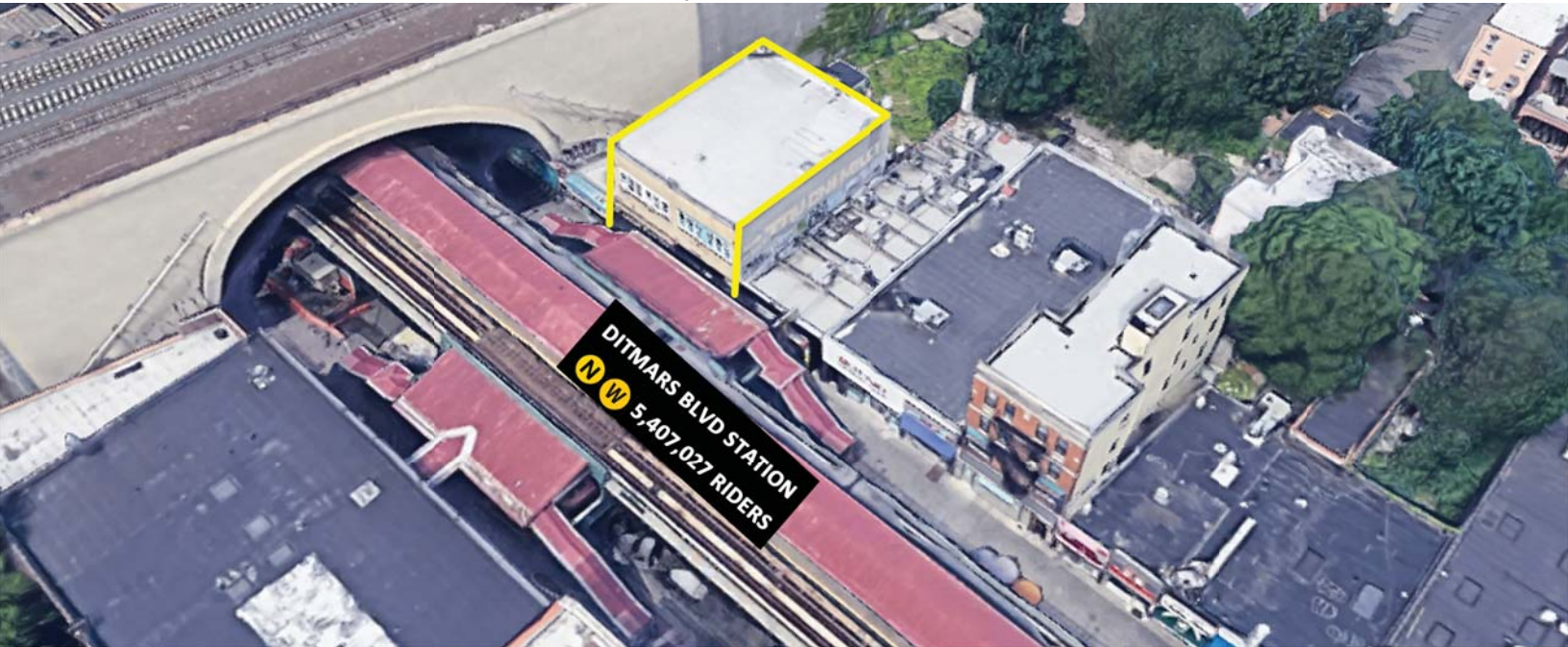


astoria, ny

2254 31st street

prime restaurant space available | for lease
rare building purchase opportunity | for sale



| DEMOGRAPHICS | .25 MILE | .50 MILE | .75 MILE |
|--------------------|----------|----------|----------|
| Population | 10,365 | 32,938 | 65,051 |
| Median HHI | \$85,007 | \$80,062 | \$77,081 |
| Daytime Population | 3,336 | 6,024 | 14,062 |

| | |
|-------------|---|
| Available | Ground Floor: 3,000 square feet (divisible) Second Floor: 3,000 square feet (divisible) |
| Asking Rent | Upon Request |
| Area Retail | New York Sports Club, CTown Supermarkets, The UPS Store, Chase Bank, Bareburger, KFC, Wingstop, Capital One Bank, Popeyes Louisiana Kitchen, Walgreens, Dollar Tree, USPS, and many more |
| Comments | <ul style="list-style-type: none">• vented restaurant spaces on ground floor (vacant)• located at the entrance to the N & W subway station which sees over 5.5 million riders annually• high visibility with 50 feet of frontage on 31st Street• whole building can be delivered vacant on closing |

For More Information:

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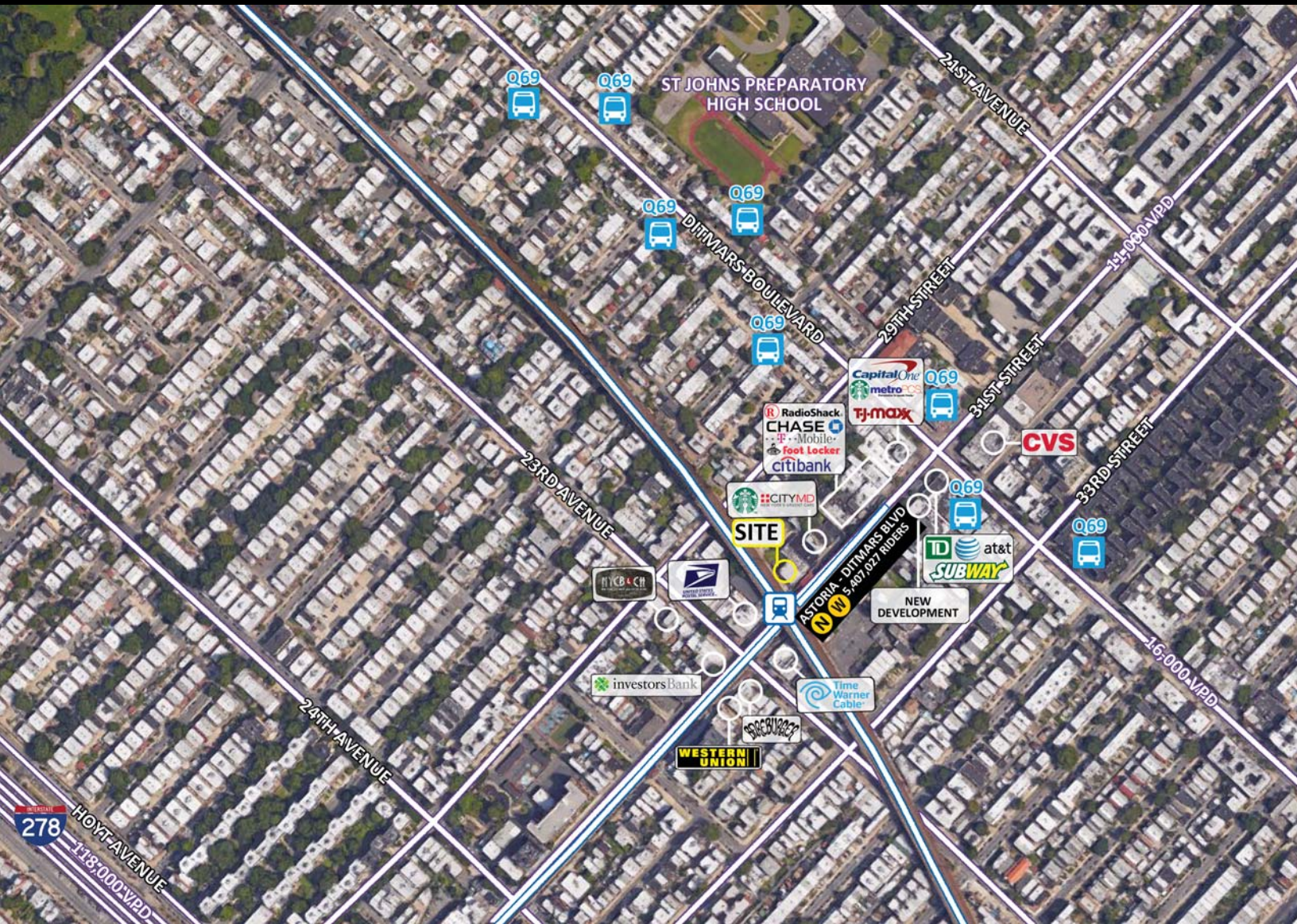
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