

35-23 Farrington Street Flushing, NY

Retail Space for Lease



MODERNSPACES
Commercial + Investment Division



Type: Ground-Floor Retail | **Size:** ± 1650 SF
(approx.)

Zoning: C2-2 / R6 | **Available:** Immediate

Asking Price: \$7,000/month



Steve Lelekidis

Associate Broker

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE LESSEE SHOULD CAREFULLY VERIFY SQUARE FOOTAGES, AND ALL OTHER INFORMATION HEREIN.

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Property Highlights

- **Prime Downtown Flushing Location** – Situated steps from Main Street and Roosevelt Avenue, this site offers outstanding exposure to one of the busiest retail corridors in Queens.
- **High Foot & Vehicle Traffic** – Located within walking distance of the 7 Train, LIRR, and multiple MTA bus lines. The area sees thousands of daily commuters and shoppers.
- **Flexible Retail Layout** – ±1650 SF open floor plan with approx. 21 ft of frontage; ideal for boutique retail, service, or specialty food concepts.
- **Mixed-Use Neighborhood** – Surrounded by new residential and mixed-use developments such as SkyView Parc and One Fulton Square, bringing constant foot traffic and consumer demand.
- **Strong Demographics** – Dense population base and thriving commercial district catering to a diverse, affluent local and regional clientele.
- **Excellent Visibility & Access** – Easy access via Northern Blvd, College Point Blvd, and Main Street corridors.

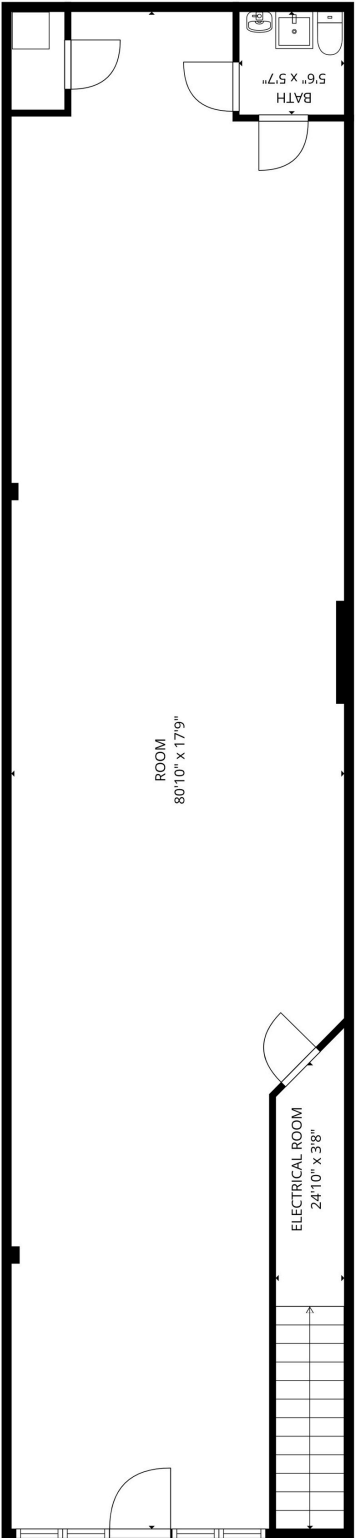
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Space Features

- Ground-floor retail with large storefront windows and signage opportunity
- Ceiling height: ~12 ft
- HVAC in place (verify condition)
- Private restroom & rear access for deliveries
- Suitable for retail, café, salon/spa, service business, or medical use (subject to approvals)
- Tenant improvement allowance negotiable

Location Advantages

- 1 block from **Flushing–Main Street (7 Train)** station
- Close proximity to **SkyView Center**, **One Fulton Square**, and **Tangram Mall**
- Surrounded by national and local retailers, restaurants, and professional offices
- Heavy pedestrian flow during daytime and evening hours

Lease Details

- **Asking Rent:** \$7,000/month
- **Term:** 5 – 10 years
- **Availability:** Immediate
- **Delivery Condition:** White-boxed or “as-is”



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