

FOREST HILLS QUEENS BOULEVARD

LOCATION:

108-40 Queens Blvd
Forest Hills, Queens, NY 11375

SIZE: First Floor 2,900 SF
Basement 3,400 SF

DESCRIPTION:

- Well Maintained Building
- Off 71st Road
- One block from busy Subway Stop
- Basement with C of O - Use Group 6

CURRENTLY: Vacant

ZONING: C4-5X.



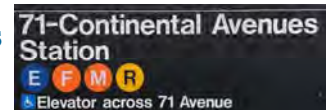
OTHER TENANTS: TD Bank, Cheeseburger Cheesburger and Medical offices.

NEARBY TENANTS: Forest Hills is home to numerous national tenants, theatres, banks, everything!

NEIGHBORHOOD: Densely populated, middle and higher income neighborhood. At the Forest Hills subway, LIRR Station and bus stops. Terrific Queens Boulevard visibility with excellent foot traffic. The busy Forest Hills Subway Stop has a ridership of over 8.6 million per year.

PRICE: TBD RE Tax, CAM and Insurance: \$26.00/sf.

NOTE: Excellent Highly Visible Queens Boulevard Location.

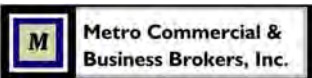


2017 Ridership
Annual: 8,748,221
Avg Weekday: 27,760
Avg Weekend: 31,485

2018	1/2 Mile	1 Mile	3 Mile
Estimated Population	27,832	87,561	955,108
Estimated Median HH Income	\$77,721	\$75,556	\$58,845



This property is offered subject to availability, errors, omissions, or changes in price or terms without notice. ID #3211



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@metrocb.com

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

108-40 Queens Blvd, Forest Hills, Queens, NY 11375



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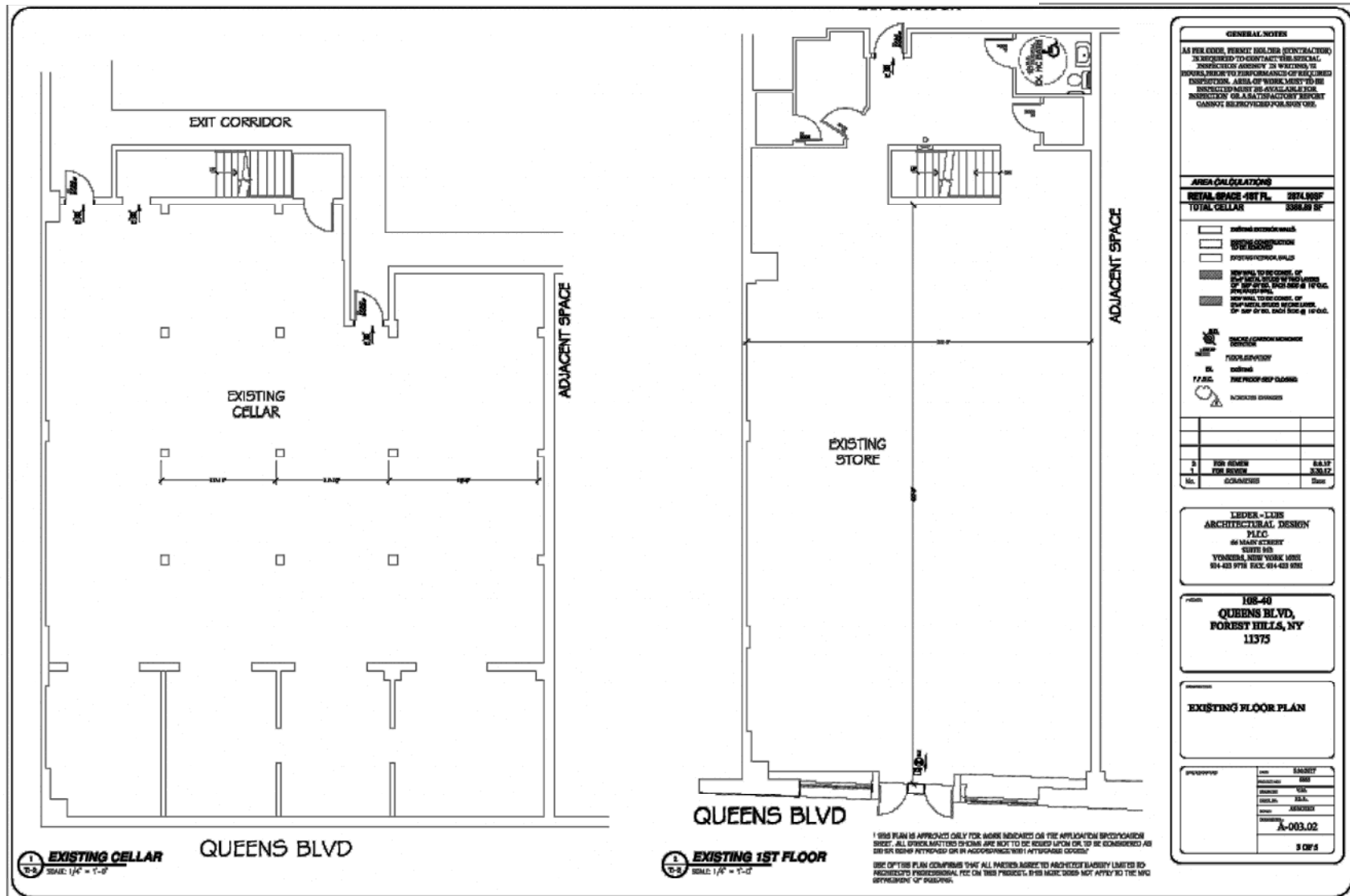


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71-Continental Avenues Station
E F M R
Elevator across 71 Avenue
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Avg Weekday: 27,760
Avg Weekend: 31,485

108-40 Queens Blvd, Forest Hills, Queens, NY 11375



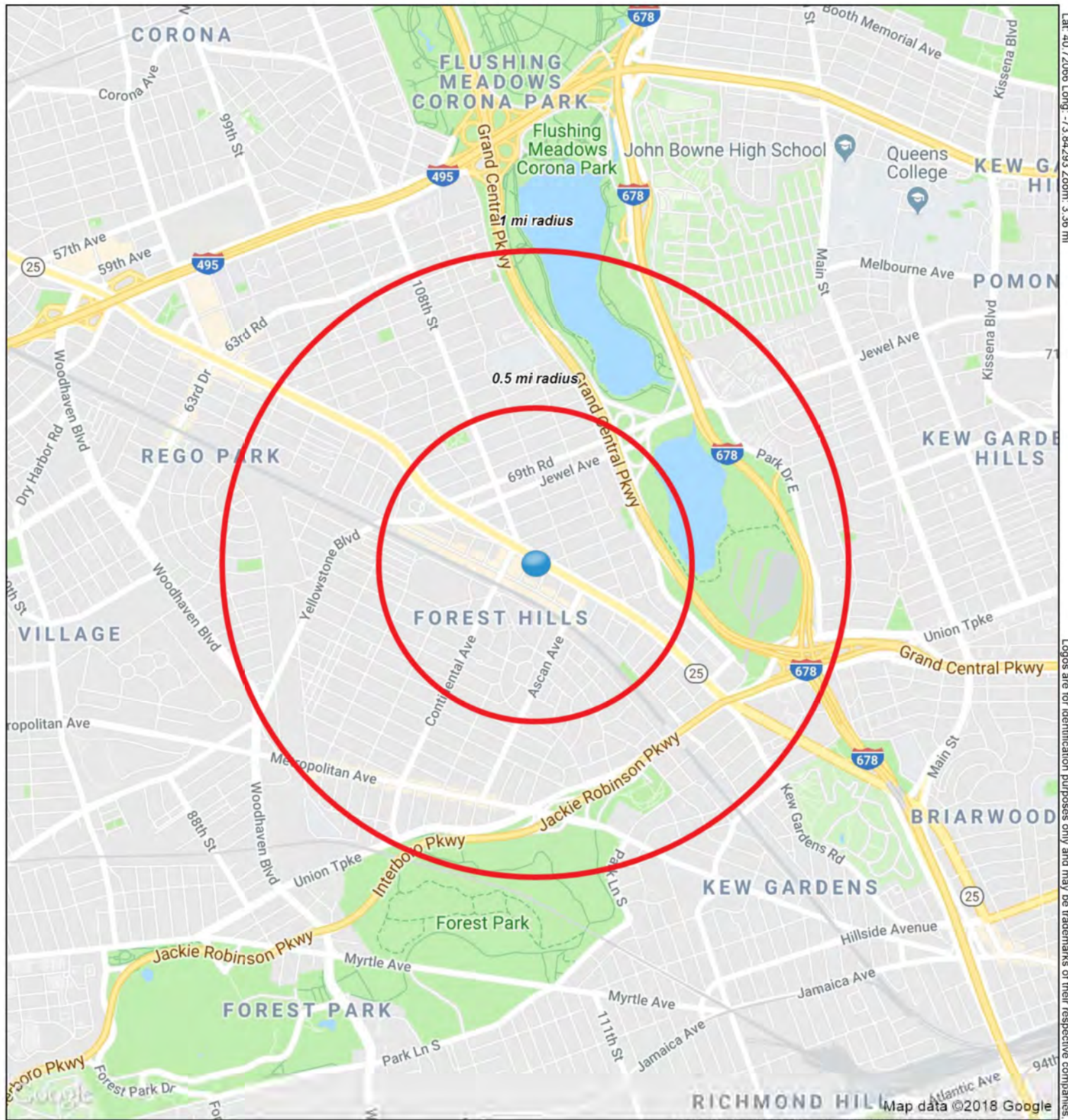
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108-50 Queens Blvd
Forest Hills, NY 11375



September 2018

Metro Commercial & Business Brokers, Inc.

COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



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Lat/Lon: 40.7205/-73.8427

RFULL9

108-40 Queens Blvd Forest Hills, NY 11375	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2018)	28,172	88,341	961,705	2,159,114
Projected Population (2023)	28,317	88,802	971,280	2,180,113
Census Population (2010)	26,676	84,210	909,847	2,044,802
Census Population (2000)	26,291	85,358	890,274	2,018,671
Projected Annual Growth (2018-2023)	145 0.1%	461 0.1%	9,574 0.2%	20,999 0.2%
Historical Annual Growth (2010-2018)	1,496 0.7%	4,131 0.6%	51,858 0.7%	114,312 0.7%
Historical Annual Growth (2000-2010)	385 0.1%	-1,148 -0.1%	19,573 0.2%	26,131 0.1%
Estimated Population Density (2018)	35,928 <i>psm</i>	28,130 <i>psm</i>	34,027 <i>psm</i>	27,502 <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)	14,380	41,381	320,160	732,340
Projected Households (2023)	14,840	42,701	331,669	760,200
Census Households (2010)	13,747	39,852	305,949	698,971
Census Households (2000)	13,976	40,435	306,098	692,801
Projected Annual Growth (2018-2023)	459 0.6%	1,320 0.6%	11,509 0.7%	27,860 0.8%
Historical Annual Change (2000-2018)	405 0.2%	947 0.1%	14,062 0.3%	39,539 0.3%
Average Household Income				
Estimated Average Household Income (2018)	\$121,084	\$109,684	\$81,987	\$80,781
Projected Average Household Income (2023)	\$150,099	\$134,225	\$97,625	\$95,876
Census Average Household Income (2010)	\$93,129	\$86,260	\$65,217	\$62,912
Census Average Household Income (2000)	\$74,230	\$65,780	\$52,567	\$50,690
Projected Annual Change (2018-2023)	\$29,015 4.8%	\$24,540 4.5%	\$15,638 3.8%	\$15,095 3.7%
Historical Annual Change (2000-2018)	\$46,854 3.5%	\$43,904 3.7%	\$29,420 3.1%	\$30,091 3.3%
Median Household Income				
Estimated Median Household Income (2018)	\$81,128	\$79,744	\$63,111	\$61,854
Projected Median Household Income (2023)	\$93,466	\$91,964	\$72,181	\$70,677
Census Median Household Income (2010)	\$74,028	\$66,774	\$52,874	\$52,001
Census Median Household Income (2000)	\$58,498	\$52,741	\$42,745	\$41,056
Projected Annual Change (2018-2023)	\$12,338 3.0%	\$12,220 3.1%	\$9,070 2.9%	\$8,823 2.9%
Historical Annual Change (2000-2018)	\$22,630 2.1%	\$27,002 2.8%	\$20,366 2.6%	\$20,798 2.8%
Per Capita Income				
Estimated Per Capita Income (2018)	\$61,871	\$51,412	\$27,358	\$27,478
Projected Per Capita Income (2023)	\$78,723	\$64,575	\$33,400	\$33,509
Census Per Capita Income (2010)	\$47,992	\$40,822	\$21,930	\$21,505
Census Per Capita Income (2000)	\$39,188	\$31,017	\$17,983	\$17,289
Projected Annual Change (2018-2023)	\$16,852 5.4%	\$13,164 5.1%	\$6,042 4.4%	\$6,031 4.4%
Historical Annual Change (2000-2018)	\$22,683 3.2%	\$20,395 3.7%	\$9,375 2.9%	\$10,189 3.3%
Estimated Average Household Net Worth (2018)	\$1,169,698	\$1,100,217	\$772,828	\$752,515

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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RFULL9

108-40 Queens Blvd Forest Hills, NY 11375	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity								
Total Population (2018)	28,172		88,341		961,705		2,159,114	
White (2018)	17,097	60.7%	52,039	58.9%	353,146	36.7%	742,253	34.4%
Black or African American (2018)	1,495	5.3%	5,101	5.8%	105,567	11.0%	452,406	21.0%
American Indian or Alaska Native (2018)	30	0.1%	121	0.1%	6,564	0.7%	13,995	0.6%
Asian (2018)	8,209	29.1%	25,805	29.2%	310,992	32.3%	570,633	26.4%
Hawaiian or Pacific Islander (2018)	4	-	34	-	592	0.1%	1,280	0.1%
Other Race (2018)	593	2.1%	2,796	3.2%	141,867	14.8%	290,634	13.5%
Two or More Races (2018)	744	2.6%	2,446	2.8%	42,977	4.5%	87,913	4.1%
Population < 18 (2018)	4,236	15.0%	14,556	16.5%	200,243	20.8%	459,169	21.3%
White Not Hispanic	1,941	45.8%	6,878	47.3%	37,397	18.7%	75,904	16.5%
Black or African American	181	4.3%	625	4.3%	21,150	10.6%	101,965	22.2%
Asian	1,309	30.9%	4,180	28.7%	57,691	28.8%	107,227	23.4%
Other Race Not Hispanic	209	4.9%	595	4.1%	9,098	4.5%	19,049	4.1%
Hispanic	596	14.1%	2,278	15.6%	74,908	37.4%	155,024	33.8%
Not Hispanic or Latino Population (2018)	24,680	87.6%	75,415	85.4%	641,315	66.7%	1,491,964	69.1%
Not Hispanic White	14,827	60.1%	44,153	58.5%	211,074	32.9%	448,620	30.1%
Not Hispanic Black or African American	1,321	5.4%	4,310	5.7%	87,082	13.6%	402,801	27.0%
Not Hispanic American Indian or Alaska Native	14	0.1%	54	0.1%	2,373	0.4%	5,406	0.4%
Not Hispanic Asian	7,986	32.4%	25,120	33.3%	304,046	47.4%	557,695	37.4%
Not Hispanic Hawaiian or Pacific Islander	2	-	23	-	384	0.1%	793	0.1%
Not Hispanic Other Race	36	0.1%	183	0.2%	14,607	2.3%	32,751	2.2%
Not Hispanic Two or More Races	493	2.0%	1,572	2.1%	21,749	3.4%	43,898	2.9%
Hispanic or Latino Population (2018)	3,492	12.4%	12,926	14.6%	320,390	33.3%	667,150	30.9%
Hispanic White	2,270	65.0%	7,886	61.0%	142,073	44.3%	293,633	44.0%
Hispanic Black or African American	174	5.0%	791	6.1%	18,485	5.8%	49,605	7.4%
Hispanic American Indian or Alaska Native	16	0.5%	67	0.5%	4,191	1.3%	8,589	1.3%
Hispanic Asian	223	6.4%	684	5.3%	6,946	2.2%	12,939	1.9%
Hispanic Hawaiian or Pacific Islander	1	-	11	0.1%	207	0.1%	486	0.1%
Hispanic Other Race	558	16.0%	2,614	20.2%	127,259	39.7%	257,882	38.7%
Hispanic Two or More Races	250	7.2%	874	6.8%	21,228	6.6%	44,015	6.6%
Not Hispanic or Latino Population (2010)	23,922	89.7%	73,494	87.3%	589,139	64.8%	1,372,001	67.1%
Hispanic or Latino Population (2010)	2,754	10.3%	10,716	12.7%	320,708	35.2%	672,801	32.9%
Not Hispanic or Latino Population (2000)	24,150	91.9%	76,507	89.6%	603,899	67.8%	1,403,694	69.5%
Hispanic or Latino Population (2000)	2,142	8.1%	8,852	10.4%	286,375	32.2%	614,977	30.5%
Not Hispanic or Latino Population (2023)	24,335	85.9%	74,367	83.7%	643,015	66.2%	1,491,021	68.4%
Hispanic or Latino Population (2023)	3,982	14.1%	14,435	16.3%	328,265	33.8%	689,092	31.6%
Projected Annual Growth (2018-2023)	490	2.8%	1,509	2.3%	7,875	0.5%	21,942	0.7%
Historical Annual Growth (2000-2010)	613	2.9%	1,864	2.1%	34,333	1.2%	57,825	0.9%

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RFULL9

108-40 Queens Blvd

Forest Hills, NY 11375

Total Age Distribution (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Total Population	28,172		88,341		961,705		2,159,114	
Age Under 5 Years	1,656	5.9%	5,223	5.9%	62,839	6.5%	140,152	6.5%
Age 5 to 9 Years	1,188	4.2%	4,085	4.6%	56,671	5.9%	129,327	6.0%
Age 10 to 14 Years	935	3.3%	3,446	3.9%	52,155	5.4%	121,824	5.6%
Age 15 to 19 Years	728	2.6%	2,944	3.3%	51,053	5.3%	117,323	5.4%
Age 20 to 24 Years	964	3.4%	3,550	4.0%	60,804	6.3%	137,895	6.4%
Age 25 to 29 Years	2,232	7.9%	6,738	7.6%	78,901	8.2%	180,157	8.3%
Age 30 to 34 Years	2,771	9.8%	8,139	9.2%	76,948	8.0%	172,035	8.0%
Age 35 to 39 Years	2,711	9.6%	7,797	8.8%	73,377	7.6%	162,202	7.5%
Age 40 to 44 Years	1,902	6.8%	5,987	6.8%	65,286	6.8%	145,148	6.7%
Age 45 to 49 Years	1,845	6.5%	5,860	6.6%	66,106	6.9%	146,766	6.8%
Age 50 to 54 Years	1,750	6.2%	5,765	6.5%	63,510	6.6%	142,261	6.6%
Age 55 to 59 Years	1,930	6.9%	6,205	7.0%	63,415	6.6%	139,931	6.5%
Age 60 to 64 Years	1,901	6.7%	6,223	7.0%	56,309	5.9%	124,435	5.8%
Age 65 to 69 Years	1,620	5.8%	5,069	5.7%	44,869	4.7%	100,220	4.6%
Age 70 to 74 Years	1,252	4.4%	3,799	4.3%	32,305	3.4%	72,134	3.3%
Age 75 to 79 Years	914	3.2%	2,696	3.1%	22,730	2.4%	51,172	2.4%
Age 80 to 84 Years	734	2.6%	2,034	2.3%	15,879	1.7%	35,400	1.6%
Age 85 Years or Over	1,140	4.0%	2,781	3.1%	18,548	1.9%	40,732	1.9%
Median Age	41.9		41.2		37.1		36.8	
Age 19 Years or Less	4,506	16.0%	15,698	17.8%	222,718	23.2%	508,626	23.6%
Age 20 to 64 Years	18,005	63.9%	56,264	63.7%	604,656	62.9%	1,350,831	62.6%
Age 65 Years or Over	5,661	20.1%	16,379	18.5%	134,331	14.0%	299,658	13.9%

Female Age Distribution (2018)

Female Population	15,383	54.6%	47,431	53.7%	487,500	50.7%	1,107,824	51.3%
Age Under 5 Years	784	5.1%	2,533	5.3%	30,271	6.2%	67,889	6.1%
Age 5 to 9 Years	586	3.8%	1,953	4.1%	27,280	5.6%	62,534	5.6%
Age 10 to 14 Years	450	2.9%	1,687	3.6%	25,182	5.2%	58,856	5.3%
Age 15 to 19 Years	323	2.1%	1,346	2.8%	24,332	5.0%	56,229	5.1%
Age 20 to 24 Years	530	3.4%	1,903	4.0%	29,043	6.0%	67,098	6.1%
Age 25 to 29 Years	1,244	8.1%	3,681	7.8%	39,147	8.0%	90,885	8.2%
Age 30 to 34 Years	1,471	9.6%	4,241	8.9%	37,785	7.8%	86,185	7.8%
Age 35 to 39 Years	1,386	9.0%	3,999	8.4%	35,861	7.4%	80,839	7.3%
Age 40 to 44 Years	1,009	6.6%	3,093	6.5%	31,967	6.6%	72,605	6.6%
Age 45 to 49 Years	972	6.3%	3,081	6.5%	33,143	6.8%	74,618	6.7%
Age 50 to 54 Years	970	6.3%	3,141	6.6%	32,227	6.6%	73,569	6.6%
Age 55 to 59 Years	1,078	7.0%	3,462	7.3%	33,269	6.8%	73,876	6.7%
Age 60 to 64 Years	1,052	6.8%	3,504	7.4%	30,126	6.2%	66,821	6.0%
Age 65 to 69 Years	962	6.3%	2,922	6.2%	24,473	5.0%	55,228	5.0%
Age 70 to 74 Years	730	4.7%	2,121	4.5%	18,112	3.7%	40,906	3.7%
Age 75 to 79 Years	535	3.5%	1,591	3.4%	13,185	2.7%	30,059	2.7%
Age 80 to 84 Years	504	3.3%	1,309	2.8%	9,738	2.0%	22,136	2.0%
Age 85 Years or Over	797	5.2%	1,866	3.9%	12,357	2.5%	27,492	2.5%
Female Median Age	43.9		43.0		38.7		38.4	
Age 19 Years or Less	2,143	13.9%	7,519	15.9%	107,066	22.0%	245,508	22.2%
Age 20 to 64 Years	9,713	63.1%	30,103	63.5%	302,569	62.1%	686,495	62.0%
Age 65 Years or Over	3,527	22.9%	9,809	20.7%	77,865	16.0%	175,820	15.9%

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Male Age Distribution (2018)

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Male Population	12,789	45.4%	40,910	46.3%	474,205	49.3%	1,051,290	48.7%
Age Under 5 Years	871	6.8%	2,690	6.6%	32,568	6.9%	72,262	6.9%
Age 5 to 9 Years	602	4.7%	2,132	5.2%	29,390	6.2%	66,793	6.4%
Age 10 to 14 Years	485	3.8%	1,760	4.3%	26,973	5.7%	62,968	6.0%
Age 15 to 19 Years	405	3.2%	1,598	3.9%	26,721	5.6%	61,093	5.8%
Age 20 to 24 Years	434	3.4%	1,647	4.0%	31,761	6.7%	70,797	6.7%
Age 25 to 29 Years	988	7.7%	3,057	7.5%	39,755	8.4%	89,272	8.5%
Age 30 to 34 Years	1,300	10.2%	3,898	9.5%	39,163	8.3%	85,850	8.2%
Age 35 to 39 Years	1,326	10.4%	3,798	9.3%	37,516	7.9%	81,363	7.7%
Age 40 to 44 Years	893	7.0%	2,895	7.1%	33,318	7.0%	72,543	6.9%
Age 45 to 49 Years	873	6.8%	2,779	6.8%	32,962	7.0%	72,149	6.9%
Age 50 to 54 Years	779	6.1%	2,624	6.4%	31,283	6.6%	68,692	6.5%
Age 55 to 59 Years	852	6.7%	2,743	6.7%	30,145	6.4%	66,056	6.3%
Age 60 to 64 Years	849	6.6%	2,719	6.6%	26,183	5.5%	57,613	5.5%
Age 65 to 69 Years	658	5.1%	2,147	5.2%	20,396	4.3%	44,992	4.3%
Age 70 to 74 Years	522	4.1%	1,678	4.1%	14,194	3.0%	31,228	3.0%
Age 75 to 79 Years	380	3.0%	1,105	2.7%	9,544	2.0%	21,113	2.0%
Age 80 to 84 Years	230	1.8%	725	1.8%	6,141	1.3%	13,264	1.3%
Age 85 Years or Over	343	2.7%	915	2.2%	6,191	1.3%	13,241	1.3%
Male Median Age	39.8		39.3		35.7		35.3	
Age 19 Years or Less	2,363	18.5%	8,179	20.0%	115,652	24.4%	263,117	25.0%
Age 20 to 64 Years	8,292	64.8%	26,160	63.9%	302,088	63.7%	664,335	63.2%
Age 65 Years or Over	2,133	16.7%	6,570	16.1%	56,466	11.9%	123,838	11.8%

Males per 100 Females (2018)

Overall Comparison	83		86		97		95	
Age Under 5 Years	111	52.6%	106	51.5%	108	51.8%	106	51.6%
Age 5 to 9 Years	103	50.7%	109	52.2%	108	51.9%	107	51.6%
Age 10 to 14 Years	108	51.9%	104	51.1%	107	51.7%	107	51.7%
Age 15 to 19 Years	125	55.6%	119	54.3%	110	52.3%	109	52.1%
Age 20 to 24 Years	82	45.0%	87	46.4%	109	52.2%	106	51.3%
Age 25 to 29 Years	79	44.3%	83	45.4%	102	50.4%	98	49.6%
Age 30 to 34 Years	88	46.9%	92	47.9%	104	50.9%	100	49.9%
Age 35 to 39 Years	96	48.9%	95	48.7%	105	51.1%	101	50.2%
Age 40 to 44 Years	88	46.9%	94	48.3%	104	51.0%	100	50.0%
Age 45 to 49 Years	90	47.3%	90	47.4%	99	49.9%	97	49.2%
Age 50 to 54 Years	80	44.5%	84	45.5%	97	49.3%	93	48.3%
Age 55 to 59 Years	79	44.1%	79	44.2%	91	47.5%	89	47.2%
Age 60 to 64 Years	81	44.6%	78	43.7%	87	46.5%	86	46.3%
Age 65 to 69 Years	68	40.6%	73	42.4%	83	45.5%	81	44.9%
Age 70 to 74 Years	72	41.7%	79	44.2%	78	43.9%	76	43.3%
Age 75 to 79 Years	71	41.5%	69	41.0%	72	42.0%	70	41.3%
Age 80 to 84 Years	46	31.4%	55	35.6%	63	38.7%	60	37.5%
Age 85 Years or Over	43	30.1%	49	32.9%	50	33.4%	48	32.5%
Age 19 Years or Less	110	52.4%	109	52.1%	108	51.9%	107	51.7%
Age 20 to 39 Years	87	46.6%	90	47.3%	104	51.1%	101	50.2%
Age 40 to 64 Years	84	45.5%	85	45.8%	96	48.9%	93	48.3%
Age 65 Years or Over	60	37.7%	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: 40.7205/-73.8427

RFULL9

108-40 Queens Blvd

Forest Hills, NY 11375

	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Household Type (2018)				
Total Households	14,380	41,381	320,160	732,340
Households with Children	2,516 17.5%	8,528 20.6%	109,015 34.1%	253,402 34.6%
Average Household Size	1.9	2.1	3.0	2.9
Household Density per Square Mile	18,339	13,177	11,328	9,328
Population Family	19,052 67.6%	65,853 74.5%	824,934 85.8%	1,836,172 85.0%
Population Non-Family	8,759 31.1%	21,987 24.9%	127,539 13.3%	300,148 13.9%
Population Group Quarters	361 1.3%	501 0.6%	9,232 1.0%	22,794 1.1%
Family Households	6,830 47.5%	22,526 54.4%	224,889 70.2%	508,143 69.4%
Married Couple Households	5,549 81.2%	17,508 77.7%	151,797 67.5%	318,429 62.7%
Other Family Households	1,281 18.8%	5,018 22.3%	73,092 32.5%	189,714 37.3%
Family Households with Children	2,505 36.7%	8,497 37.7%	108,161 48.1%	251,596 49.5%
Married Couple with Children	2,023 80.8%	6,669 78.5%	73,419 67.9%	153,662 61.1%
Other Family Households with Children	482 19.2%	1,827 21.5%	34,742 32.1%	97,933 38.9%
Family Households No Children	4,326 63.3%	14,029 62.3%	116,728 51.9%	256,548 50.5%
Married Couple No Children	3,526 81.5%	10,839 77.3%	78,378 67.1%	164,766 64.2%
Other Family Households No Children	799 18.5%	3,190 22.7%	38,350 32.9%	91,781 35.8%
Non-Family Households	7,550 52.5%	18,855 45.6%	95,271 29.8%	224,197 30.6%
Non-Family Households with Children	11 0.1%	32 0.2%	854 0.9%	1,807 0.8%
Non-Family Households No Children	7,539 99.9%	18,824 99.8%	94,418 99.1%	222,390 99.2%
Average Family Household Size	2.8	2.9	3.7	3.6
Average Family Income	\$162,454	\$138,898	\$91,184	\$88,932
Median Family Income	\$129,888	\$112,880	\$73,991	\$72,113
Average Non-Family Household Size	1.2	1.2	1.3	1.3
Marital Status (2018)				
Population Age 15 Years or Over	24,394	75,587	790,040	1,767,811
Never Married	8,077 33.1%	24,818 32.8%	302,436 38.3%	735,393 41.6%
Currently Married	10,897 44.7%	34,765 46.0%	316,210 40.0%	651,543 36.9%
Previously Married	5,419 22.2%	16,004 21.2%	171,394 21.7%	380,875 21.5%
Separated	1,347 24.9%	4,453 27.8%	72,693 42.4%	154,418 40.5%
Widowed	2,055 37.9%	5,528 34.5%	45,370 26.5%	100,716 26.4%
Divorced	2,017 37.2%	6,022 37.6%	53,331 31.1%	125,741 33.0%
Educational Attainment (2018)				
Adult Population Age 25 Years or Over	22,702	69,093	678,183	1,512,593
Elementary (Grade Level 0 to 8)	739 3.3%	3,021 4.4%	85,862 12.7%	174,906 11.6%
Some High School (Grade Level 9 to 11)	433 1.9%	2,199 3.2%	61,601 9.1%	142,770 9.4%
High School Graduate	3,043 13.4%	11,368 16.5%	190,803 28.1%	439,755 29.1%
Some College	2,268 10.0%	8,314 12.0%	88,254 13.0%	213,822 14.1%
Associate Degree Only	1,254 5.5%	5,075 7.3%	52,163 7.7%	117,454 7.8%
Bachelor Degree Only	7,373 32.5%	20,295 29.4%	125,193 18.5%	272,688 18.0%
Graduate Degree	7,592 33.4%	18,821 27.2%	74,306 11.0%	151,199 10.0%
Any College (Some College or Higher)	18,487 81.4%	52,505 76.0%	339,916 50.1%	755,163 49.9%
College Degree + (Bachelor Degree or Higher)	14,965 65.9%	39,116 56.6%	199,499 29.4%	423,887 28.0%

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108-40 Queens Blvd

Forest Hills, NY 11375

	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Housing								
Total Housing Units (2018)	14,882		42,634		331,244		761,207	
Total Housing Units (2010)	14,686		42,218		326,095		748,781	
Historical Annual Growth (2010-2018)	196	0.2%	416	0.1%	5,148	0.2%	12,426	0.2%
Housing Units Occupied (2018)	14,380	96.6%	41,381	97.1%	320,160	96.7%	732,340	96.2%
Housing Units Owner-Occupied	6,539	45.5%	20,308	49.1%	122,334	38.2%	277,510	37.9%
Housing Units Renter-Occupied	7,841	54.5%	21,073	50.9%	197,826	61.8%	454,830	62.1%
Housing Units Vacant (2018)	502	3.5%	1,253	3.0%	11,084	3.5%	28,867	3.9%
Household Size (2018)								
Total Households	14,380		41,381		320,160		732,340	
1 Person Households	6,466	45.0%	16,059	38.8%	74,980	23.4%	173,876	23.7%
2 Person Households	4,667	32.5%	13,445	32.5%	78,584	24.5%	184,371	25.2%
3 Person Households	1,704	11.9%	5,948	14.4%	56,244	17.6%	132,576	18.1%
4 Person Households	1,089	7.6%	3,824	9.2%	50,523	15.8%	114,452	15.6%
5 Person Households	295	2.1%	1,336	3.2%	29,083	9.1%	64,472	8.8%
6 Person Households	101	0.7%	508	1.2%	14,596	4.6%	31,189	4.3%
7 or More Person Households	57	0.4%	261	0.6%	16,150	5.0%	31,404	4.3%
Household Income Distribution (2018)								
HH Income \$200,000 or More	1,854	12.9%	4,632	11.2%	18,970	5.9%	41,137	5.6%
HH Income \$150,000 to \$199,999	1,469	10.2%	4,124	10.0%	22,202	6.9%	49,567	6.8%
HH Income \$125,000 to \$149,999	1,090	7.6%	3,051	7.4%	19,015	5.9%	42,728	5.8%
HH Income \$100,000 to \$124,999	1,271	8.8%	4,080	9.9%	28,768	9.0%	64,050	8.7%
HH Income \$75,000 to \$99,999	1,901	13.2%	5,463	13.2%	40,294	12.6%	93,312	12.7%
HH Income \$50,000 to \$74,999	2,409	16.7%	6,762	16.3%	55,412	17.3%	125,075	17.1%
HH Income \$35,000 to \$49,999	1,166	8.1%	3,586	8.7%	38,370	12.0%	89,423	12.2%
HH Income \$25,000 to \$34,999	754	5.2%	2,330	5.6%	29,703	9.3%	65,527	8.9%
HH Income \$15,000 to \$24,999	1,031	7.2%	2,994	7.2%	30,004	9.4%	68,039	9.3%
HH Income \$10,000 to \$14,999	550	3.8%	1,706	4.1%	13,509	4.2%	31,933	4.4%
HH Income Under \$10,000	887	6.2%	2,653	6.4%	23,914	7.5%	61,550	8.4%
Household Vehicles (2018)								
Households 0 Vehicles Available	6,648	46.2%	17,036	41.2%	134,334	42.0%	311,866	42.6%
Households 1 Vehicle Available	6,544	45.5%	19,519	47.2%	131,820	41.2%	287,032	39.2%
Households 2 Vehicles Available	1,000	7.0%	4,086	9.9%	41,797	13.1%	101,812	13.9%
Households 3 or More Vehicles Available	188	1.3%	740	1.8%	12,209	3.8%	31,630	4.3%
Total Vehicles Available	9,128		30,061		255,998		595,643	
Average Vehicles per Household	0.6		0.7		0.8		0.8	
Owner-Occupied Household Vehicles	5,067	55.5%	18,458	61.4%	144,434	56.4%	349,566	58.7%
Average Vehicles per Owner-Occupied Household	0.8		0.9		1.2		1.3	
Renter-Occupied Household Vehicles	4,060	44.5%	11,602	38.6%	111,564	43.6%	246,076	41.3%
Average Vehicles per Renter-Occupied Household	0.5		0.6		0.6		0.5	
Travel Time (2015)								
Worker Base Age 16 years or Over	15,672		47,328		483,985		1,070,933	
Travel to Work in 14 Minutes or Less	749	4.8%	2,703	5.7%	34,655	7.2%	75,059	7.0%
Travel to Work in 15 to 29 Minutes	2,081	13.3%	6,575	13.9%	72,588	15.0%	164,348	15.3%
Travel to Work in 30 to 59 Minutes	8,143	52.0%	23,323	49.3%	208,780	43.1%	477,615	44.6%
Travel to Work in 60 Minutes or More	4,178	26.7%	12,987	27.4%	150,333	31.1%	318,944	29.8%
Work at Home	710	4.5%	2,062	4.4%	11,707	2.4%	28,581	2.7%
Average Minutes Travel to Work	45.1		45.3		45.2		44.1	

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108-40 Queens Blvd Forest Hills, NY 11375	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2015)				
Worker Base Age 16 years or Over	15,672	47,328	483,985	1,070,933
Drive to Work Alone	3,358 21.4%	12,037 25.4%	135,095 27.9%	307,576 28.7%
Drive to Work in Carpool	635 4.1%	2,460 5.2%	34,005 7.0%	68,403 6.4%
Travel to Work by Public Transportation	10,127 64.6%	27,737 58.6%	264,313 54.6%	587,579 54.9%
Drive to Work on Motorcycle	5 -	15 -	352 0.1%	853 0.1%
Bicycle to Work	17 0.1%	103 0.2%	2,113 0.4%	6,439 0.6%
Walk to Work	750 4.8%	2,626 5.5%	34,042 7.0%	66,821 6.2%
Other Means	70 0.4%	287 0.6%	2,358 0.5%	4,682 0.4%
Work at Home	710 4.5%	2,062 4.4%	11,707 2.4%	28,581 2.7%
Daytime Demographics (2018)				
Total Businesses	1,571	3,466	24,515	53,131
Total Employees	10,388	22,332	204,843	449,816
Company Headquarter Businesses	2 0.1%	5 0.2%	46 0.2%	99 0.2%
Company Headquarter Employees	43 0.4%	1,391 6.2%	24,315 11.9%	32,552 7.2%
Employee Population per Business	6.6 to 1	6.4 to 1	8.4 to 1	8.5 to 1
Residential Population per Business	17.9 to 1	25.5 to 1	39.2 to 1	40.6 to 1
Adj. Daytime Demographics Age 16 Years or Over	18,729	49,526	508,029	1,131,628
Labor Force				
Labor Population Age 16 Years or Over (2018)	24,240	74,959	780,773	1,745,660
Labor Force Total Males (2018)	10,744 44.3%	33,989 45.3%	380,423 48.7%	837,779 48.0%
Male Civilian Employed	7,892 73.5%	23,877 70.2%	263,493 69.3%	570,620 68.1%
Male Civilian Unemployed	111 1.0%	787 2.3%	10,861 2.9%	26,232 3.1%
Males in Armed Forces	3 -	11 -	132 -	346 -
Males Not in Labor Force	2,738 25.5%	9,314 27.4%	105,938 27.8%	240,581 28.7%
Labor Force Total Females (2018)	13,496 55.7%	40,971 54.7%	400,350 51.3%	907,881 52.0%
Female Civilian Employed	8,003 59.3%	23,878 58.3%	213,912 53.4%	492,789 54.3%
Female Civilian Unemployed	240 1.8%	830 2.0%	9,962 2.5%	24,805 2.7%
Females in Armed Forces	- -	- -	51 -	93 -
Females Not in Labor Force	5,253 38.9%	16,264 39.7%	176,425 44.1%	390,193 43.0%
Unemployment Rate	1.4%	2.2%	2.7%	2.9%
Labor Force Growth (2010-2018)	-2 -	38 0.1%	-192 -	-102 -
Male Labor Force Growth (2010-2018)	-1 -	20 0.1%	-107 -	-50 -
Female Labor Force Growth (2010-2018)	-1 -	17 0.1%	-85 -	-52 -
Occupation (2015)				
Occupation Population Age 16 Years or Over	15,898	47,717	477,597	1,063,512
Occupation Total Males	7,893 49.7%	23,856 50.0%	263,600 55.2%	570,670 53.7%
Occupation Total Females	8,004 50.3%	23,860 50.0%	213,997 44.8%	492,842 46.3%
Management, Business, Financial Operations	3,555 22.4%	9,858 20.7%	58,521 12.3%	129,407 12.2%
Professional, Related	5,764 36.3%	15,812 33.1%	89,511 18.7%	208,533 19.6%
Service	1,772 11.1%	6,564 13.8%	124,007 26.0%	271,810 25.6%
Sales, Office	3,601 22.6%	10,467 21.9%	108,819 22.8%	245,872 23.1%
Farming, Fishing, Forestry	21 0.1%	47 0.1%	539 0.1%	1,275 0.1%
Construction, Extraction, Maintenance	530 3.3%	1,894 4.0%	41,537 8.7%	89,479 8.4%
Production, Transport, Material Moving	655 4.1%	3,075 6.4%	54,662 11.4%	117,135 11.0%
White Collar Workers	12,920 81.3%	36,137 75.7%	256,852 53.8%	583,813 54.9%
Blue Collar Workers	2,978 18.7%	11,580 24.3%	220,745 46.2%	479,699 45.1%

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108-40 Queens Blvd Forest Hills, NY 11375	0.5 mi radius		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)								
Total Units	13,747		39,852		305,949		698,971	
1 Detached Unit	1,381	10.0%	4,880	12.2%	42,060	13.7%	107,746	15.4%
1 Attached Unit	695	5.1%	3,557	8.9%	29,968	9.8%	64,448	9.2%
2 Units	1,721	12.5%	5,239	13.1%	64,477	21.1%	150,246	21.5%
3 to 4 Units	1,109	8.1%	3,127	7.8%	37,043	12.1%	93,409	13.4%
5 to 9 Units	585	4.3%	1,971	4.9%	18,628	6.1%	57,646	8.2%
10 to 19 Units	303	2.2%	1,165	2.9%	11,710	3.8%	27,867	4.0%
20 to 49 Units	1,430	10.4%	4,807	12.1%	34,303	11.2%	72,695	10.4%
50 or More Units	7,141	51.9%	16,558	41.5%	81,587	26.7%	156,860	22.4%
Mobile Home or Trailer	13	0.1%	43	0.1%	429	0.1%	1,231	0.2%
Other Structure	6	-	14	-	75	-	266	-
Homes Built By Year (2015)								
Homes Built 2014 or later	43	0.3%	128	0.3%	1,101	0.4%	2,644	0.4%
Homes Built 2010 to 2013	114	0.8%	365	0.9%	4,020	1.3%	8,956	1.3%
Homes Built 2000 to 2009	236	1.7%	672	1.7%	11,323	3.7%	30,094	4.3%
Homes Built 1990 to 1999	461	3.4%	919	2.3%	9,517	3.1%	23,794	3.4%
Homes Built 1980 to 1989	208	1.5%	538	1.4%	10,995	3.6%	26,073	3.7%
Homes Built 1970 to 1979	505	3.7%	1,652	4.1%	16,644	5.4%	38,503	5.5%
Homes Built 1960 to 1969	2,940	21.4%	6,823	17.1%	43,942	14.4%	97,851	14.0%
Homes Built 1950 to 1959	2,627	19.1%	9,079	22.8%	63,008	20.6%	130,652	18.7%
Homes Built 1940 to 1949	2,966	21.6%	9,044	22.7%	50,828	16.6%	103,502	14.8%
Homes Built Before 1939	4,281	31.1%	12,147	30.5%	108,887	35.6%	270,348	38.7%
Median Age of Homes	62.6 yrs		63.4 yrs		61.8 yrs		61.8 yrs	
Home Values (2015)								
Owner Specified Housing Units	6,306		19,620		118,191		267,656	
Home Values \$1,000,000 or More	580	9.2%	1,668	8.5%	8,015	6.8%	21,339	8.0%
Home Values \$750,000 to \$999,999	834	13.2%	2,936	15.0%	17,719	15.0%	41,467	15.5%
Home Values \$500,000 to \$749,999	1,646	26.1%	5,264	26.8%	37,628	31.8%	84,493	31.6%
Home Values \$400,000 to \$499,999	965	15.3%	2,513	12.8%	18,659	15.8%	42,427	15.9%
Home Values \$300,000 to \$399,999	1,015	16.1%	2,612	13.3%	14,534	12.3%	33,462	12.5%
Home Values \$250,000 to \$299,999	432	6.9%	1,370	7.0%	6,579	5.6%	13,886	5.2%
Home Values \$200,000 to \$249,999	472	7.5%	1,611	8.2%	6,977	5.9%	14,292	5.3%
Home Values \$175,000 to \$199,999	159	2.5%	586	3.0%	2,446	2.1%	4,768	1.8%
Home Values \$150,000 to \$174,999	132	2.1%	579	2.9%	3,128	2.6%	6,587	2.5%
Home Values \$125,000 to \$149,999	46	0.7%	235	1.2%	1,321	1.1%	2,825	1.1%
Home Values \$100,000 to \$124,999	100	1.6%	373	1.9%	1,807	1.5%	3,814	1.4%
Home Values \$90,000 to \$99,999	13	0.2%	50	0.3%	280	0.2%	499	0.2%
Home Values \$80,000 to \$89,999	28	0.4%	51	0.3%	249	0.2%	611	0.2%
Home Values \$70,000 to \$79,999	8	0.1%	33	0.2%	256	0.2%	564	0.2%
Home Values \$60,000 to \$69,999	9	0.1%	38	0.2%	284	0.2%	646	0.2%
Home Values \$50,000 to \$59,999	8	0.1%	42	0.2%	206	0.2%	479	0.2%
Home Values \$35,000 to \$49,999	23	0.4%	90	0.5%	632	0.5%	1,517	0.6%
Home Values \$25,000 to \$34,999	5	0.1%	21	0.1%	146	0.1%	344	0.1%
Home Values \$10,000 to \$24,999	25	0.4%	78	0.4%	629	0.5%	1,518	0.6%
Home Values Under \$10,000	43	0.7%	149	0.8%	878	0.7%	2,037	0.8%
Owner-Occupied Median Home Value	\$499,927		\$496,245		\$513,046		\$524,489	
Renter-Occupied Median Rent	\$1,617		\$1,503		\$1,331		\$1,295	

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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	\$1.17 B	\$3.13 B	\$19.6 B	\$44.3 B
Total Non-Retail Expenditure	\$623 M	\$1.66 B	\$10.3 B	\$23.2 B
Total Retail Expenditure	\$548 M	\$1.47 B	\$9.35 B	\$21.2 B
Apparel	\$41.6 M	\$111 M	\$698 M	\$1.58 B
Contributions	\$58.3 M	\$153 M	\$858 M	\$1.93 B
Education	\$50.4 M	\$133 M	\$770 M	\$1.73 B
Entertainment	\$66.1 M	\$177 M	\$1.10 B	\$2.49 B
Food and Beverages	\$167 M	\$447 M	\$2.89 B	\$6.53 B
Furnishings and Equipment	\$41.7 M	\$111 M	\$677 M	\$1.53 B
Gifts	\$32.2 M	\$85.1 M	\$492 M	\$1.11 B
Health Care	\$89.8 M	\$241 M	\$1.55 B	\$3.50 B
Household Operations	\$36.1 M	\$95.7 M	\$572 M	\$1.29 B
Miscellaneous Expenses	\$17.0 M	\$45.5 M	\$289 M	\$653 M
Personal Care	\$15.2 M	\$40.6 M	\$256 M	\$579 M
Personal Insurance	\$9.50 M	\$25.1 M	\$148 M	\$333 M
Reading	\$2.66 M	\$7.09 M	\$43.5 M	\$98.5 M
Shelter	\$243 M	\$649 M	\$4.04 B	\$9.14 B
Tobacco	\$6.21 M	\$16.8 M	\$117 M	\$267 M
Transportation	\$210 M	\$565 M	\$3.64 B	\$8.23 B
Utilities	\$83.8 M	\$225 M	\$1.47 B	\$3.34 B

Monthly Household Consumer Expenditure (2018)

	0.5 mi radius	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$6,784	\$6,296	\$5,103	\$5,045
Total Non-Retail Expenditure	\$3,609 53.2%	\$3,339 53.0%	\$2,668 52.3%	\$2,637 52.3%
Total Retail Expenditures	\$3,175 46.8%	\$2,957 47.0%	\$2,434 47.7%	\$2,408 47.7%
Apparel	\$241 3.6%	\$223 3.5%	\$182 3.6%	\$179 3.6%
Contributions	\$338 5.0%	\$308 4.9%	\$223 4.4%	\$220 4.4%
Education	\$292 4.3%	\$268 4.2%	\$200 3.9%	\$197 3.9%
Entertainment	\$383 5.6%	\$355 5.6%	\$286 5.6%	\$283 5.6%
Food and Beverages	\$966 14.2%	\$900 14.3%	\$751 14.7%	\$743 14.7%
Furnishings and Equipment	\$242 3.6%	\$224 3.6%	\$176 3.5%	\$174 3.4%
Gifts	\$187 2.8%	\$171 2.7%	\$128 2.5%	\$126 2.5%
Health Care	\$521 7.7%	\$485 7.7%	\$402 7.9%	\$399 7.9%
Household Operations	\$209 3.1%	\$193 3.1%	\$149 2.9%	\$147 2.9%
Miscellaneous Expenses	\$98 1.5%	\$92 1.5%	\$75 1.5%	\$74 1.5%
Personal Care	\$88 1.3%	\$82 1.3%	\$67 1.3%	\$66 1.3%
Personal Insurance	\$55 0.8%	\$51 0.8%	\$38 0.8%	\$38 0.8%
Reading	\$15 0.2%	\$14 0.2%	\$11 0.2%	\$11 0.2%
Shelter	\$1,411 20.8%	\$1,307 20.8%	\$1,052 20.6%	\$1,040 20.6%
Tobacco	\$36 0.5%	\$34 0.5%	\$30 0.6%	\$30 0.6%
Transportation	\$1,216 17.9%	\$1,137 18.1%	\$947 18.6%	\$937 18.6%
Utilities	\$486 7.2%	\$453 7.2%	\$384 7.5%	\$380 7.5%

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