.3%
Age Under 5 Years	864	5.2%	2,613	5.3%	30,557	6.2%	68,242	6.1%
Age 5 to 9 Years	640	3.8%	2,014	4.1%	27,511	5.6%	62,877	5.6%
Age 10 to 14 Years	508	3.0%	1,716	3.5%	25,373	5.2%	59,159	5.3%
Age 15 to 19 Years	365	2.2%	1,391	2.8%	24,484	5.0%	56,460	5.1%
Age 20 to 24 Years	583	3.5%	1,996	4.0%	29,213	5.9%	67,674	6.1%
Age 25 to 29 Years	1,309	7.8%	3,852	7.8%	39,508	8.0%	92,068	8.3%
Age 30 to 34 Years	1,561	9.3%	4,444	9.0%	38,160	7.8%	87,018	7.8%
Age 35 to 39 Years	1,499	9.0%	4,174	8.4%	36,151	7.4%	81,372	7.3%
Age 40 to 44 Years	1,090	6.5%	3,225	6.5%	32,276	6.6%	72,982	6.6%
Age 45 to 49 Years	1,060	6.3%	3,219	6.5%	33,398	6.8%	74,945	6.7%
Age 50 to 54 Years	1,063	6.4%	3,266	6.6%	32,512	6.6%	73,797	6.6%
Age 55 to 59 Years	1,171	7.0%	3,615	7.3%	33,462	6.8%	74,131	6.7%
Age 60 to 64 Years	1,177	7.0%	3,648	7.4%	30,359	6.2%	67,085	6.0%
Age 65 to 69 Years	1,047	6.3%	3,064	6.2%	24,677	5.0%	55,436	5.0%
Age 70 to 74 Years	796	4.8%	2,228	4.5%	18,270	3.7%	41,094	3.7%
Age 75 to 79 Years	580	3.5%	1,657	3.4%	13,287	2.7%	30,156	2.7%
Age 80 to 84 Years	554	3.3%	1,380	2.8%	9,815	2.0%	22,197	2.0%
Age 85 Years or Over	848	5.1%	1,956	4.0%	12,448	2.5%	27,543	2.5%
Female Median Age	44.0		43.1		38.6		38.3	
Age 19 Years or Less	2,377	14.2%	7,733	15.6%	107,925	22.0%	246,738	22.1%
Age 20 to 64 Years	10,514	62.9%	31,438	63.6%	305,039	62.1%	691,071	62.0%
Age 65 Years or Over	3,825	22.9%	10,284	20.8%	78,497	16.0%	176,426	15.8%

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0.5 mi radius

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Male Age Distribution (2018)

Male Population	13,877	45.4%	42,662	46.3%	478,888	49.4%	1,057,923	48.7%
Age Under 5 Years	925	6.7%	2,788	6.5%	32,831	6.9%	72,614	6.9%
Age 5 to 9 Years	654	4.7%	2,208	5.2%	29,639	6.2%	67,162	6.3%
Age 10 to 14 Years	530	3.8%	1,822	4.3%	27,143	5.7%	63,242	6.0%
Age 15 to 19 Years	461	3.3%	1,653	3.9%	26,949	5.6%	61,400	5.8%
Age 20 to 24 Years	482	3.5%	1,713	4.0%	32,023	6.7%	71,338	6.7%
Age 25 to 29 Years	1,066	7.7%	3,211	7.5%	40,216	8.4%	90,357	8.5%
Age 30 to 34 Years	1,389	10.0%	4,055	9.5%	39,631	8.3%	86,839	8.2%
Age 35 to 39 Years	1,418	10.2%	3,942	9.2%	38,056	7.9%	82,039	7.8%
Age 40 to 44 Years	979	7.1%	3,020	7.1%	33,744	7.0%	73,084	6.9%
Age 45 to 49 Years	950	6.8%	2,895	6.8%	33,283	7.0%	72,518	6.9%
Age 50 to 54 Years	854	6.2%	2,731	6.4%	31,596	6.6%	68,996	6.5%
Age 55 to 59 Years	935	6.7%	2,879	6.7%	30,471	6.4%	66,293	6.3%
Age 60 to 64 Years	930	6.7%	2,850	6.7%	26,373	5.5%	57,743	5.5%
Age 65 to 69 Years	702	5.1%	2,244	5.3%	20,576	4.3%	45,212	4.3%
Age 70 to 74 Years	564	4.1%	1,759	4.1%	14,303	3.0%	31,359	3.0%
Age 75 to 79 Years	407	2.9%	1,166	2.7%	9,618	2.0%	21,168	2.0%
Age 80 to 84 Years	256	1.8%	764	1.8%	6,188	1.3%	13,301	1.3%
Age 85 Years or Over	376	2.7%	962	2.3%	6,246	1.3%	13,259	1.3%
Male Median Age	39.9		39.4		35.7		35.2	
Age 19 Years or Less	2,569	18.5%	8,471	19.9%	116,562	24.3%	264,418	25.0%
Age 20 to 64 Years	9,003	64.9%	27,296	64.0%	305,393	63.8%	669,205	63.3%
Age 65 Years or Over	2,305	16.6%	6,895	16.2%	56,932	11.9%	124,299	11.7%

Males per 100 Females (2018)

Overall Comparison	83		86		97		95	
Age Under 5 Years	107	51.7%	107	51.6%	107	51.8%	106	51.6%
Age 5 to 9 Years	102	50.5%	110	52.3%	108	51.9%	107	51.6%
Age 10 to 14 Years	104	51.0%	106	51.5%	107	51.7%	107	51.7%
Age 15 to 19 Years	126	55.8%	119	54.3%	110	52.4%	109	52.1%
Age 20 to 24 Years	83	45.3%	86	46.2%	110	52.3%	105	51.3%
Age 25 to 29 Years	81	44.9%	83	45.5%	102	50.4%	98	49.5%
Age 30 to 34 Years	89	47.1%	91	47.7%	104	50.9%	100	49.9%
Age 35 to 39 Years	95	48.6%	94	48.6%	105	51.3%	101	50.2%
Age 40 to 44 Years	90	47.3%	94	48.4%	105	51.1%	100	50.0%
Age 45 to 49 Years	90	47.3%	90	47.4%	100	49.9%	97	49.2%
Age 50 to 54 Years	80	44.6%	84	45.5%	97	49.3%	93	48.3%
Age 55 to 59 Years	80	44.4%	80	44.3%	91	47.7%	89	47.2%
Age 60 to 64 Years	79	44.1%	78	43.9%	87	46.5%	86	46.3%
Age 65 to 69 Years	67	40.1%	73	42.3%	83	45.5%	82	44.9%
Age 70 to 74 Years	71	41.4%	79	44.1%	78	43.9%	76	43.3%
Age 75 to 79 Years	70	41.3%	70	41.3%	72	42.0%	70	41.2%
Age 80 to 84 Years	46	31.6%	55	35.6%	63	38.7%	60	37.5%
Age 85 Years or Over	44	30.7%	49	33.0%	50	33.4%	48	32.5%
Age 19 Years or Less	108	51.9%	110	52.3%	108	51.9%	107	51.7%
Age 20 to 39 Years	88	46.8%	89	47.2%	105	51.2%	101	50.2%
Age 40 to 64 Years	84	45.5%	85	45.9%	96	49.0%	93	48.3%
Age 65 Years or Over	60	37.6%	67	40.1%	73	42.0%	70	41.3%

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.7207/-73.8443



RFULL9

107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375

Household Type (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Total Households	15,518		43,201		323,351		738,471	
Households with Children	2,746	17.7%	8,877	20.5%	109,946	34.0%	254,493	34.5%
Average Household Size	1.9		2.1		3.0		2.9	
Household Density per Square Mile	19,791		13,756		11,441		9,406	
Population Family	20,966	68.5%	68,754	74.6%	831,904	85.7%	1,842,740	84.8%
Population Non-Family	9,256	30.3%	22,859	24.8%	129,326	13.3%	305,969	14.1%
Population Group Quarters	371	1.2%	504	0.5%	9,119	0.9%	23,448	1.1%
Family Households	7,512	48.4%	23,586	54.6%	226,903	70.2%	510,423	69.1%
Married Couple Households	6,052	80.6%	18,259	77.4%	153,295	67.6%	319,177	62.5%
Other Family Households	1,460	19.4%	5,327	22.6%	73,608	32.4%	191,246	37.5%
Family Households with Children	2,734	36.4%	8,844	37.5%	109,082	48.1%	252,679	49.5%
Married Couple with Children	2,190	80.1%	6,911	78.1%	74,168	68.0%	153,878	60.9%
Other Family Households with Children	544	19.9%	1,933	21.9%	34,915	32.0%	98,802	39.1%
Family Households No Children	4,778	63.6%	14,743	62.5%	117,820	51.9%	257,744	50.5%
Married Couple No Children	3,861	80.8%	11,348	77.0%	79,127	67.2%	165,299	64.1%
Other Family Households No Children	917	19.2%	3,394	23.0%	38,693	32.8%	92,445	35.9%
Non-Family Households	8,005	51.6%	19,615	45.4%	96,448	29.8%	228,048	30.9%
Non-Family Households with Children	12	0.1%	33	0.2%	864	0.9%	1,813	0.8%
Non-Family Households No Children	7,994	99.9%	19,582	99.8%	95,584	99.1%	226,234	99.2%
Average Family Household Size	2.8		2.9		3.7		3.6	
Average Family Income	\$160,076		\$135,551		\$91,144		\$88,754	
Median Family Income	\$130,853		\$110,930		\$73,965		\$71,939	
Average Non-Family Household Size	1.2		1.2		1.3		1.3	

Marital Status (2018)

Population Age 15 Years or Over	26,472		78,956		797,295		1,778,862	
Never Married	8,748	33.0%	26,049	33.0%	305,702	38.3%	742,907	41.8%
Currently Married	11,969	45.2%	35,928	45.5%	318,656	40.0%	653,160	36.7%
Previously Married	5,756	21.7%	16,979	21.5%	172,937	21.7%	382,794	21.5%
Separated	1,497	26.0%	4,865	28.7%	73,174	42.3%	155,341	40.6%
Widowed	2,108	36.6%	5,790	34.1%	45,744	26.5%	101,139	26.4%
Divorced	2,151	37.4%	6,324	37.2%	54,019	31.2%	126,314	33.0%

Educational Attainment (2018)

Adult Population Age 25 Years or Over	24,581		72,204		684,626		1,521,990	
Elementary (Grade Level 0 to 8)	815	3.3%	3,060	4.2%	86,454	12.6%	176,126	11.6%
Some High School (Grade Level 9 to 11)	505	2.1%	2,349	3.3%	62,152	9.1%	144,024	9.5%
High School Graduate	3,378	13.7%	12,115	16.8%	193,109	28.2%	441,622	29.0%
Some College	2,546	10.4%	8,443	11.7%	89,029	13.0%	214,906	14.1%
Associate Degree Only	1,305	5.3%	5,258	7.3%	52,621	7.7%	117,709	7.7%
Bachelor Degree Only	7,931	32.3%	21,541	29.8%	126,496	18.5%	275,396	18.1%
Graduate Degree	8,102	33.0%	19,438	26.9%	74,765	10.9%	152,207	10.0%
Any College (Some College or Higher)	19,883	80.9%	54,680	75.7%	342,910	50.1%	760,218	49.9%
College Degree + (Bachelor Degree or Higher)	16,033	65.2%	40,979	56.8%	201,260	29.4%	427,603	28.1%

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107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375

Housing

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Total Housing Units (2018)	16,041		44,504		334,646		767,616	
Total Housing Units (2010)	15,833		44,097		329,478		755,019	
Historical Annual Growth (2010-2018)	208	0.2%	407	0.1%	5,168	0.2%	12,597	0.2%
Housing Units Occupied (2018)	15,518	96.7%	43,201	97.1%	323,351	96.6%	738,471	96.2%
Housing Units Owner-Occupied	7,049	45.4%	20,759	48.1%	123,360	38.2%	276,638	37.5%
Housing Units Renter-Occupied	8,468	54.6%	22,442	51.9%	199,991	61.8%	461,833	62.5%
Housing Units Vacant (2018)	524	3.4%	1,303	3.0%	11,296	3.5%	29,145	3.9%

Household Size (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Total Households	15,518		43,201		323,351		738,471	
1 Person Households	6,877	44.3%	16,724	38.7%	75,754	23.4%	176,299	23.9%
2 Person Households	5,068	32.7%	14,033	32.5%	79,494	24.6%	186,526	25.3%
3 Person Households	1,879	12.1%	6,246	14.5%	56,845	17.6%	133,473	18.1%
4 Person Households	1,190	7.7%	4,065	9.4%	50,991	15.8%	114,848	15.6%
5 Person Households	331	2.1%	1,401	3.2%	29,311	9.1%	64,640	8.8%
6 Person Households	112	0.7%	499	1.2%	14,689	4.5%	31,245	4.2%
7 or More Person Households	60	0.4%	233	0.5%	16,268	5.0%	31,440	4.3%

Household Income Distribution (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	1,955	12.6%	4,603	10.7%	19,179	5.9%	41,391	5.6%
HH Income \$150,000 to \$199,999	1,720	11.1%	4,399	10.2%	22,413	6.9%	49,808	6.7%
HH Income \$125,000 to \$149,999	1,108	7.1%	3,147	7.3%	19,151	5.9%	43,003	5.8%
HH Income \$100,000 to \$124,999	1,454	9.4%	4,248	9.8%	29,039	9.0%	64,422	8.7%
HH Income \$75,000 to \$99,999	2,098	13.5%	5,648	13.1%	40,823	12.6%	94,079	12.7%
HH Income \$50,000 to \$74,999	2,536	16.3%	7,058	16.3%	56,140	17.4%	125,999	17.1%
HH Income \$35,000 to \$49,999	1,191	7.7%	3,811	8.8%	38,738	12.0%	90,023	12.2%
HH Income \$25,000 to \$34,999	789	5.1%	2,510	5.8%	29,973	9.3%	65,923	8.9%
HH Income \$15,000 to \$24,999	1,114	7.2%	3,143	7.3%	30,185	9.3%	68,815	9.3%
HH Income \$10,000 to \$14,999	593	3.8%	1,807	4.2%	13,588	4.2%	32,373	4.4%
HH Income Under \$10,000	958	6.2%	2,826	6.5%	24,120	7.5%	62,635	8.5%

Household Vehicles (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Households 0 Vehicles Available	6,966	44.9%	18,034	41.7%	135,984	42.1%	317,700	43.0%
Households 1 Vehicle Available	7,253	46.7%	20,393	47.2%	133,249	41.2%	288,054	39.0%
Households 2 Vehicles Available	1,084	7.0%	4,040	9.4%	41,900	13.0%	101,338	13.7%
Households 3 or More Vehicles Available	214	1.4%	734	1.7%	12,218	3.8%	31,379	4.2%
Total Vehicles Available	10,093		30,820		257,655		594,870	
Average Vehicles per Household	0.7		0.7		0.8		0.8	
Owner-Occupied Household Vehicles	5,509	54.6%	18,442	59.8%	144,943	56.3%	347,197	58.4%
Average Vehicles per Owner-Occupied Household	0.8		0.9		1.2		1.3	
Renter-Occupied Household Vehicles	4,584	45.4%	12,379	40.2%	112,712	43.7%	247,673	41.6%
Average Vehicles per Renter-Occupied Household	0.5		0.6		0.6		0.5	

Travel Time (2015)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	17,065		49,568		488,705		1,078,029	
Travel to Work in 14 Minutes or Less	862	5.1%	2,886	5.8%	35,022	7.2%	75,389	7.0%
Travel to Work in 15 to 29 Minutes	2,346	13.7%	6,903	13.9%	73,266	15.0%	165,073	15.3%
Travel to Work in 30 to 59 Minutes	8,798	51.6%	24,333	49.1%	212,292	43.4%	482,917	44.8%
Travel to Work in 60 Minutes or More	4,530	26.5%	13,702	27.6%	150,455	30.8%	319,120	29.6%
Work at Home	813	4.8%	2,120	4.3%	11,880	2.4%	28,919	2.7%
Average Minutes Travel to Work	44.7		45.3		45.0		44.0	

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107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375

Transportation To Work (2015)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	17,065		49,568		488,705		1,078,029	
Drive to Work Alone	3,680	21.6%	12,212	24.6%	135,739	27.8%	307,285	28.5%
Drive to Work in Carpool	757	4.4%	2,652	5.3%	34,196	7.0%	68,335	6.3%
Travel to Work by Public Transportation	10,814	63.4%	29,260	59.0%	267,629	54.8%	593,885	55.1%
Drive to Work on Motorcycle	4	-	15	-	362	0.1%	862	0.1%
Bicycle to Work	18	0.1%	106	0.2%	2,204	0.5%	6,603	0.6%
Walk to Work	884	5.2%	2,900	5.9%	34,316	7.0%	67,446	6.3%
Other Means	96	0.6%	305	0.6%	2,377	0.5%	4,693	0.4%
Work at Home	813	4.8%	2,120	4.3%	11,880	2.4%	28,919	2.7%

Daytime Demographics (2018)

Total Businesses	1,605		3,631		24,893		53,854	
Total Employees	10,494		23,599		207,604		456,811	
Company Headquarter Businesses	2	0.1%	6	0.2%	46	0.2%	104	0.2%
Company Headquarter Employees	43	0.4%	1,392	5.9%	24,321	11.7%	32,572	7.1%
Employee Population per Business	6.5 to 1		6.5 to 1		8.3 to 1		8.5 to 1	
Residential Population per Business	19.1 to 1		25.4 to 1		39.0 to 1		40.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	19,388		51,912		512,974		1,142,873	

Labor Force

Labor Population Age 16 Years or Over (2018)	26,302		78,322		787,958		1,756,611	
Labor Force Total Males (2018)	11,678	44.4%	35,502	45.3%	384,386	48.8%	843,361	48.0%
Male Civilian Employed	8,575	73.4%	25,007	70.4%	266,713	69.4%	574,170	68.1%
Male Civilian Unemployed	149	1.3%	815	2.3%	10,860	2.8%	26,365	3.1%
Males in Armed Forces	-	-	11	-	132	-	336	-
Males Not in Labor Force	2,954	25.3%	9,670	27.2%	106,681	27.8%	242,490	28.8%
Labor Force Total Females (2018)	14,624	55.6%	42,820	54.7%	403,572	51.2%	913,251	52.0%
Female Civilian Employed	8,833	60.4%	24,982	58.3%	215,692	53.4%	495,950	54.3%
Female Civilian Unemployed	257	1.8%	846	2.0%	9,890	2.5%	25,039	2.7%
Females in Armed Forces	-	-	10	-	51	-	93	-
Females Not in Labor Force	5,533	37.8%	16,982	39.7%	177,939	44.1%	392,169	42.9%
Unemployment Rate	1.5%		2.1%		2.6%		2.9%	
Labor Force Growth (2010-2018)	2	-	-24	-	-27	-	-232	-
Male Labor Force Growth (2010-2018)	1	-	-14	-0.1%	-15	-	-109	-
Female Labor Force Growth (2010-2018)	1	-	-11	-	-12	-	-123	-

Occupation (2015)

Occupation Population Age 16 Years or Over	17,406		50,013		482,432		1,070,352	
Occupation Total Males	8,574	49.3%	25,020	50.0%	266,728	55.3%	574,279	53.7%
Occupation Total Females	8,832	50.7%	24,993	50.0%	215,704	44.7%	496,073	46.3%
Management, Business, Financial Operations	3,885	22.3%	10,459	20.9%	59,127	12.3%	130,589	12.2%
Professional, Related	6,327	36.3%	16,286	32.6%	90,323	18.7%	210,300	19.6%
Service	1,993	11.5%	7,058	14.1%	125,146	25.9%	273,739	25.6%
Sales, Office	3,861	22.2%	10,940	21.9%	109,731	22.7%	246,991	23.1%
Farming, Fishing, Forestry	22	0.1%	48	0.1%	540	0.1%	1,278	0.1%
Construction, Extraction, Maintenance	614	3.5%	1,971	3.9%	42,236	8.8%	89,760	8.4%
Production, Transport, Material Moving	705	4.0%	3,250	6.5%	55,329	11.5%	117,695	11.0%
White Collar Workers	14,072	80.8%	37,685	75.4%	259,181	53.7%	587,880	54.9%
Blue Collar Workers	3,334	19.2%	12,328	24.6%	223,251	46.3%	482,472	45.1%

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107-22 Continental Ave/71st Avenue									
Forest Hills, NY 11375									
	0.5 mi radius			1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)									
Total Units	14,851		41,627		309,094		704,662		
1 Detached Unit	1,523	10.3%	4,973	11.9%	41,785	13.5%	106,600	15.1%	
1 Attached Unit	790	5.3%	3,549	8.5%	30,366	9.8%	64,524	9.2%	
2 Units	1,786	12.0%	5,465	13.1%	65,570	21.2%	151,125	21.4%	
3 to 4 Units	1,187	8.0%	3,239	7.8%	37,473	12.1%	94,591	13.4%	
5 to 9 Units	669	4.5%	2,125	5.1%	18,732	6.1%	58,735	8.3%	
10 to 19 Units	427	2.9%	1,239	3.0%	11,865	3.8%	28,268	4.0%	
20 to 49 Units	1,604	10.8%	5,166	12.4%	34,679	11.2%	73,984	10.5%	
50 or More Units	7,511	50.6%	17,419	41.8%	82,393	26.7%	159,314	22.6%	
Mobile Home or Trailer	14	0.1%	45	0.1%	428	0.1%	1,245	0.2%	
Other Structure	6	-	14	-	75	-	269	-	
Homes Built By Year (2015)									
Homes Built 2014 or later	46	0.3%	132	0.3%	1,111	0.4%	2,660	0.4%	
Homes Built 2010 to 2013	115	0.8%	437	1.1%	4,052	1.3%	9,094	1.3%	
Homes Built 2000 to 2009	307	2.1%	730	1.8%	11,263	3.6%	30,756	4.4%	
Homes Built 1990 to 1999	457	3.1%	944	2.3%	9,402	3.0%	24,102	3.4%	
Homes Built 1980 to 1989	217	1.5%	704	1.7%	11,121	3.6%	26,298	3.7%	
Homes Built 1970 to 1979	585	3.9%	1,748	4.2%	16,577	5.4%	38,904	5.5%	
Homes Built 1960 to 1969	3,039	20.5%	7,027	16.9%	44,226	14.3%	98,466	14.0%	
Homes Built 1950 to 1959	2,987	20.1%	9,455	22.7%	63,623	20.6%	131,066	18.6%	
Homes Built 1940 to 1949	3,377	22.7%	9,415	22.6%	51,163	16.6%	103,860	14.7%	
Homes Built Before 1939	4,386	29.5%	12,635	30.4%	110,829	35.9%	273,446	38.8%	
Median Age of Homes	62.4 yrs		63.2 yrs		61.9 yrs		61.8 yrs		
Home Values (2015)									
Owner Specified Housing Units	6,797		20,070		119,198		266,747		
Home Values \$1,000,000 or More	616	9.1%	1,667	8.3%	8,094	6.8%	21,463	8.0%	
Home Values \$750,000 to \$999,999	930	13.7%	3,003	15.0%	17,831	15.0%	41,476	15.5%	
Home Values \$500,000 to \$749,999	1,764	26.0%	5,324	26.5%	37,952	31.8%	84,222	31.6%	
Home Values \$400,000 to \$499,999	1,039	15.3%	2,612	13.0%	18,852	15.8%	42,178	15.8%	
Home Values \$300,000 to \$399,999	1,085	16.0%	2,706	13.5%	14,640	12.3%	33,183	12.4%	
Home Values \$250,000 to \$299,999	454	6.7%	1,460	7.3%	6,641	5.6%	13,840	5.2%	
Home Values \$200,000 to \$249,999	508	7.5%	1,649	8.2%	7,034	5.9%	14,204	5.3%	
Home Values \$175,000 to \$199,999	174	2.6%	592	2.9%	2,453	2.1%	4,748	1.8%	
Home Values \$150,000 to \$174,999	141	2.1%	586	2.9%	3,129	2.6%	6,566	2.5%	
Home Values \$125,000 to \$149,999	62	0.9%	231	1.2%	1,331	1.1%	2,815	1.1%	
Home Values \$100,000 to \$124,999	112	1.6%	376	1.9%	1,822	1.5%	3,816	1.4%	
Home Values \$90,000 to \$99,999	13	0.2%	52	0.3%	273	0.2%	496	0.2%	
Home Values \$80,000 to \$89,999	27	0.4%	56	0.3%	249	0.2%	608	0.2%	
Home Values \$70,000 to \$79,999	11	0.2%	33	0.2%	256	0.2%	566	0.2%	
Home Values \$60,000 to \$69,999	9	0.1%	48	0.2%	286	0.2%	648	0.2%	
Home Values \$50,000 to \$59,999	10	0.1%	43	0.2%	205	0.2%	481	0.2%	
Home Values \$35,000 to \$49,999	23	0.3%	91	0.5%	640	0.5%	1,508	0.6%	
Home Values \$25,000 to \$34,999	5	0.1%	22	0.1%	151	0.1%	343	0.1%	
Home Values \$10,000 to \$24,999	24	0.4%	81	0.4%	639	0.5%	1,516	0.6%	
Home Values Under \$10,000	40	0.6%	142	0.7%	887	0.7%	2,044	0.8%	
Owner-Occupied Median Home Value	\$502,404		\$495,108		\$512,922		\$525,526		
Renter-Occupied Median Rent	\$1,605		\$1,493		\$1,331		\$1,295		

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.7207/-73.8443

RFULL9

107-22 Continental Ave/71st Avenue

Forest Hills, NY 11375

Total Annual Consumer Expenditure (2018)

	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$1.25 B	\$3.23 B	\$19.8 B	\$44.6 B
Total Non-Retail Expenditure	\$666 M	\$1.71 B	\$10.4 B	\$23.3 B
Total Retail Expenditure	\$585 M	\$1.52 B	\$9.45 B	\$21.3 B
Apparel	\$44.4 M	\$115 M	\$706 M	\$1.59 B
Contributions	\$62.5 M	\$158 M	\$868 M	\$1.94 B
Education	\$54.1 M	\$137 M	\$778 M	\$1.75 B
Entertainment	\$70.7 M	\$182 M	\$1.11 B	\$2.50 B
Food and Beverages	\$178 M	\$463 M	\$2.92 B	\$6.58 B
Furnishings and Equipment	\$44.7 M	\$115 M	\$684 M	\$1.54 B
Gifts	\$34.5 M	\$87.8 M	\$497 M	\$1.12 B
Health Care	\$95.8 M	\$249 M	\$1.56 B	\$3.53 B
Household Operations	\$38.6 M	\$98.8 M	\$578 M	\$1.30 B
Miscellaneous Expenses	\$18.1 M	\$47.1 M	\$292 M	\$658 M
Personal Care	\$16.2 M	\$42.0 M	\$259 M	\$584 M
Personal Insurance	\$10.2 M	\$25.9 M	\$149 M	\$335 M
Reading	\$2.85 M	\$7.33 M	\$44.0 M	\$99.2 M
Shelter	\$260 M	\$671 M	\$4.08 B	\$9.20 B
Tobacco	\$6.60 M	\$17.5 M	\$118 M	\$269 M
Transportation	\$224 M	\$584 M	\$3.68 B	\$8.29 B
Utilities	\$89.4 M	\$233 M	\$1.49 B	\$3.36 B

Monthly Household Consumer Expenditure (2018)

Total Household Expenditure	\$6,717	\$6,236	\$5,106	\$5,038
Total Non-Retail Expenditure	\$3,575 53.2%	\$3,306 53.0%	\$2,670 52.3%	\$2,634 52.3%
Total Retail Expenditures	\$3,142 46.8%	\$2,930 47.0%	\$2,436 47.7%	\$2,405 47.7%
Apparel	\$238 3.6%	\$221 3.5%	\$182 3.6%	\$179 3.6%
Contributions	\$336 5.0%	\$304 4.9%	\$224 4.4%	\$219 4.4%
Education	\$290 4.3%	\$264 4.2%	\$201 3.9%	\$197 3.9%
Entertainment	\$380 5.7%	\$352 5.6%	\$287 5.6%	\$282 5.6%
Food and Beverages	\$955 14.2%	\$892 14.3%	\$752 14.7%	\$742 14.7%
Furnishings and Equipment	\$240 3.6%	\$221 3.6%	\$176 3.5%	\$174 3.4%
Gifts	\$185 2.8%	\$169 2.7%	\$128 2.5%	\$126 2.5%
Health Care	\$515 7.7%	\$481 7.7%	\$403 7.9%	\$398 7.9%
Household Operations	\$207 3.1%	\$191 3.1%	\$149 2.9%	\$146 2.9%
Miscellaneous Expenses	\$97 1.5%	\$91 1.5%	\$75 1.5%	\$74 1.5%
Personal Care	\$87 1.3%	\$81 1.3%	\$67 1.3%	\$66 1.3%
Personal Insurance	\$55 0.8%	\$50 0.8%	\$38 0.8%	\$38 0.8%
Reading	\$15 0.2%	\$14 0.2%	\$11 0.2%	\$11 0.2%
Shelter	\$1,396 20.8%	\$1,294 20.8%	\$1,052 20.6%	\$1,039 20.6%
Tobacco	\$35 0.5%	\$34 0.5%	\$31 0.6%	\$30 0.6%
Transportation	\$1,203 17.9%	\$1,127 18.1%	\$948 18.6%	\$936 18.6%
Utilities	\$480 7.2%	\$450 7.2%	\$384 7.5%	\$380 7.5%

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