

FOR SALE
INQUIRE FOR PRICING GUIDANCE

30-02 NEWTOWN AVENUE

Astoria, NY 11102 | **Queens**



~112,000 BUILDABLE SF MANDATORY INCLUSIONARY
HOUSING MIXED-USE DEVELOPMENT ASSEMBLAGE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

~112,000 BSF Mixed-Use Development Opportunity

The subject property is a three-parcel assemblage zoned R8A.

#2

Block Front Site With Over 370 Linear Feet of Frontage

Over 370 Ft of wrap around frontage along 30th Street, Newtown Avenue, & 31st Street, offering exceptional visibility.

#3

Excellent Transit Access

Walking distance to **N** & **W** subway lines at Astoria Blvd & 30th Avenue — a direct ride to Midtown Manhattan.

#4

Thriving Astoria Market

Surrounded by dense residential development, flourishing retail, and strong local demand drivers, positioning the site for long-term value appreciation.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	30-02 Newtown Avenue / 30-20 Newtown Avenue / 28-40 31st Street, Astoria NY 11102		
Location	Located on the southwest corner of Newtown Avenue and 31st Street		
Block	595	595	595
Lot	19	26	27

PROPERTY INFORMATION

Lot Dimensions	92' x 165.67'	24' x 100.5'	61' x 74'
Lot SF	9,488 SF (approx.)	2,377 SF (approx.)	3,691 SF (approx.)
Combined Lot SF	15,556 SF (approx.)		
Existing Gross SF	17,560 SF (approx.)	4,030 SF (approx.)	5,616 SF (approx.)
Combined Total Existing Gross SF	27,206 SF (approx.)		

PROPERTY INFORMATION

Zoning	C4-4D (R8A)		
Street Width	100' / 70'		
Street Width Classification	Wide / Narrow		
	FAR	BUILDABLE SF	
Commercial	3.40	52,890 SF (approx.)	
Mandatory Inclusionary Housing Zoning	7.20	112,003 SF (approx.)	
Community Facility	6.50	101,114 SF (approx.)	

NYC FINANCIAL INFORMATION

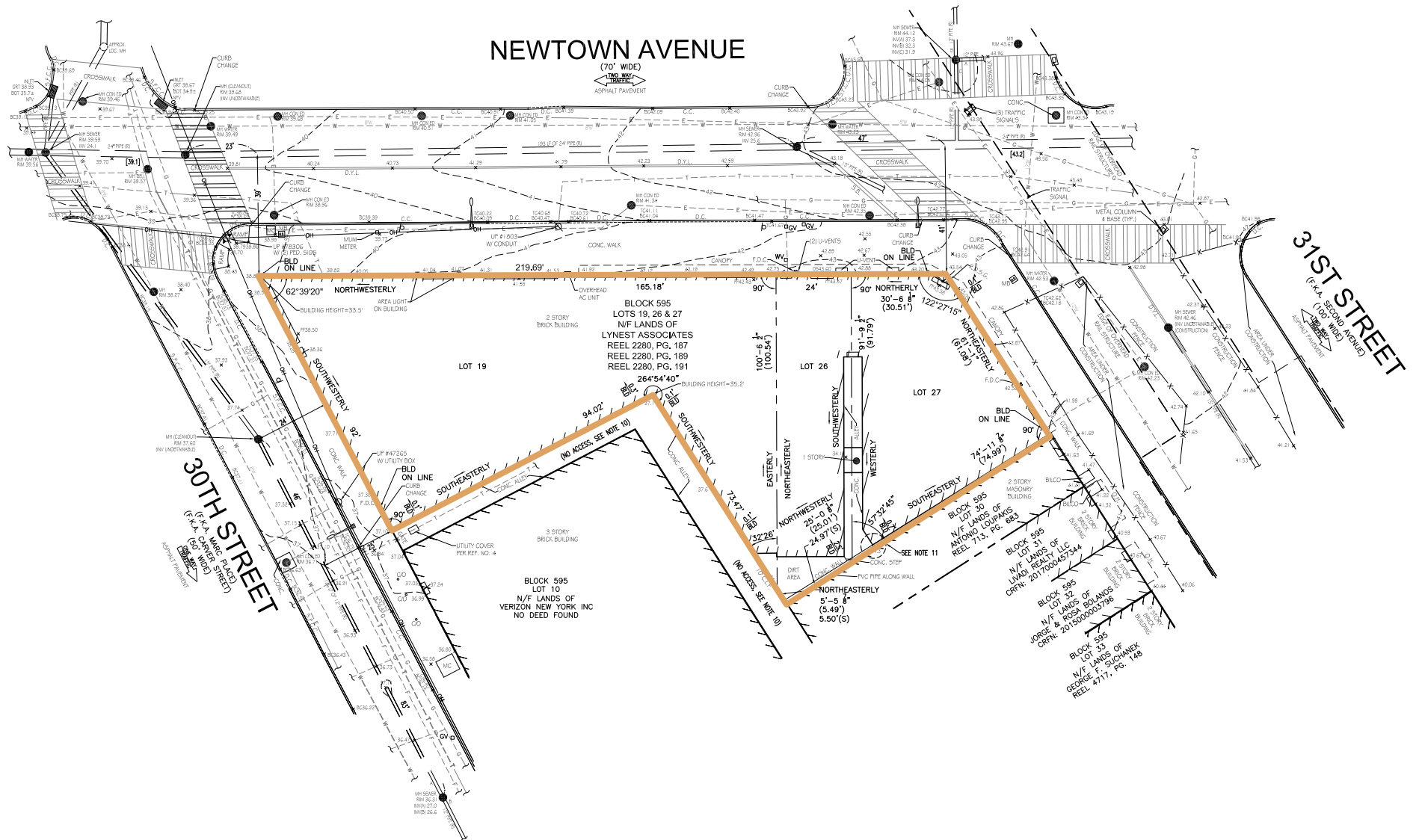
Assessment (26/27)	\$742,770	\$246,690	\$406,080
Tax Rate	10.8480%	10.8480%	10.8480%
Annual Property Tax (26/27)	\$80,576	\$26,761	\$44,052
Combined Annual Property Tax (26/27)	\$151,388		
Tax Class	4	4	4

30-02 NEWTOWN AVENUE
FOR SALE

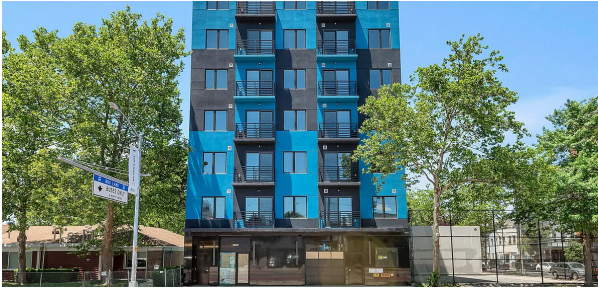
PROPERTY PHOTOS



SURVEY



SURROUNDING DEVELOPMENT



29-10 21ST ST, ASTORIA

• Mixed-use • 28 units • 8 Stories • Built in 2026



21-07 ASTORIA BLVD - ASTORIA POINT

• Mixed-use • 68 units • 11 Stories • Built in 2025



14-27 28TH AVE - ASTORIA SQUARE

• Apartments • 36 units • 5 Stories • Built in 2025



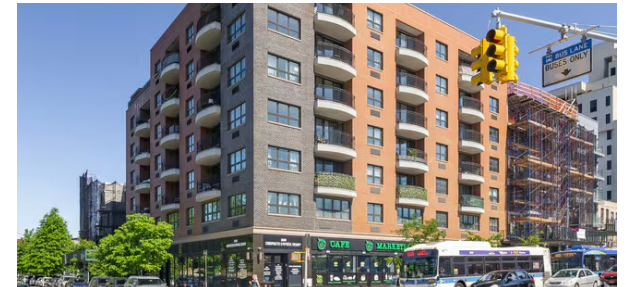
31-90 29TH ST - AMARA

• Mixed-use • 92 units • 6 Stories • Built in 2024



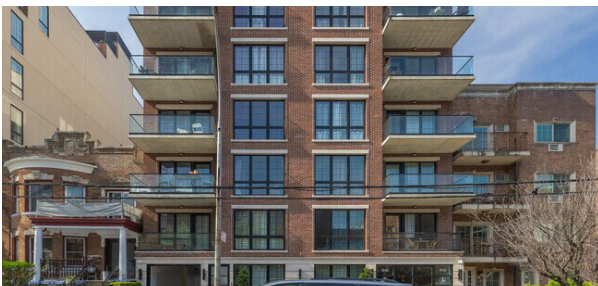
14-53 31ST AVE - CENTENNIAL ASTORIA

• Mixed-use • 45 units • 8 Stories • Built in 2021



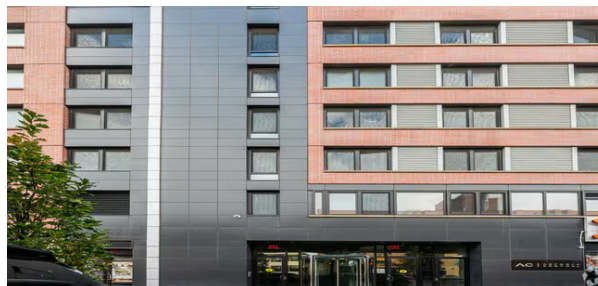
28-16 21ST ST, ASTORIA

• Mixed-use • 50 units • 7 Stories • Built in 2020



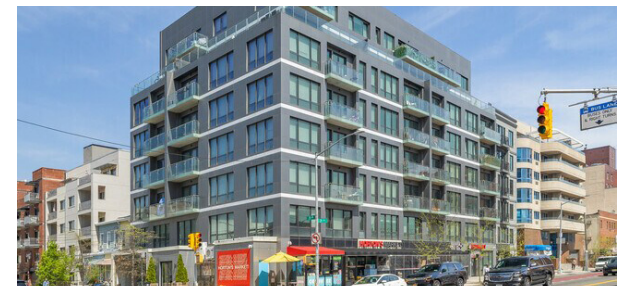
25-22 30TH DR - THE L @ 2522

• Apartments • 31 units • 7 Stories • Built in 2020



31-57 31ST ST - ASTORIA CENTRAL

• Apartments • 114 units • 7 Stories • Built in 2017



30-40 21ST ST - THE GROVE

• Mixed-use • 62 units • 7 Stories • Built in 2015

RETAIL MAP



THE NEIGHBORHOOD

ASTORIA, is a neighborhood defined by its harmony of old and new—a place where heritage, creativity, and possibility intersect at every corner. Rooted in waves of immigration that shaped its identity, Astoria has long been a home to diverse communities, from early European settlers to vibrant Greek, Middle Eastern, Latin American, and Asian populations who continue to enrich its culture today.

What sets Astoria apart is its balance: classic streets lined with family-owned bakeries, cafés, and taverns sit alongside cutting-edge restaurants, craft breweries, and cultural institutions. Landmarks like the Museum of the Moving Image and Kaufman Astoria Studios honor the area's cinematic history while fueling a creative future, drawing filmmakers, artists, and innovators alike. Meanwhile, Astoria Park—one of the city's most beloved green spaces—offers sweeping views of the East River and the Triborough Bridge, reminding residents and visitors that city life can also mean fresh air, family picnics, and space to breathe.

But the heart of Astoria is always its people. Generations of residents share sidewalks with new arrivals, each adding layers to the neighborhood's rich identity. The result is a community that thrives on inclusivity, resilience, and reinvention—where traditions are celebrated, voices are amplified, and the future feels both grounded and full of promise. Astoria isn't just a place to live—it's a place to belong, to create, and to grow.

LOCATION STATISTICS



2026 TOTAL POPULATION

142,614

2010 TOTAL POPULATION

137,439



MEDIAN HOUSEHOLD INCOME

\$95,208

PROJECTED MEDIAN HOUSEHOLD
INCOME GROWTH 2026-2031

1.7%



2026 TOTAL HOUSEHOLDS

65,895

2010 TOTAL HOUSEHOLDS

59,899



TOTAL EMPLOYEES

59,174

TOTAL BUSINESSES

4,689

AVERAGE TRAVEL TIME FROM PROPERTY

TO MIDTOWN MANHATTAN

27 MINUTES VIA **N** **W**

30TH AVE STATION

1 MINUTE WALK

BROOKLYN-QUEENS EXPRESSWAY

10 MINUTE DRIVE

ASTORIA DAILY COMMUTERS

18,000 VIA 30TH AVE

LAGUARDIA AIRPORT

6 MINUTE DRIVE VIA GRAND CENTRAL PKWY

LOCATION STATISTICS



	1 MI	2 MI	3 MI
POPULATION	142,614	500,456	1,079,360
NUMBER OF HOUSEHOLDS	65,895	230,954	473,146
AVERAGE HOUSEHOLD INCOME	\$130,640	\$164,291	\$169,948
MEDIAN HOUSEHOLD INCOME	\$95,208	\$103,764	\$101,057
COLLEGE GRADUATES	57.0%	60.0%	56.0%
TOTAL BUSINESSES	4,689	16,128	45,433
TOTAL EMPLOYEES	59,174	261,103	809,312
DAYTIME POPULATION	118,434	486,168	1,322,152

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

JACK ROVNER
jrovner@ripcony.com
718.704.1451

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012