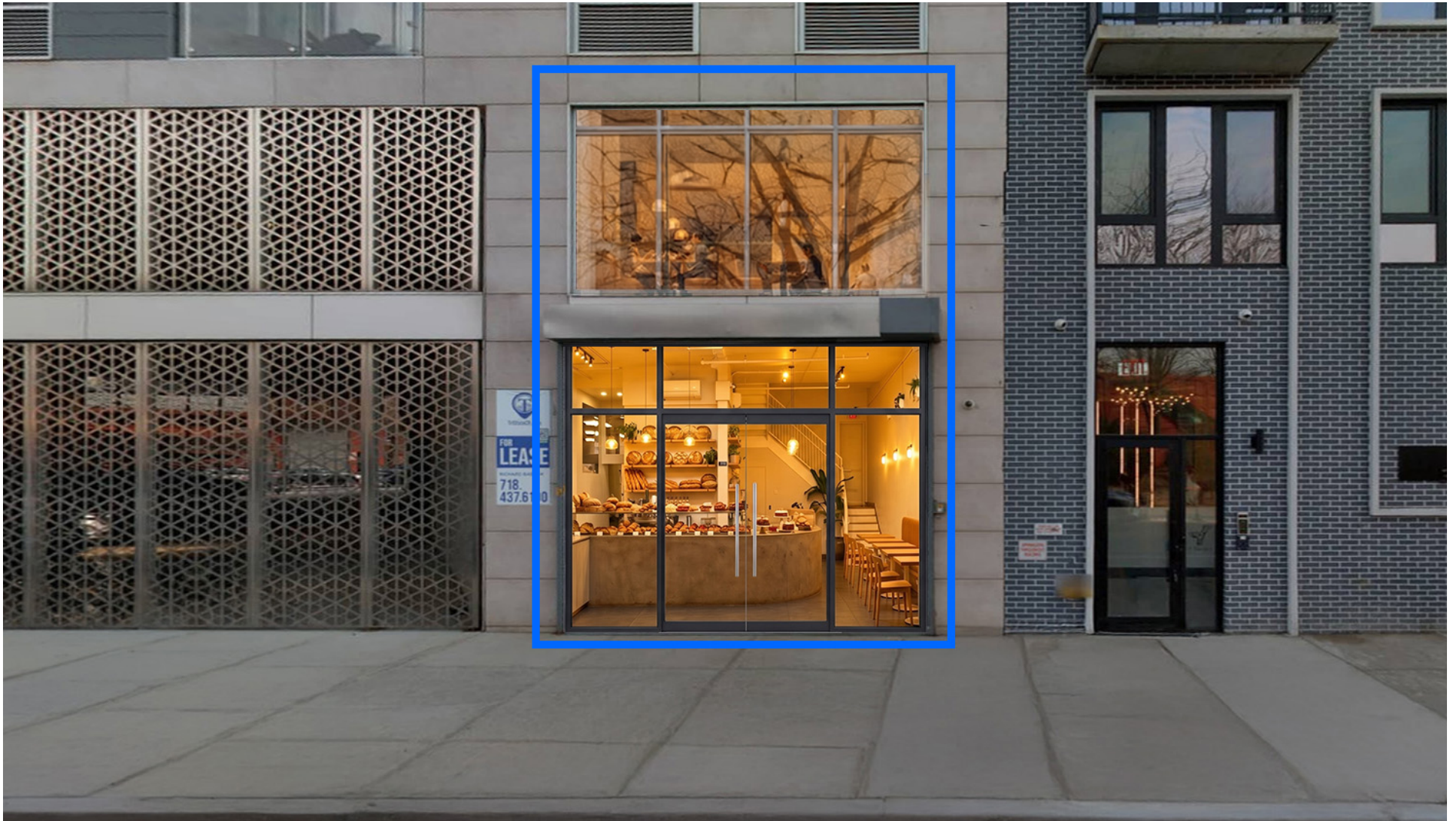


31-57 VERNON BOULEVARD, QUEENS, NY 11106

FOR LEASE

2,400 SF BUILT-OUT F&B SPACE WITH MEZZANINE

Between 31st Drive and Broadway



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

RICHARD BABECK
212.433.3355 x119
richard.b@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Astoria neighborhood of Queens.

SPACE DETAILS

- Open Floor Plan
- Built-Out F&B
- Large Glass Windows
- Natural Light
- Tremendous Signage & Branding Opportunity on Vernon Boulevard
- Ground Level: 1,400 SF
- Second Floor (Mezzanine): 1,000 SF

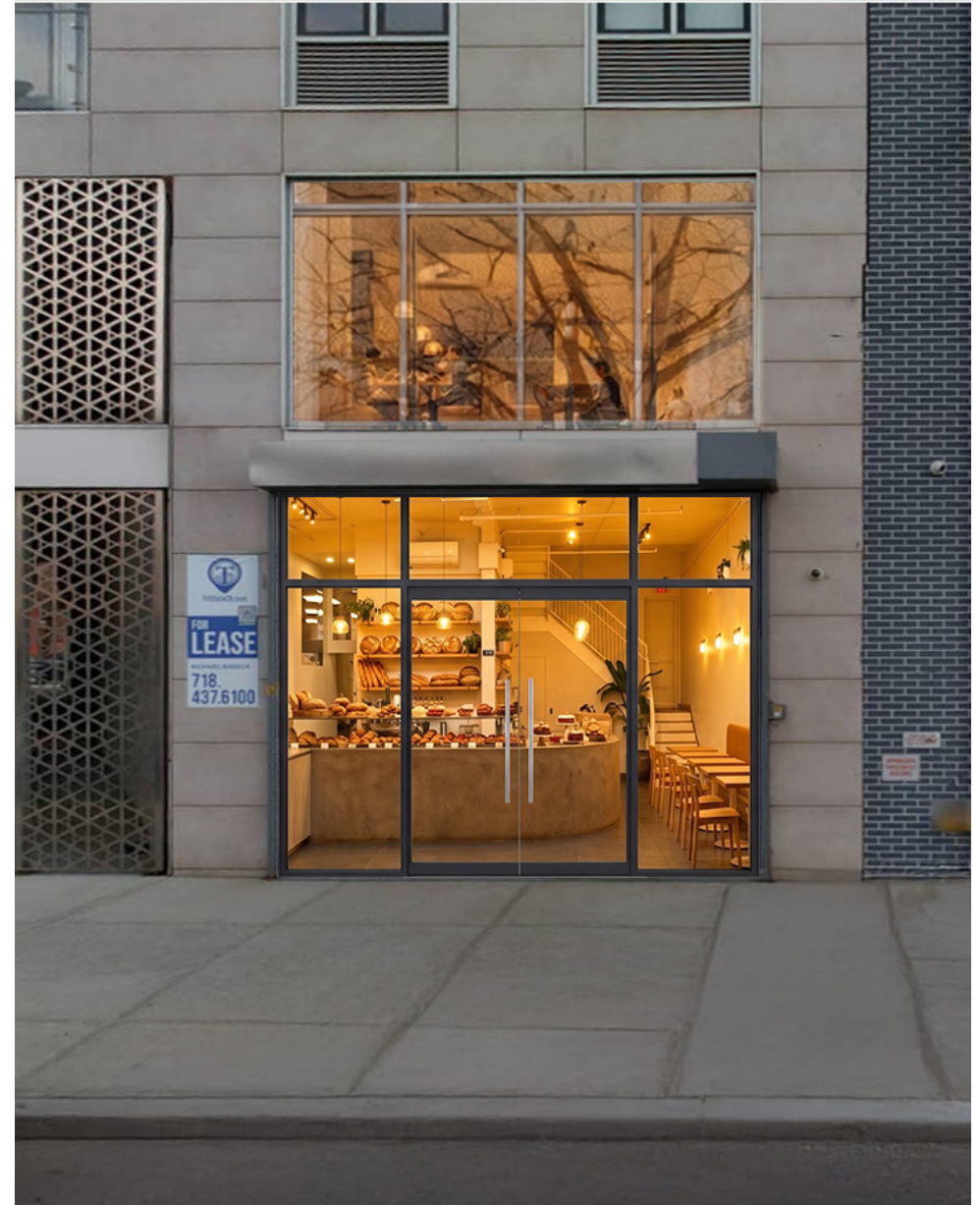
TRANSPORTATION

N **Q** Trains at Broadway

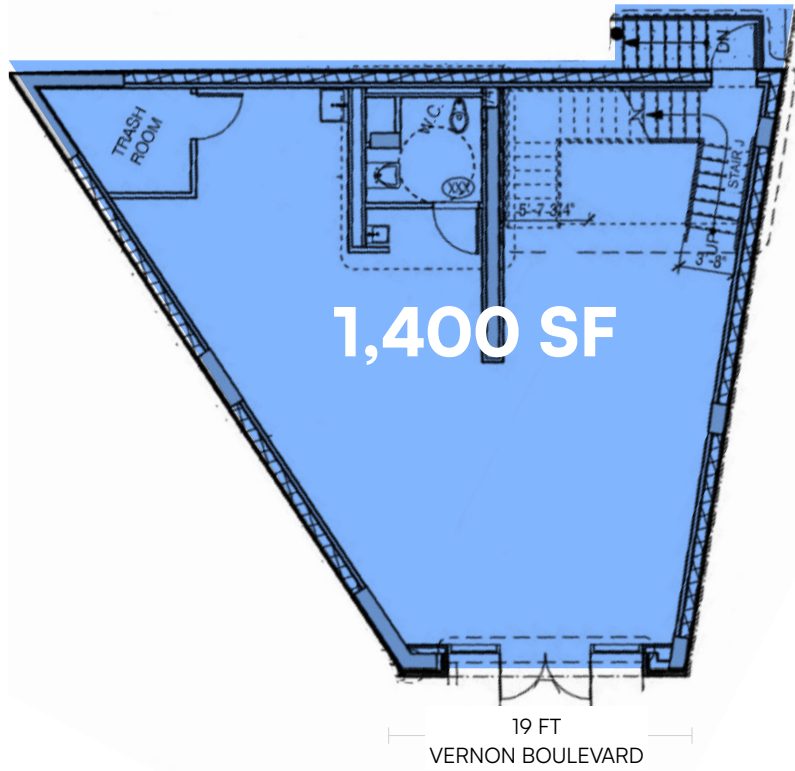
Q104 **Q103** **Q69** **Q100** Bus Lines

NEIGHBORS

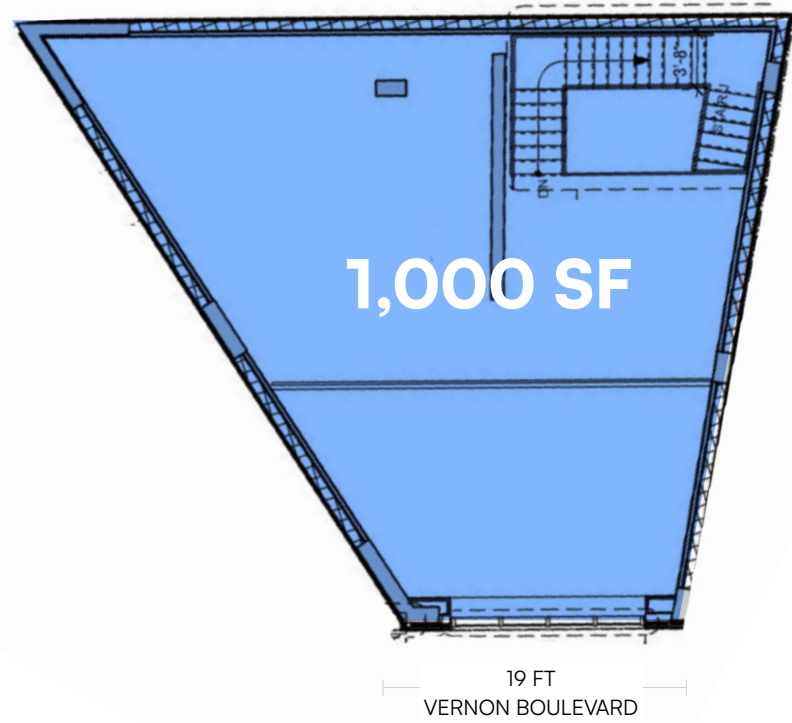
Astoria Yoga, Costco Wholesale, Fresco's Cantina, Vivi Pet Care, McDonald's, Starbucks, Dunkin', T-Mobile, Subway, Spring Food Spot, Bel-Aire Diner, and more!



FLOOR PLANS



FIRST FLOOR



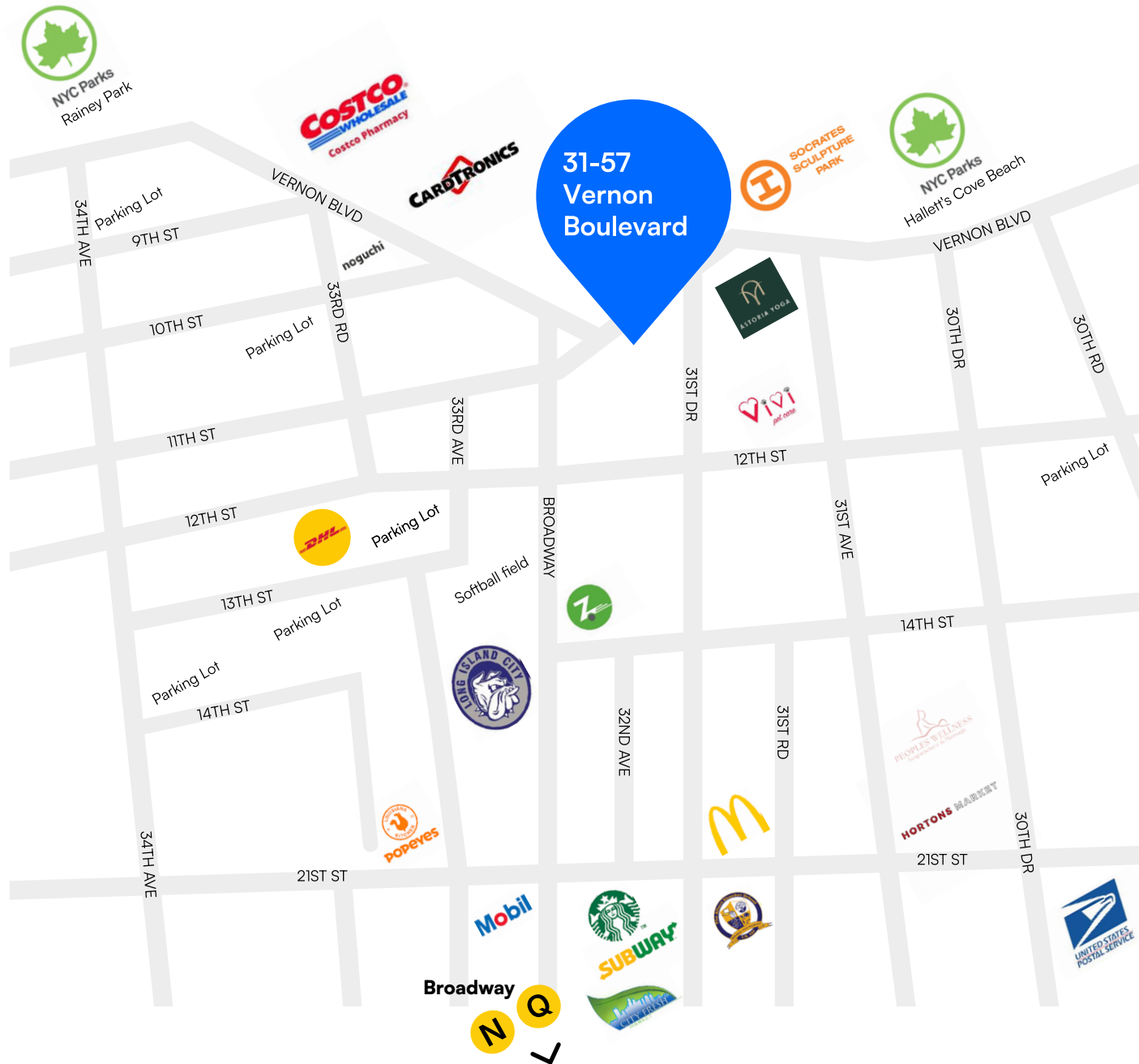
SECOND FLOOR

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



31-57 VERNON BOULEVARD, QUEENS, NY 11106

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For Pricing Call: **212.433.3355**

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richard.b@tristatecr.com

TSC.