

31-08 STEINWAY STREET

BETWEEN 31ST AVENUE & BROADWAY



APPROXIMATE SIZE:

10,393 sq. ft. - Ground Floor
7,856 sq. ft. - Second Floor
2,144 sq. ft. - Mezzanine
5,638 sq. ft. - Basement
26,031 total sq. ft. available

APPROXIMATE FRONTAGE:

65'

ASKING RENT:

Upon request

NEIGHBORING TENANTS:

Banana Republic Factory
Express
Victoria's Secret
Planet Fitness
CityMD
Bath & Body Works
Verizon
Jimmy Jazz
Footlocker
CVS

COMMENTS:

- Receiving entrance on 31st Avenue
- Available for immediate possession
- Formerly Fallas
- Located in densely populated residential neighborhood
- Heavy foot & vehicular traffic
- Excellent visibility
- Q101 bus stop located directly in front of space

1/4 mile radius



11,404

Population



\$94,122

Avg. Household Income



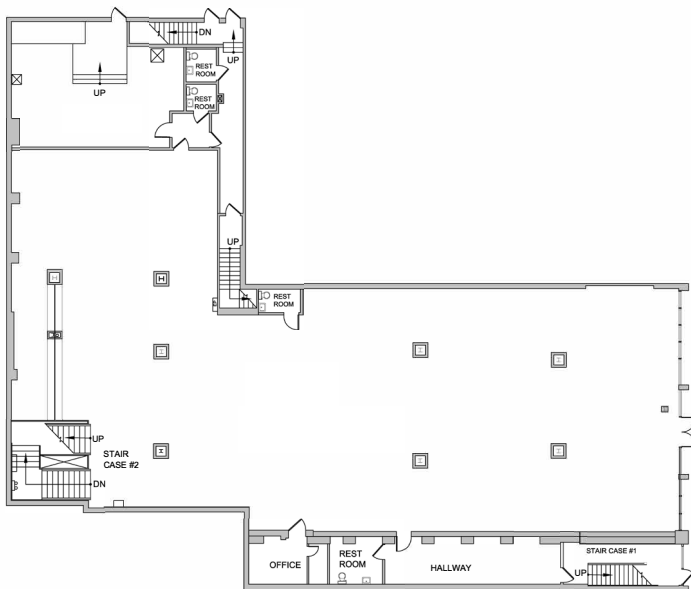
3,011

Businesses

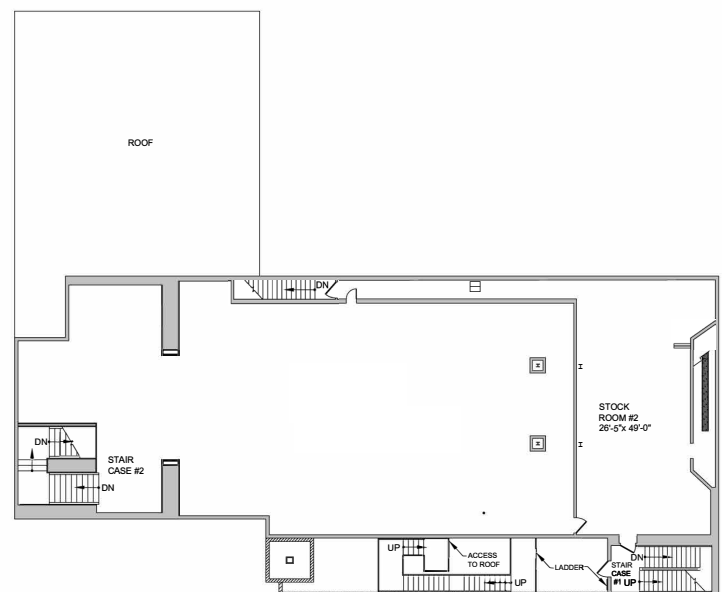


ASTORIA RETAIL OPPORTUNITY 31-08 STEINWAY STREET

Located between 31st Avenue & Broadway



GROUND FLOOR



SECOND FLOOR

CONTACT EXCLUSIVE AGENTS

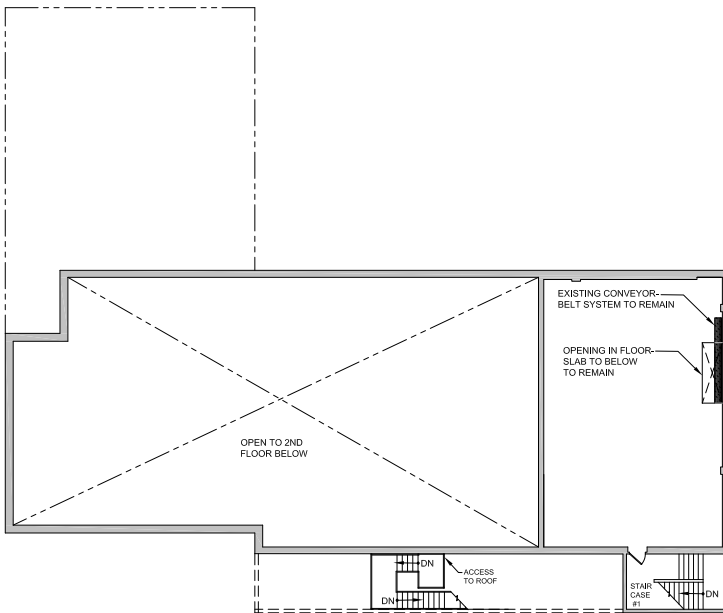
Zelnic & Company LLC
ph: (212) 223-2200

Cory G. Zelnic
cory@zelnicco.com

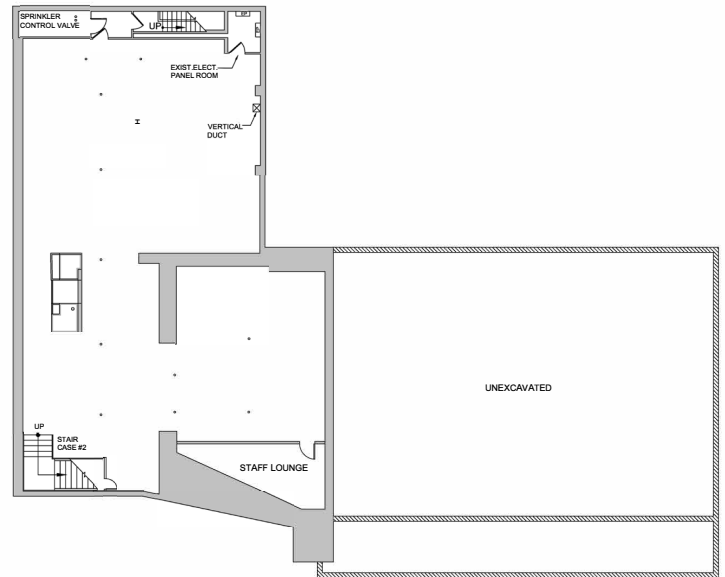
Sean Philipps
sean@zelnicco.com

ASTORIA RETAIL OPPORTUNITY 31-08 STEINWAY STREET

Located between 31st Avenue & Broadway



MEZZANINE



BASEMENT

CONTACT EXCLUSIVE AGENTS

Zelnik & Company LLC
ph: (212) 223-2200

Cory G. Zelnik
cory@zelnikco.com

Sean Philipps
sean@zelnikco.com