

# HARVEST INTERNATIONAL

Commercial Real Estate Company Serving Global Clients Coast to Coast



## 79-55 Albion Avenue Elmhurst, New York 11373

47,000 SF Retail Space with Offices for Lease  
Brand New Construction with Fine Finishes  
Open Space with Glass Frontage along Street  
Ample On-Site plus Off-Site Street Parking  
Situated by the North East Corner of Queens Boulevard  
Albion Street Pylon Sign Available  
Possession will be by arrangement and delivered vacant



Soaring Atrium Ceiling Height  
Lends Itself For Any Big Box  
Retailing Or Gym Use.

**Lease Price:** \$28 PSF  
**R.E. Taxes:** Direct Pass Through

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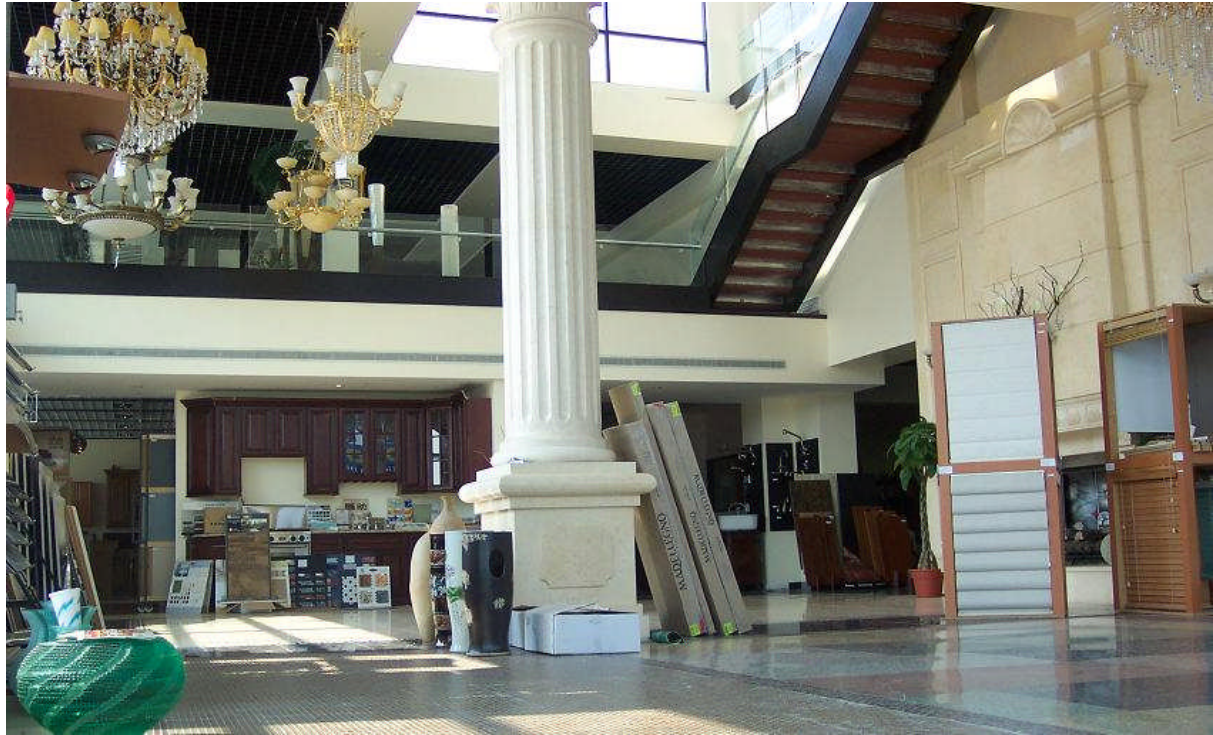
### QUEENS OFFICE:

30-50 WHITESTONE EXPRESSWAY  
SUITE 206  
FLUSHING, NY 11354

### LONG ISLAND OFFICE:

1979 MARCUS AVENUE  
SUITE 210  
LAKE SUCCESS, NY 11042

GENERAL: (718) 705-7130  
TOLL-FREE: (800) 339-5806



**Lobby View upon Entering from Parking Lot**



**Second Floor Mezzanine in Lobby**

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### **Investment Banking**

- \* Structured Finance
- \* Securitization
- \* Machinery/ Equipment Leasing
- \* Reverse-Merger Offering
- \* Credit Enhancement
- \* U.S. Immigration-related Capital Investment, Placement & Advisory

### **Real Estate**

- \* Commercial Real Estate Leasing & Investment Sale
- \* Retail Investment & Market Entry Advisory
- \* Acquisition & Development Financing
- \* Hotel Acquisition Advisory & Development Site Evaluations

### **Restaurant & Club**

- \* Conversions
- \* Purchase/Sale/Lease
- \* Site Selections
- \* FF&E Financing

### **Long Island Office**

1979 Marcus Avenue  
Suite 210  
Lake Success, NY 11042

### **Queens Office**

30-50 Whitestone Expressway  
Suite 206  
Flushing, NY 11354

[www.harvestinternational.net](http://www.harvestinternational.net)  
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**Third Floor Office Space Stairway Down**



**Street Level Retail Space**

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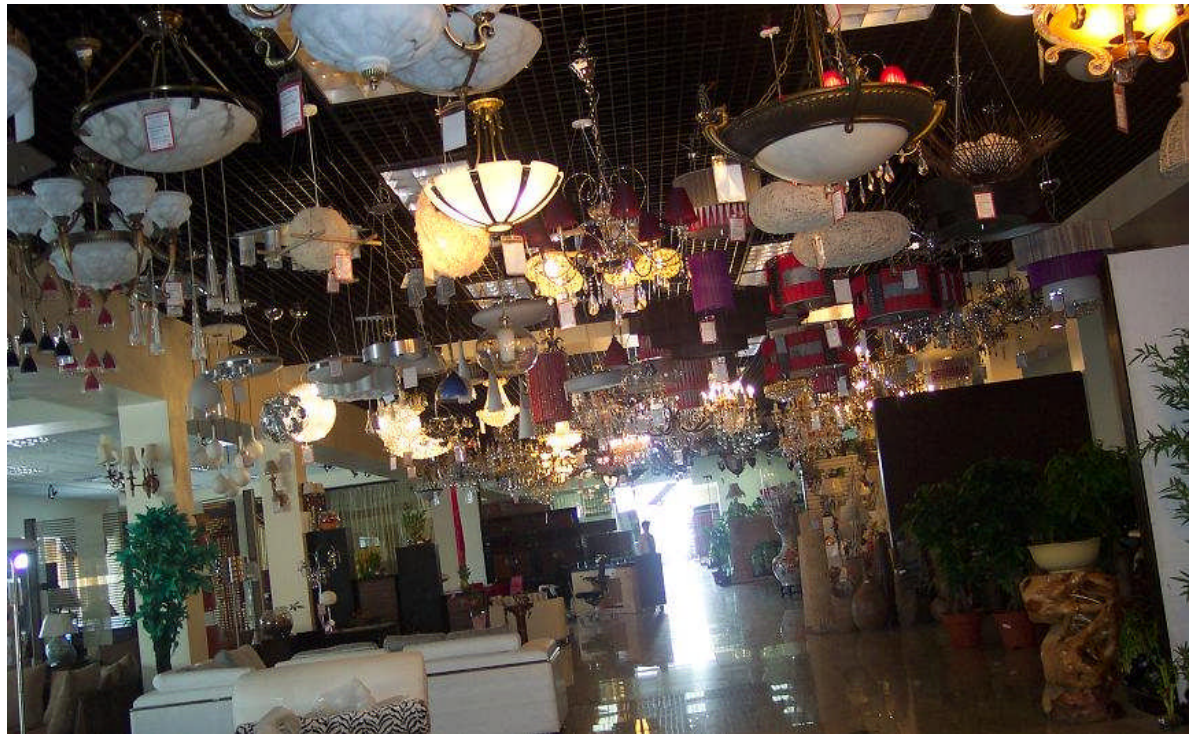
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**Ground Floor Retail Space**



**Ground Floor Retail Space**

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**Third Floor Mezzanine Office Space**



**View from Office Space**

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## Population Density

Population density is the number of persons per unit of area.

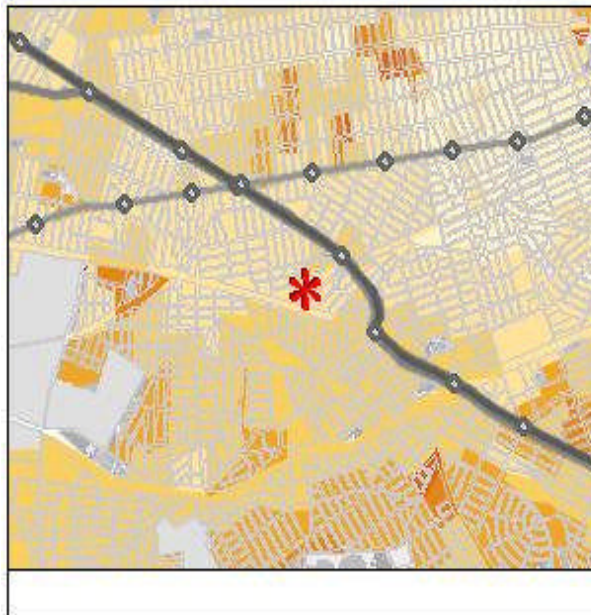
Commonly this may be calculated for a city, county, state, or the entire world.

In this map, view the density of the New York City population.

### Legend

- Crammed (above 26,000)
- Very Compact (26,000 to 13,000)
- Compact (13,000 to 2,600)
- Close-Knit (2,600 to 1,300)
- Neighborly (1,300 to 300)
- Distant Neighbors (300 to 50)
- Sparse (below 50)
- Open Space or Unknown

Map rendered 10/16/2007



## Population Median Age

The median age marks the point where half the population is older than that age and half is younger.

This color-coded map shows the distribution of the median age of the population.

### Legend

- Golden Years
- 65 to mid 70's
- 50 to mid 60's
- 45 to late 40's
- 40 to mid 40's
- 35 to late 30's
- 30 to mid 30's
- 24 to late 20's
- 17 to 23
- 10 to 17

Map rendered 10/17/2007

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