

astoria, ny

23-02 31st street

prime retail/restaurant opportunity available | for lease



DEMOGRAPHICS	0.25 MILE	0.5 MILES	0.75 MILES
Population	8,280	35,327	66,466
Median HHl	\$63,133	\$59,074	\$55,180
Daytime Population	2,203	5,776	13,515

Available	+/- 1,200 square feet
Rent	Upon Request
Area Retail	Chase Bank, Sprint, 7 Eleven, Key Food, Subway, AT&T, TD Bank, McDonalds, Payless, Game Stop, Radio Shack, Foot Locker, GNC, and many more
Comments	<ul style="list-style-type: none">• easy access to N and W subway lines with over 5.5 million riders annually• high visibility with 42 feet of frontage along 23rd Avenue• heavy neighborhood foot traffic• existing ventilation and capped off gas line

For More Information:

Mark Gallucci | Managing Director - Queens | gallucci@sabre.life | T 718 484 2002 x1508

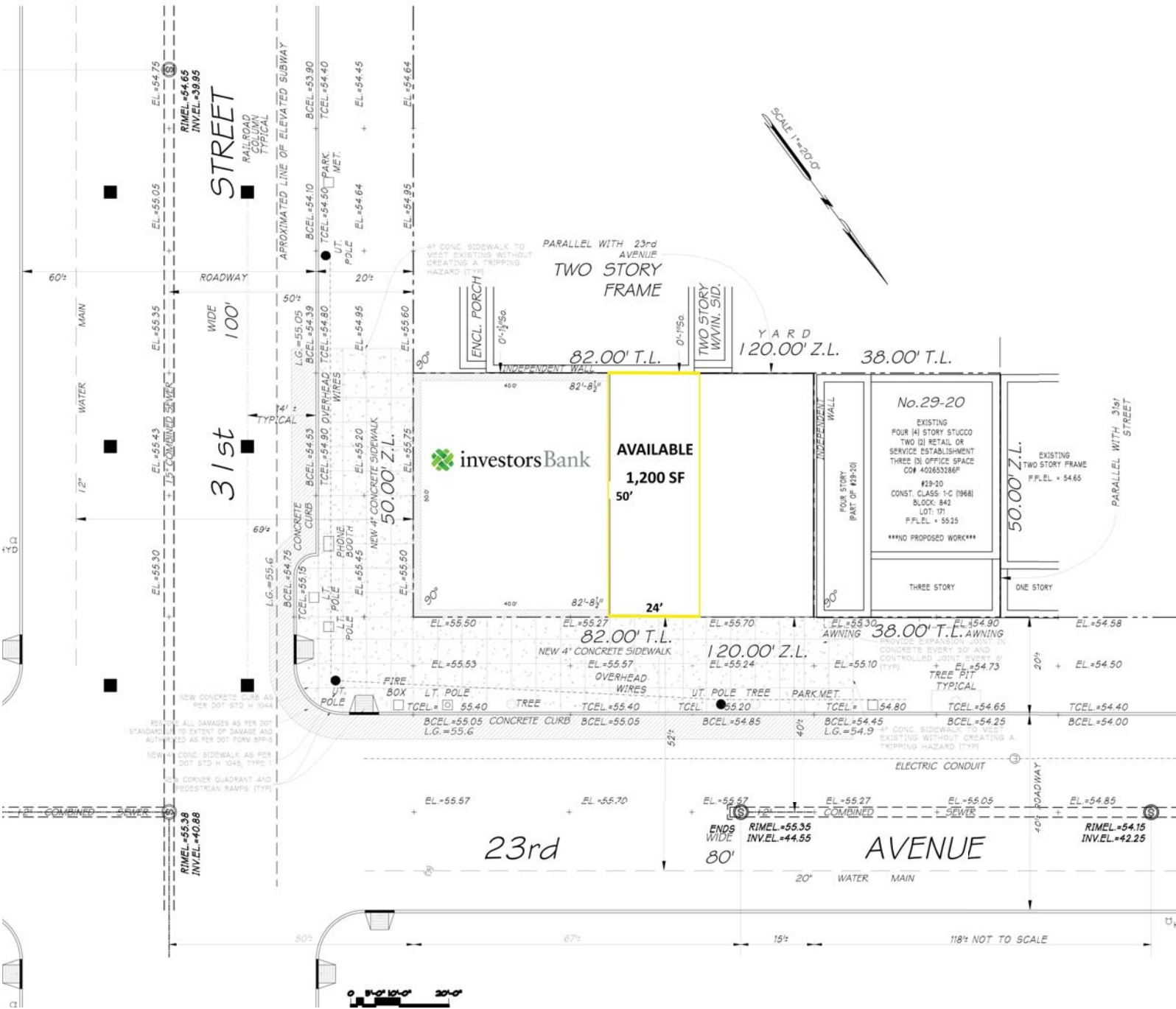
George Skaliarinis | Senior Associate | skaliarinis@sabre.life | T 718 484 2002 x1507

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Map showing the intersection of 29th Street, 31st Street, 33rd Street, and Ditmars Blvd. The map includes various business listings and logos for each quadrant.

29TH STREET (Left Side): Copycom, Space Salon, Ditmars Flowers & Gifts, O'Shea - Hoey Funeral Home Inc., La Gull Pastry Shop, Square Food & Grocery, Chicken Festival Restaurant, Trattoria L'incontro, Home Comfort, Pizza Palace.

29TH STREET (Right Side): California Farmer Market, CVS, Mexican Express, Les Amis, Law Offices, Homeric Tours, N&N Grocery, Mimi's Nail Salon, Zikos Realty, Little John's Hair Place.

29TH STREET (Bottom Left): State Farm, Jackson Hewitt, Zorbas, Stamatis, Allstate, Kitaku, Barber Shop, New York City Bagel Coffee House, The Ronnie Law Offices, City Vape, Modern Spaces, **SITE**, investorsBank.

29TH STREET (Bottom Right): Gus Skoufis & Company Accounting & Income Tax Service.

31ST STREET (Center): Atlantic Bank, Hallmark, Nook n Crannie, Kapi Stationary, metro PCS, Prima Donna, Capital One, Starbucks, Marshalls, Foot Locker, T-Mobile, GNC, CHASE, RadioShack, Mojave, Flowers by Dennis & Bella, Odyssey Optical Inc., Bakery, Froyo lounge, Convenience Store, Copycom, GameStop, Payless, McDonald's, UNITED STATES POSTAL SERVICE, Artichoke Pizza, Double G. Pharmacy, Astoria Fishery, Astoria Flower Mart, TD, Family Dentistry GEM, at&t, SUBWAY, DUNKIN' DONUTS, Salon Q, King Penny, Thrift Shop, ASTORIA FIDELITY BANK, Natural Frontier Market, JACKSON HEWITT, TARGET, Key Food, 7 ELEVEN, Greenline Organic, Last Stop Cafe, Mike's Diner, Sprint, Aldor Jewlery, Teddy's Florist, Grocery/Deli, CHASE, Time Warner Cable, Boudoir Salon, Koliba Restaurant, Optimum Eye Care, Alexiou Tax & Accounting, Laundromat.

31ST STREET (Center): ASTORIA-DITMARS BLVD 5,407,027 RIDERS, N, W.

33RD STREET (Right Side): 33RD STREET, 33RD STREET.

DITMARS BLVD (Top): 29TH STREET, 31ST STREET, 33RD STREET.

23RD AVENUE (Bottom): 29TH STREET, 31ST STREET, 33RD STREET.

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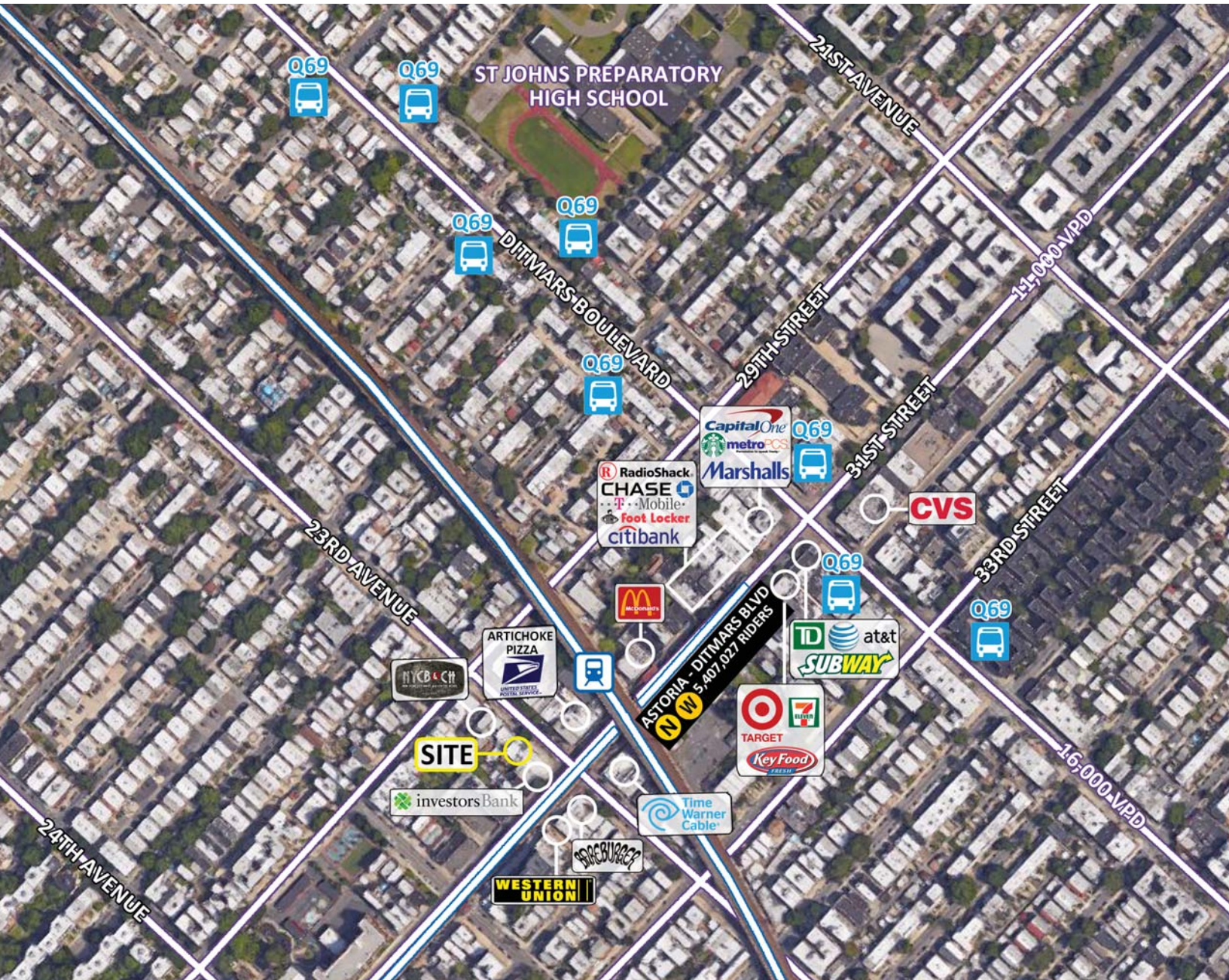
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Sabre Real Estate Group, LLC

500 Old Country Road Garden City NY 11530

500 Route 17 South Hasbrouck Heights NJ 07604

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