



## 31-59 STEINWAY STREET + 31-63 STEINWAY STREET ASTORIA, QUEENS

PRIME RETAIL OPPORTUNITIES ON ASTORIA'S PREMIER BLOCK  
HIGH DENSITY NATIONAL TENANT CORRIDOR



	Ground	Basement	Frontage	Ceiling Heights
<b>31-59 Steinway Street</b> One Tenant	2,597 SF	2,480 SF	31' 5"	Ground - 12' Cellar - 8' 6"
<b>31-63 Steinway Street</b> One Tenant (Division Possible)	2,558 SF	2,632 SF	31' 5"	Ground - 12' Cellar - 8' 7"
<b>31-59 + 31-63 Steinway Street</b> Single Tenant	5,155 SF	5,112 SF	63'	Ground - 12' - 10' 7" Cellar - 10' 7" - 8' 6"

## Comments

- Freestanding branding opportunity with massive signage potential
- Ideal for QSR, Medical, Retail, Restaurants/Markets, Pets/Vets
- Accessible via the  subway lines
- National tenant block including FedEx Office & Print, GAP Factory, Banana Republic Factory, Old Navy (coming soon), J.D. Sports, The Vitamin Shoppe, CityMD, Bath & Body Works, German Doner Kebab, McDonald's, The Children's Place, Chase Bank, CVS Pharmacy, Maspeth Savings Bank, Chipotle, The Dermatology Specialists, T-Mobile, Verizon, Nios Spa, Snipes

## By the Numbers

### Retail Businesses

789

1 Mile Radius

### Households

66,075

1 Mile Radius

### Household Income

\$104,932

Average

### Subway Ridership

2,110,765

Steinway Street Station

Contact Exclusive Broker:

**Mark Tergesen**

212.400.9528

mt@absre.com

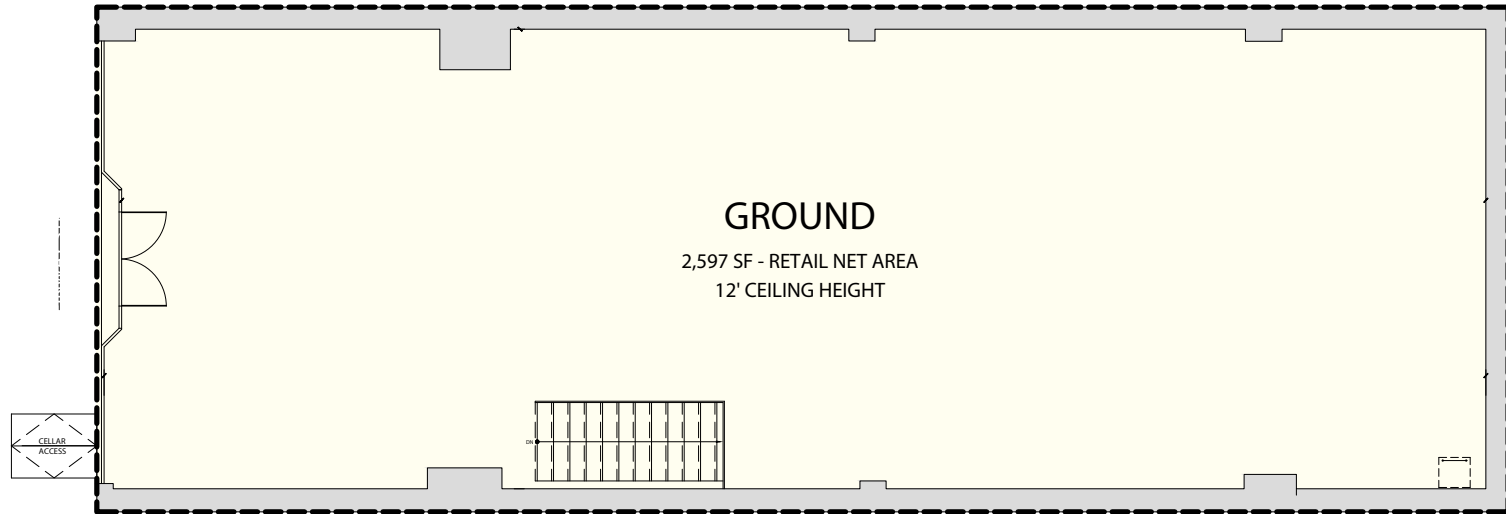
**Howard I. Gilbert**

212.400.9492

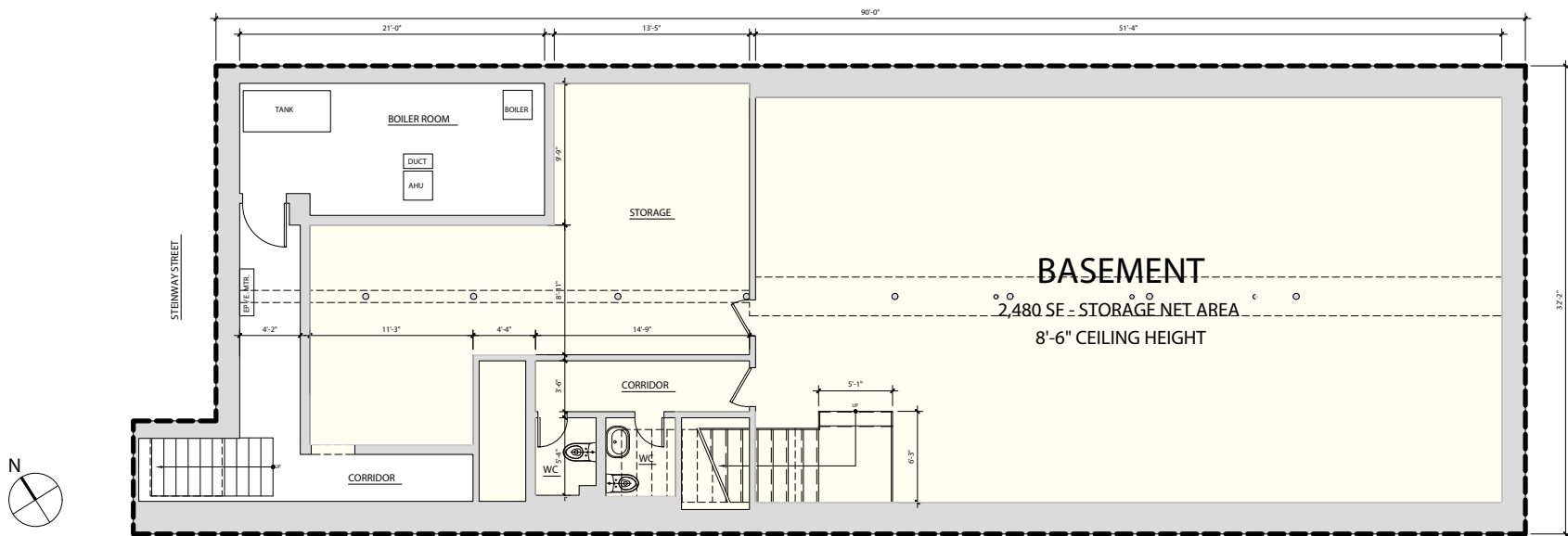
hgilbert@absre.com



# 31-59 Steinway Street - Single Tenant Opportunity - Existing Conditions



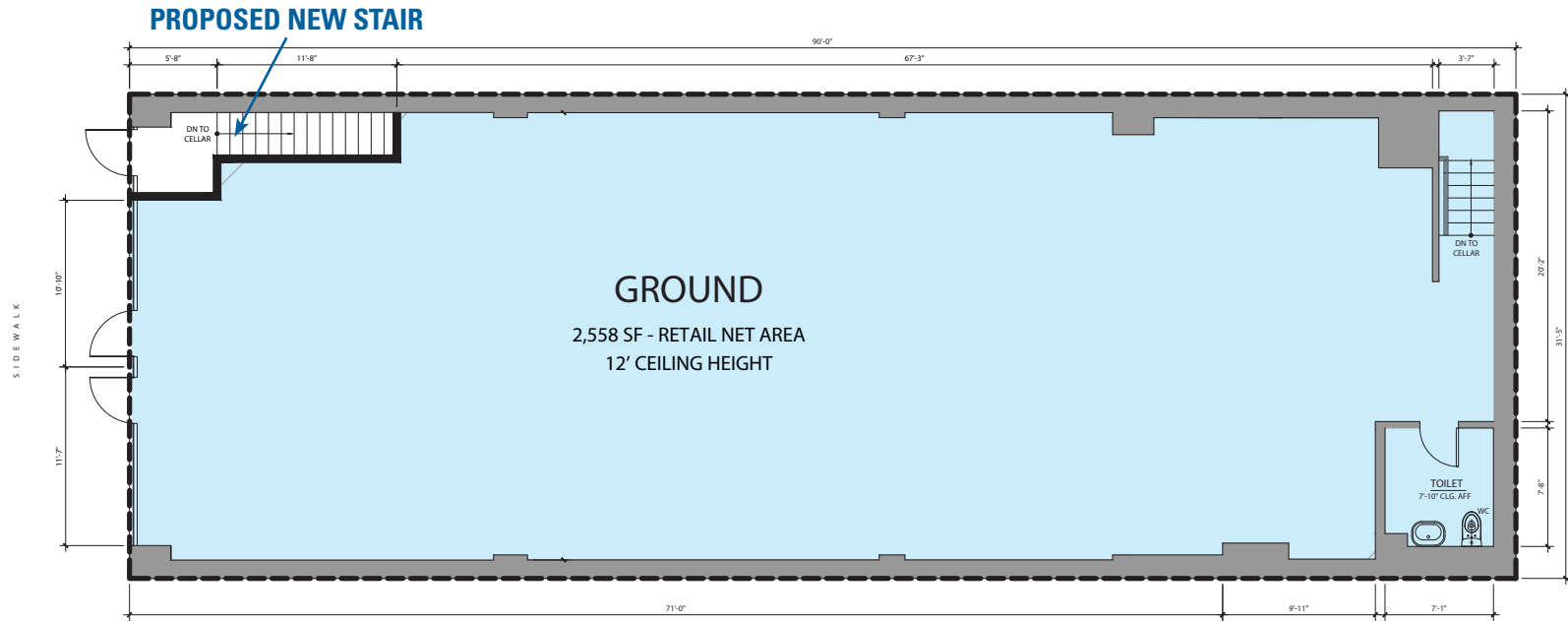
1 First Floor Plan  
SCALE: 1/4" = 1'-0"



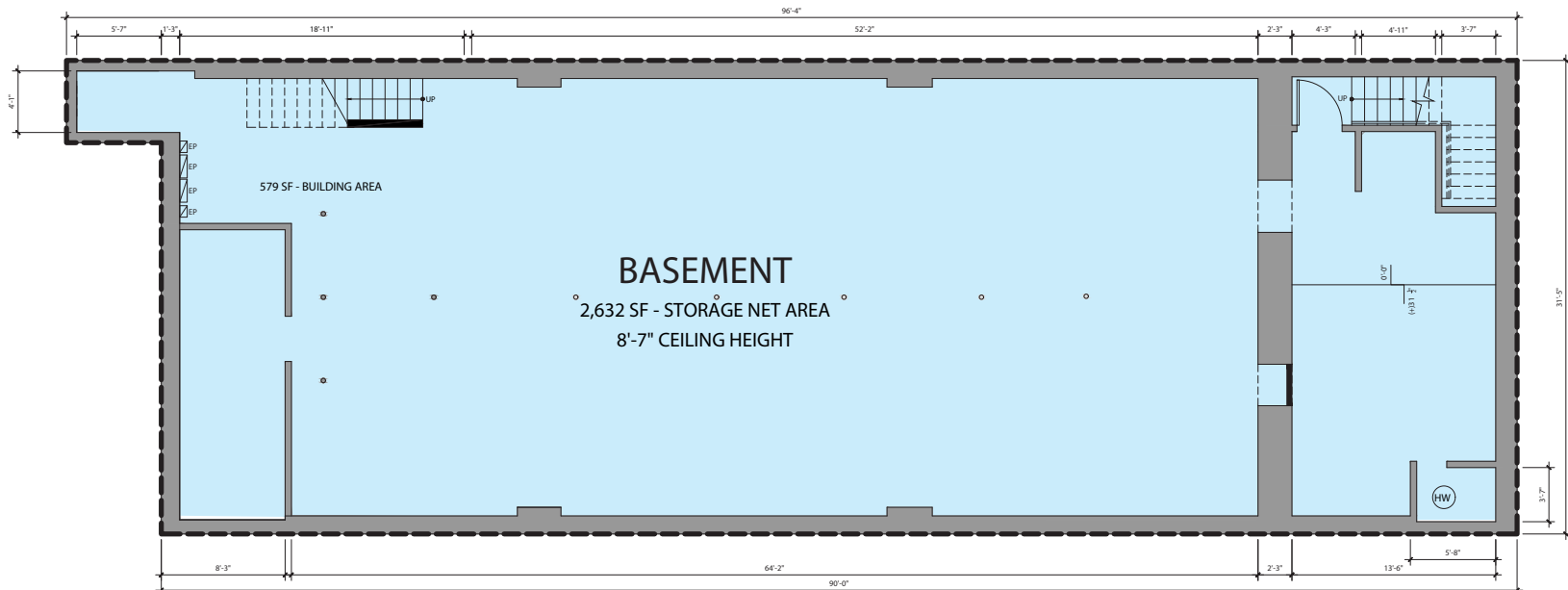
2 Cellar Plan  
SCALE: 1/4" = 1'-0"

# 31-63 Steinway Street - Single Tenant Opportunity

STEINWAY STREET



1 First Floor Plan  
SCALE: 1/4"=1'-0"



2 Cellar Floor Plan  
SCALE: 1/4"=1'-0"



# 31-63 Steinway Street - Possible Division



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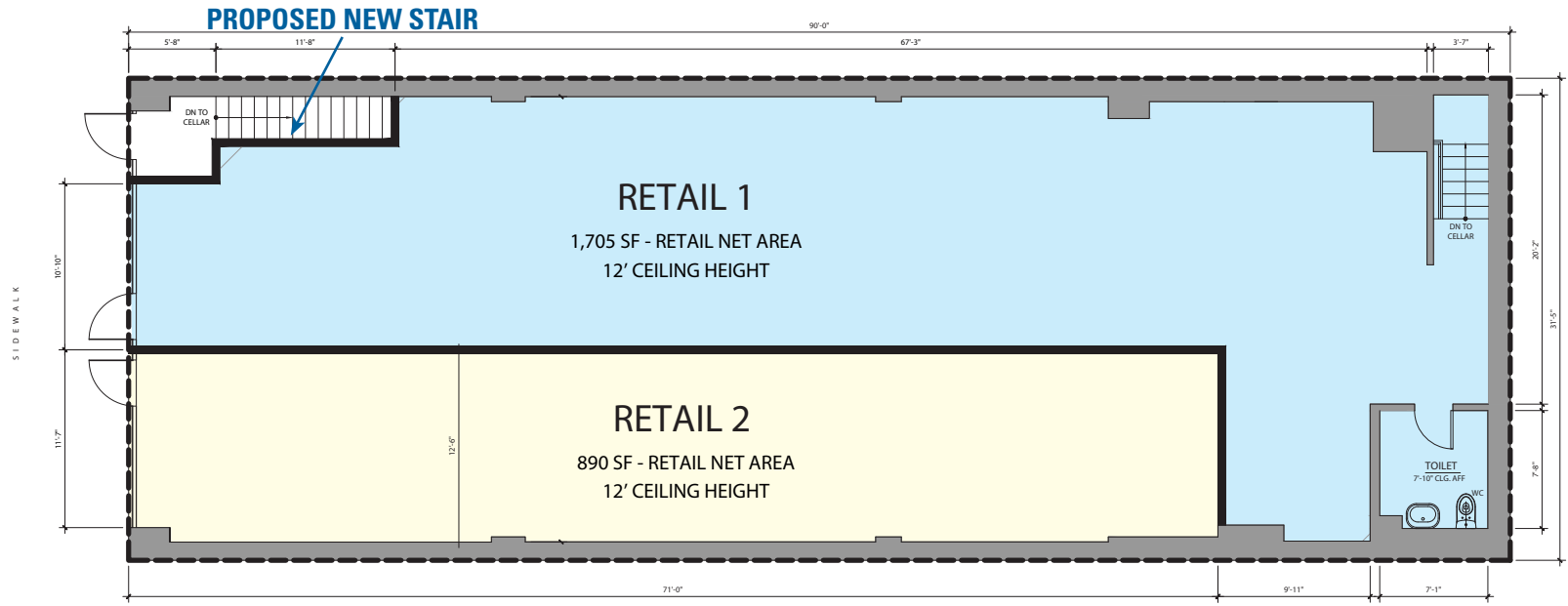
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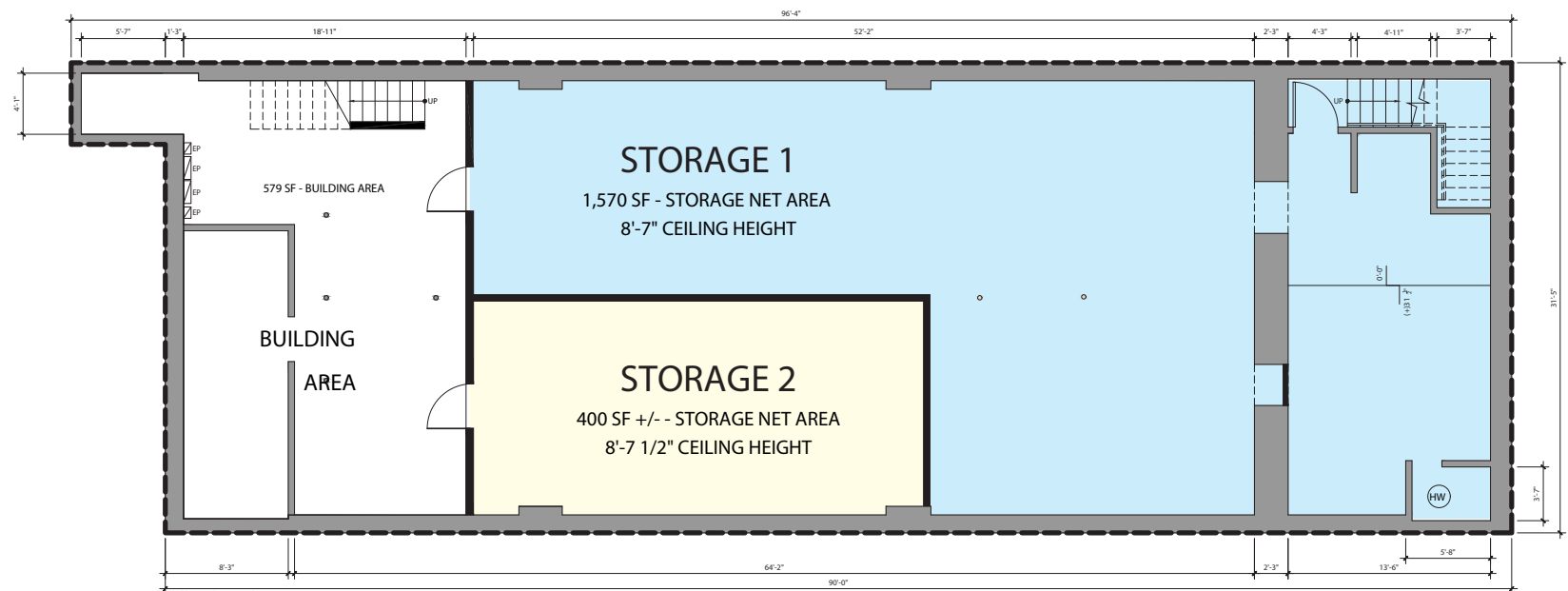
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# 31-63 Steinway Street - Possible Division



1 First Floor Plan  
SCALE: 1/4"=1'-0"



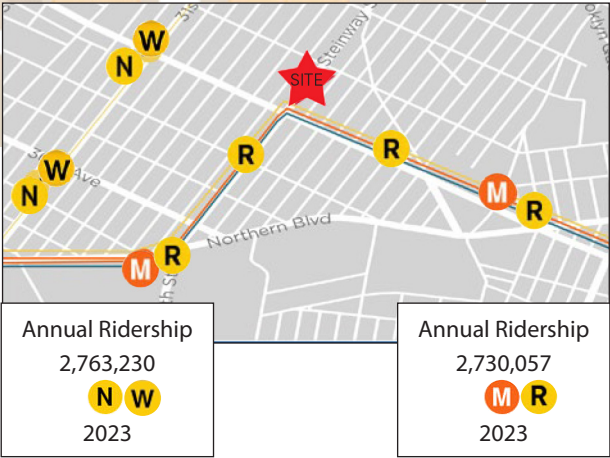
2 Cellar Floor Plan  
SCALE: 1/4"=1'-0"

STEINWAY STREET

SIDEWALK



# Area National Tenants



- |                               |                                    |                                 |                                    |
|-------------------------------|------------------------------------|---------------------------------|------------------------------------|
| 1. GAP Factory                | 8. German Doner Kebab              | 15. CVS                         | 22. Tiger Schulmann's Martial Arts |
| 2. Popeye's Louisiana Kitchen | 9. McDonald's                      | 16. The Dermatology Specialists | 23. Nios Skin Lab                  |
| 3. FedEx Office & Print       | 10. The Children's Place           | 17. T-Mobile                    | 24. Old Navy (coming soon)         |
| 4. Verizon                    | 11. <b>SITE: 31-63 Steinway St</b> | 18. Diamond Braces              | 25. JD Sports                      |
| 5. The Vitamin Shoppe         | 12. Chipotle Mexican Grill         | 19. Bank of America             |                                    |
| 6. CityMD                     | 13. Chase Bank                     | 20. Banana Republic Factory     |                                    |
| 7. Bath & Body Works          | 14. TD Bank                        | 21. ZALES                       |                                    |

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