

For Lease

RIPCO
RETAIL LEASING

31-18 37th Street

Between 31st Avenue
and Broadway

Astoria,
NY 11003



21,851 SF + Outdoor Playground Area

Existing School

Space Details



Location	Between 31st Avenue and Broadway
Size	Ground Floor: 8,357 SF Second Floor: 5,137 SF (The second floor is smaller because of the double-height gym on the First Floor) Lower Level: 8,357 SF (Windowed lower-level) Total School: 21,851 SF
Possession	Immediate
Current	School
Rent	Upon request
School District	30
Neighbors	Key Food, Snipes, Pizza Hut, Apple Bank, Banana Republic, Wing Stop, The Vitamin Shoppe, Zales, CityMD Urgent Care, CVS Pharmacy, Cohen's Fashion Optical, Beach Bum Tanning, AT&T
Comments	Built out school spanning over lower level, ground floor, and second floor with C of O in-place Lower Level Layout: 4 classrooms, kitchen and cafeteria, bathrooms, storage, multiple offices, and additional dedicated entrance from street Ground Floor Layout: 3 classrooms, bathrooms, multiple offices, storage, and full basketball court/gymnasium Second Floor Layout: 3 classrooms, bathrooms, multiple offices, and storage Outside playground area Multiple means of egress and staircases Taxes waived for any non-profit schools Steps from the N / W Trains via Steinway St station Located on 37th Street between 31st Avenue and Broadway

Exterior Photos



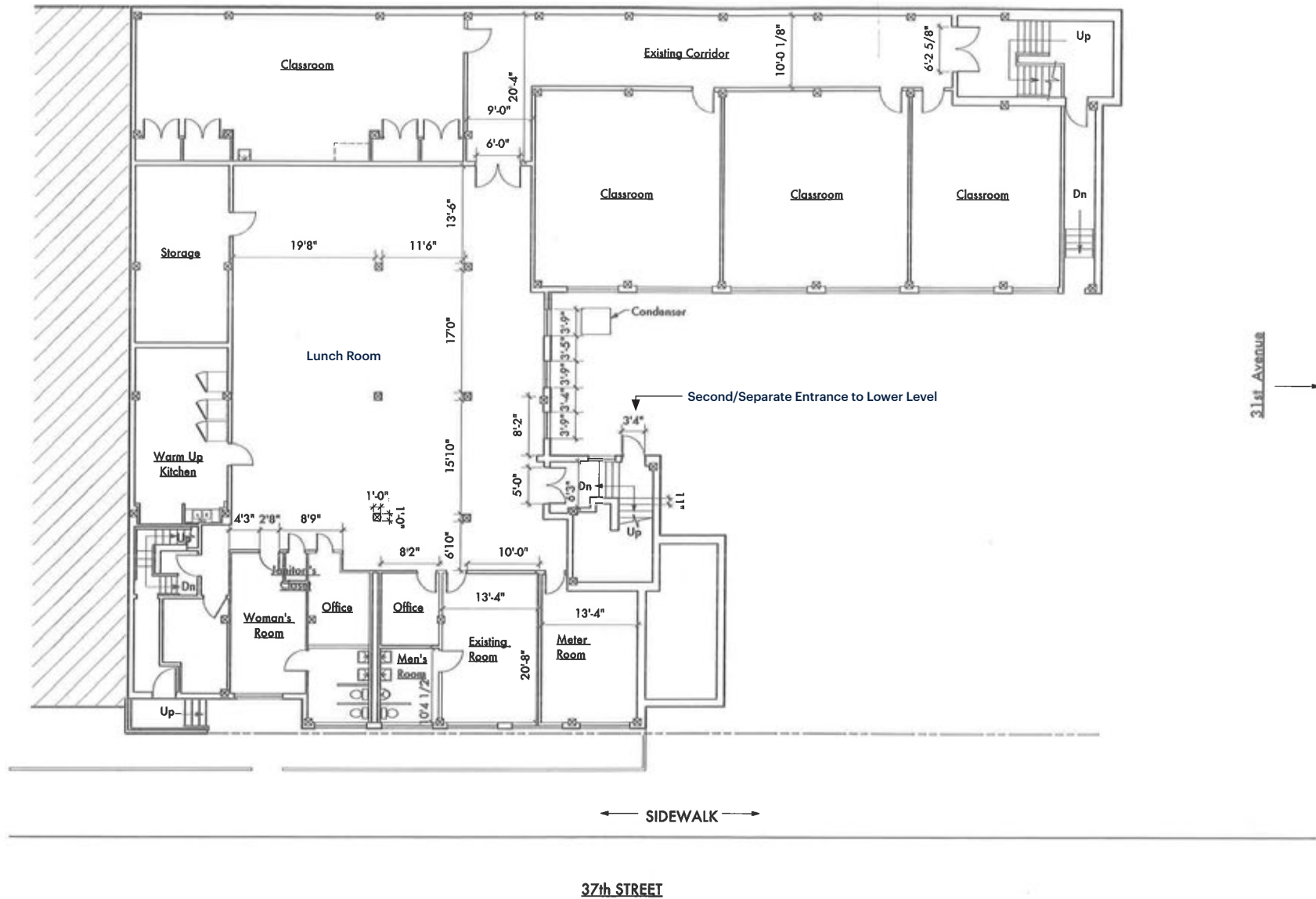
Interior Photos



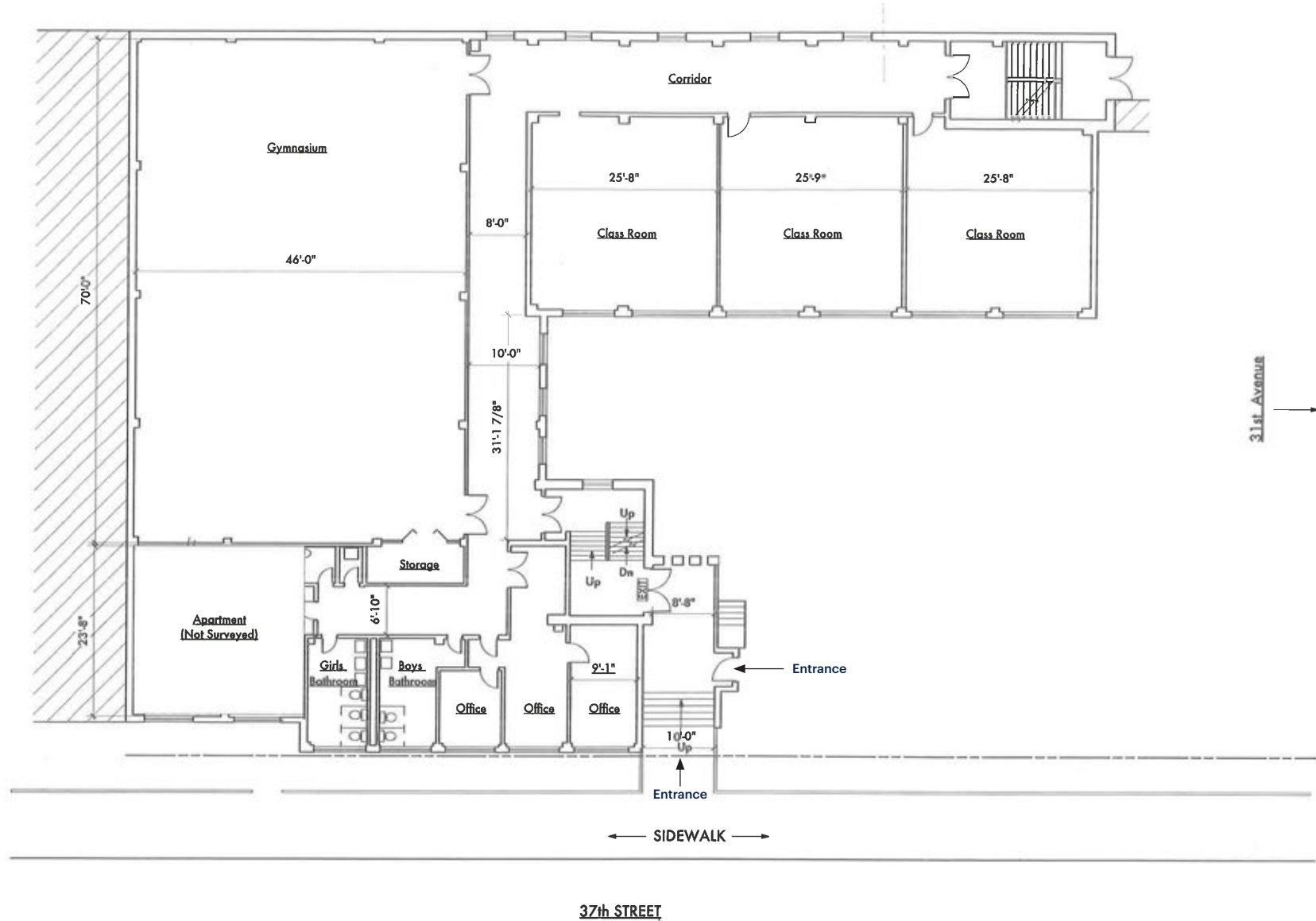
Interior Photos



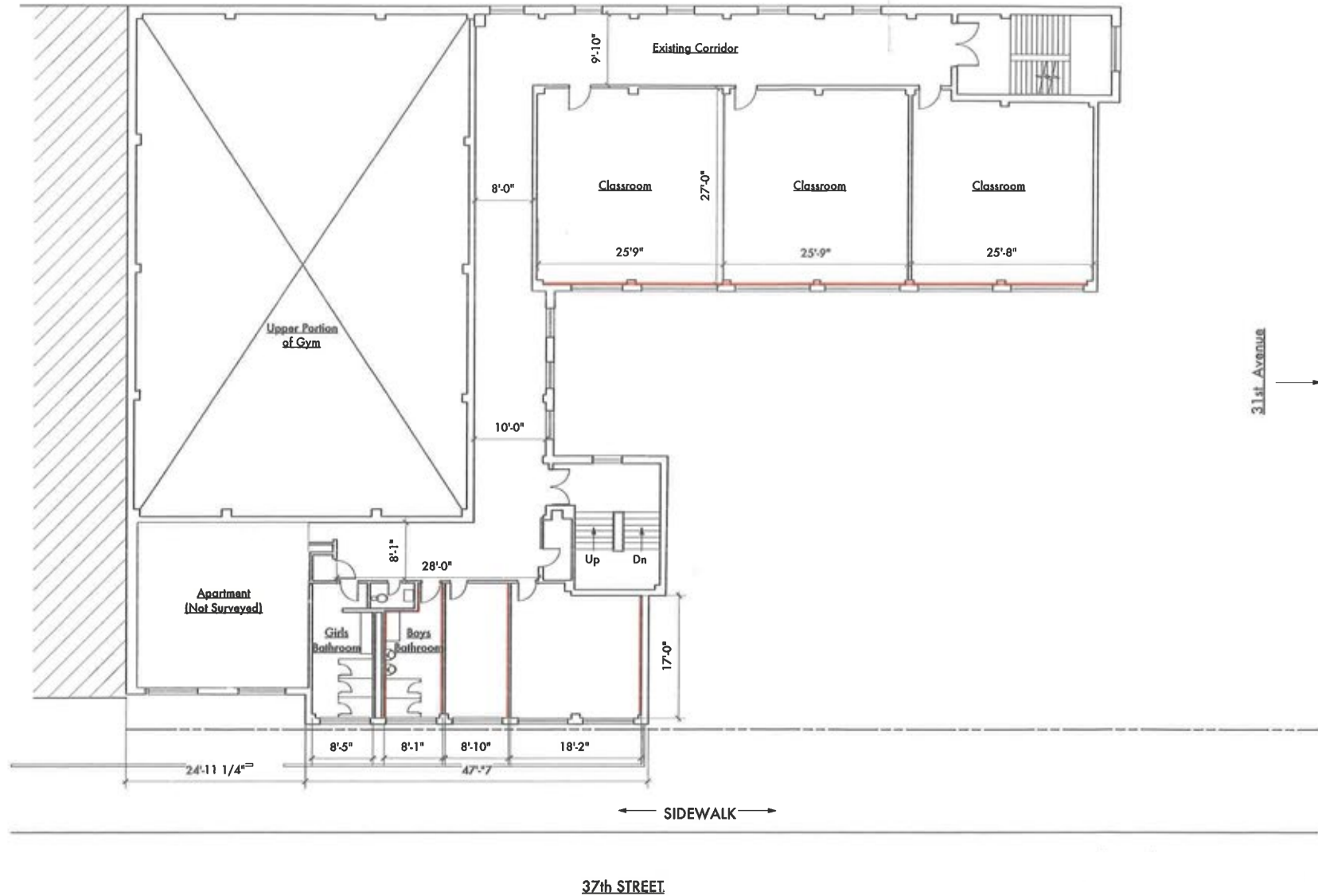
Floor Plan - Lower Level



Floor Plan - Ground Floor



Floor Plan - 2nd Floor



Certificate of Occupancy

Form 54-C (Rev. 4-17-42M-701190/63) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date 1/25/66 No. Q 184720

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. ~~100~~ altered ~~XXXXX~~ building—premises located at
31-20 37th Street Block 549 Lot 42

That the zoning lot and premises above referred to are situated, bounded and described as follows:
BEGINNING at a point on the West side of 37th St.
distant Southwest feet from the corner formed by the intersection of
31st Avenue and 37th St.
running thence N. 100' feet; thence S. 280.91' feet;
thence E. 100' feet; thence N. 280.91' feet;
running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646c of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. ALT 1350/65 Construction classification Fire Protected
Occupancy classification Public Building Height 2 stories, 11'2" feet.
Date of completion 11/8/65 Located in R 6 Zoning District.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS IN SQ. FT.	PERSONS ACCOMMODATED	USE
Basement	On Gr.	90	Storage, Boy's & Girl's Locker rooms, Classrooms
1st	60	138	Classrooms
	60	320	Meeting room
	50	4	Office
	40	1 Pm.	Dwelling (Janitors Apartment)
2nd	60	139	Classrooms
	50	2	Library
	50	5	Office

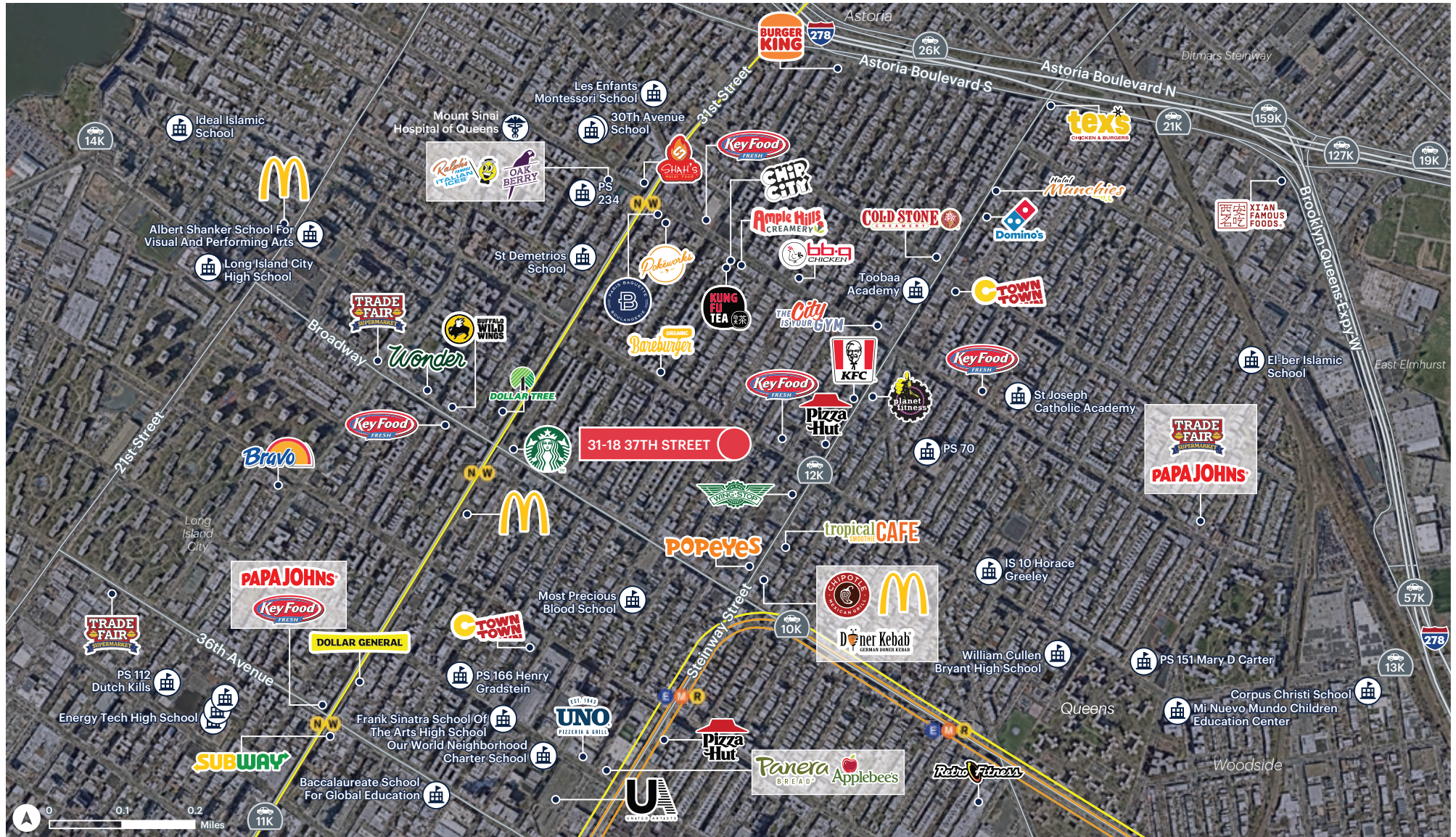
OFFICE COPY—DEPARTMENT OF BUILDINGS

[Signature]
Borough Superintendent

Aerial

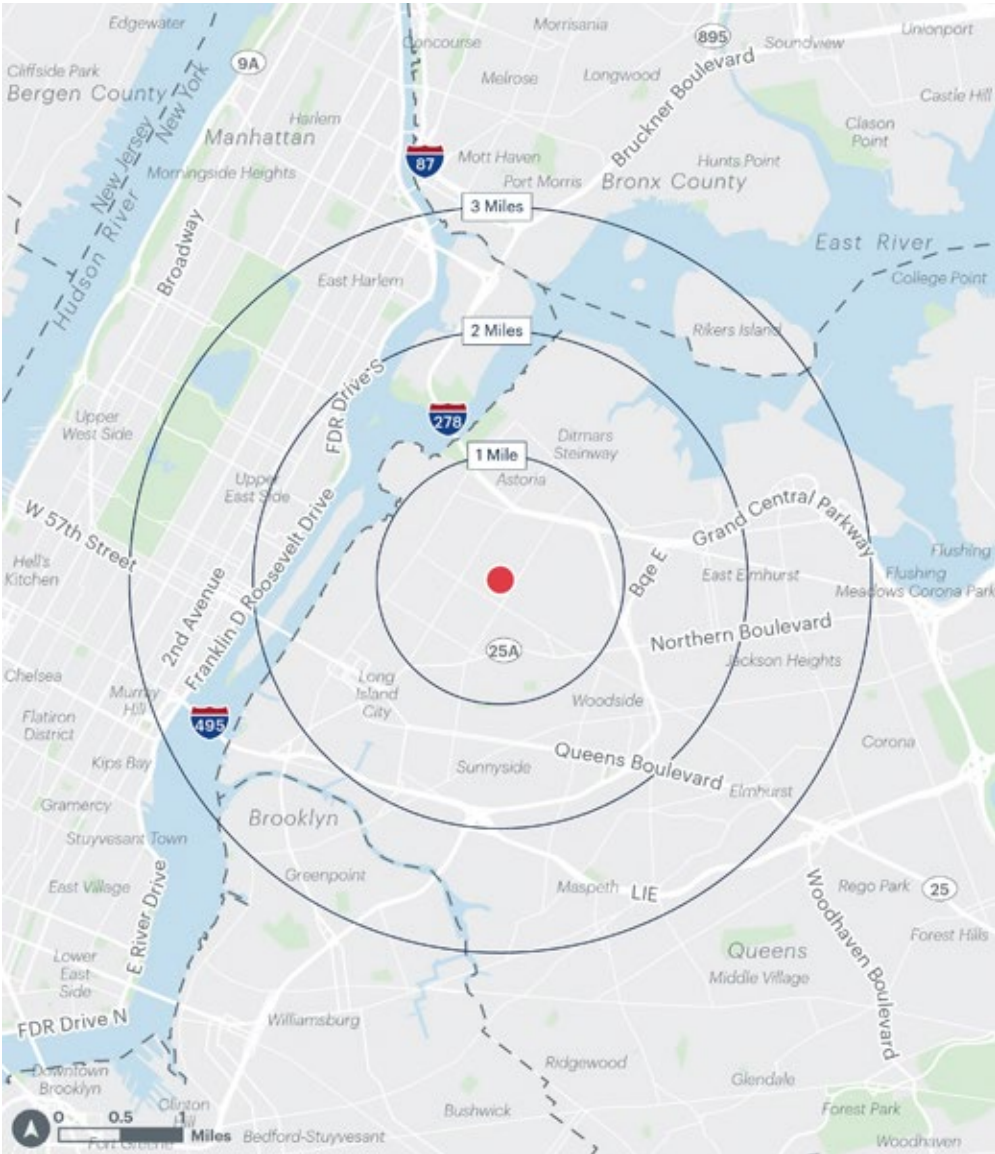


Market Aerial



Area Demographics

2025 ESRI Summary Report



	1 mile	2 miles	3 miles
Total Population	133,450	463,274	1,045,448
Total Households	62,205	206,534	457,138
Average Household Income	\$122,274	\$146,714	\$169,990
Median Household Income	\$92,061	\$96,470	\$100,046
% Population with Bachelors +	42.3%	38.4%	37.5%
Daytime Population	115,730	456,231	1,276,602
Total Daytime Employees	63,031	250,215	799,485
Total Businesses	4,993	15,416	45,904