



For Lease

RIPCO
RETAIL LEASING

30-77 Vernon Boulevard

Between 31st Ave
and 30th Dr

Astoria,
Queens

| 2,527 SF

Fully turnkey second generation restaurant and bar

Contact Exclusive Agents

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Space Details



Location	Between 31st Ave and 30th Dr
Size	Ground Floor: 2,527 SF
Ceiling Heights	10' 4" - 12' 4"
Possession	Arranged
Status	Second generation restaurant and bar
Rent	Upon request
Neighbors	Chateau Le Woof, 21 St Cafe, Maxi Mini Mart, Astoria Yoga, COMPTON'S, Bel Aire Diner, Astoria Provisions, Mount Sinai Family Health Associates, Socrates Sculpture Park, Fresco's Cantina, Variety Boys & Girls Club of Queens, Costco Wholesale
Comments	Fully tunkey second generation restaurant and bar on the corner of Vernon Blvd & 30th Dr Exisiting FF & E remaining At the base of luxury 534 unit apartment building 400 AMPS, gas lines & venting in place 421A tax abatement in place On-site parking for retail Direct subway access (N / W , R , M) and multiple bus lines Within a few minutes walk from the Astoria Ferry stop

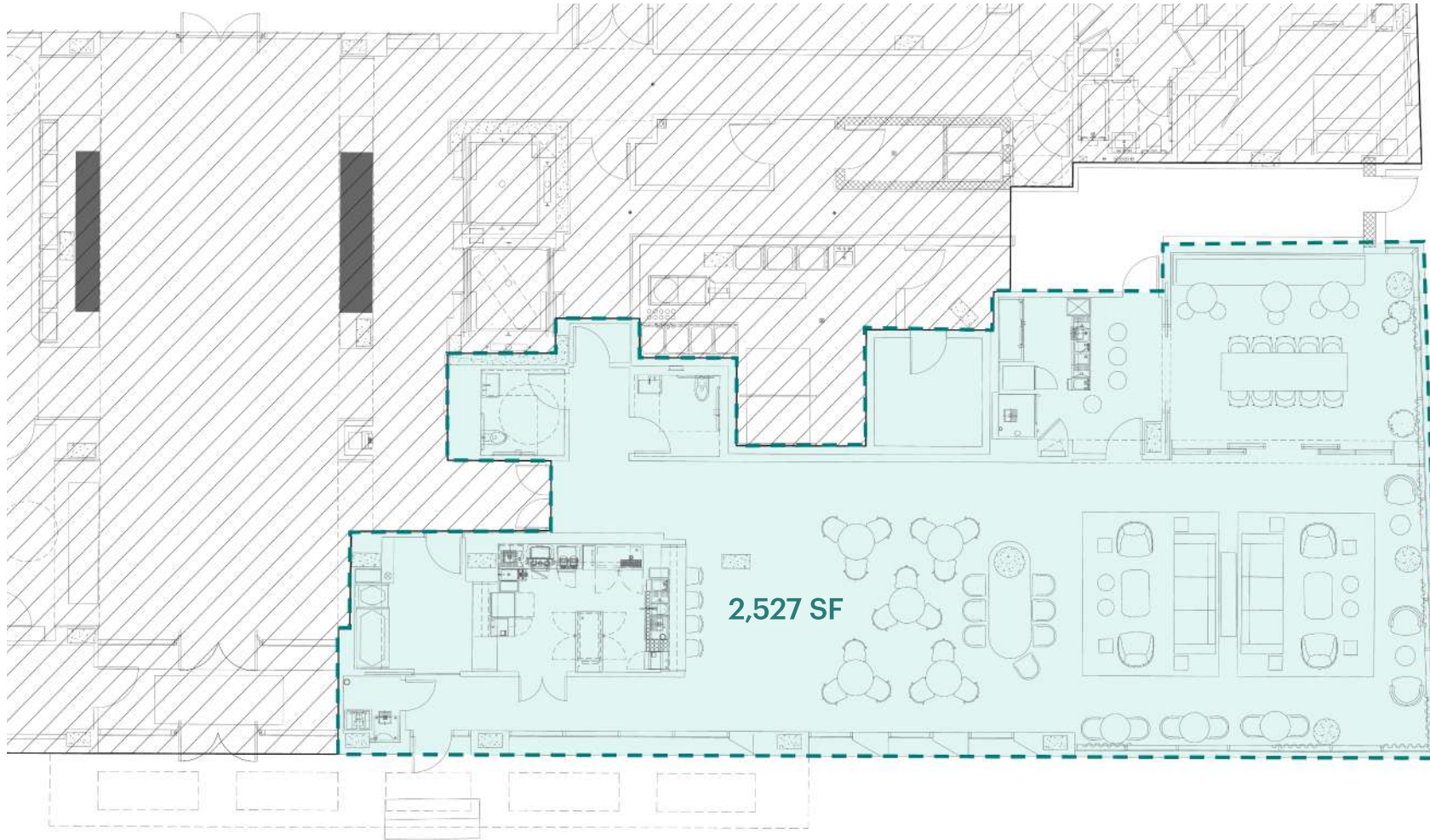
Exterior Photos



Interior Photos



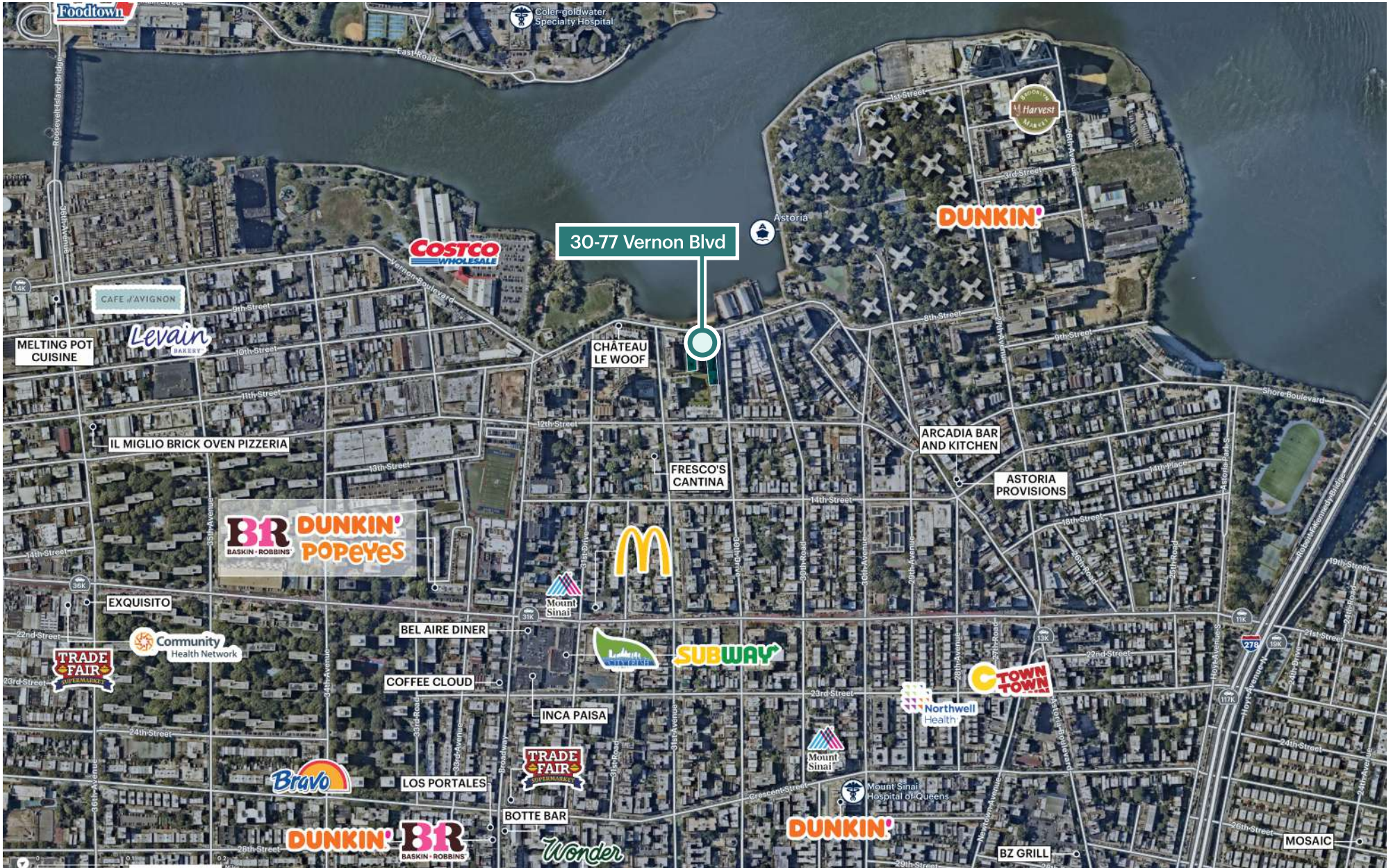
Floor Plan



Vernon Blvd

30th Drive

Market Aerial



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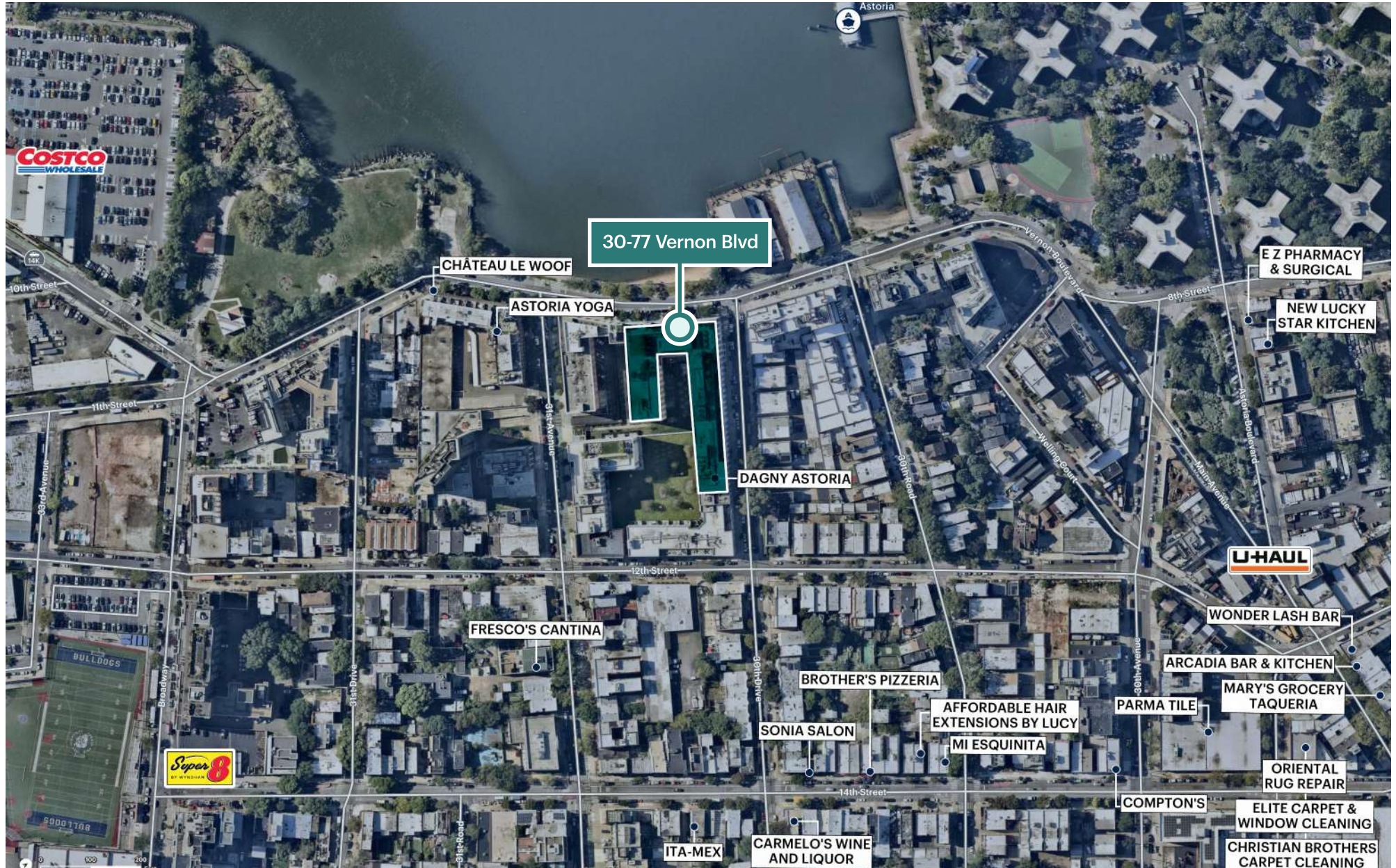
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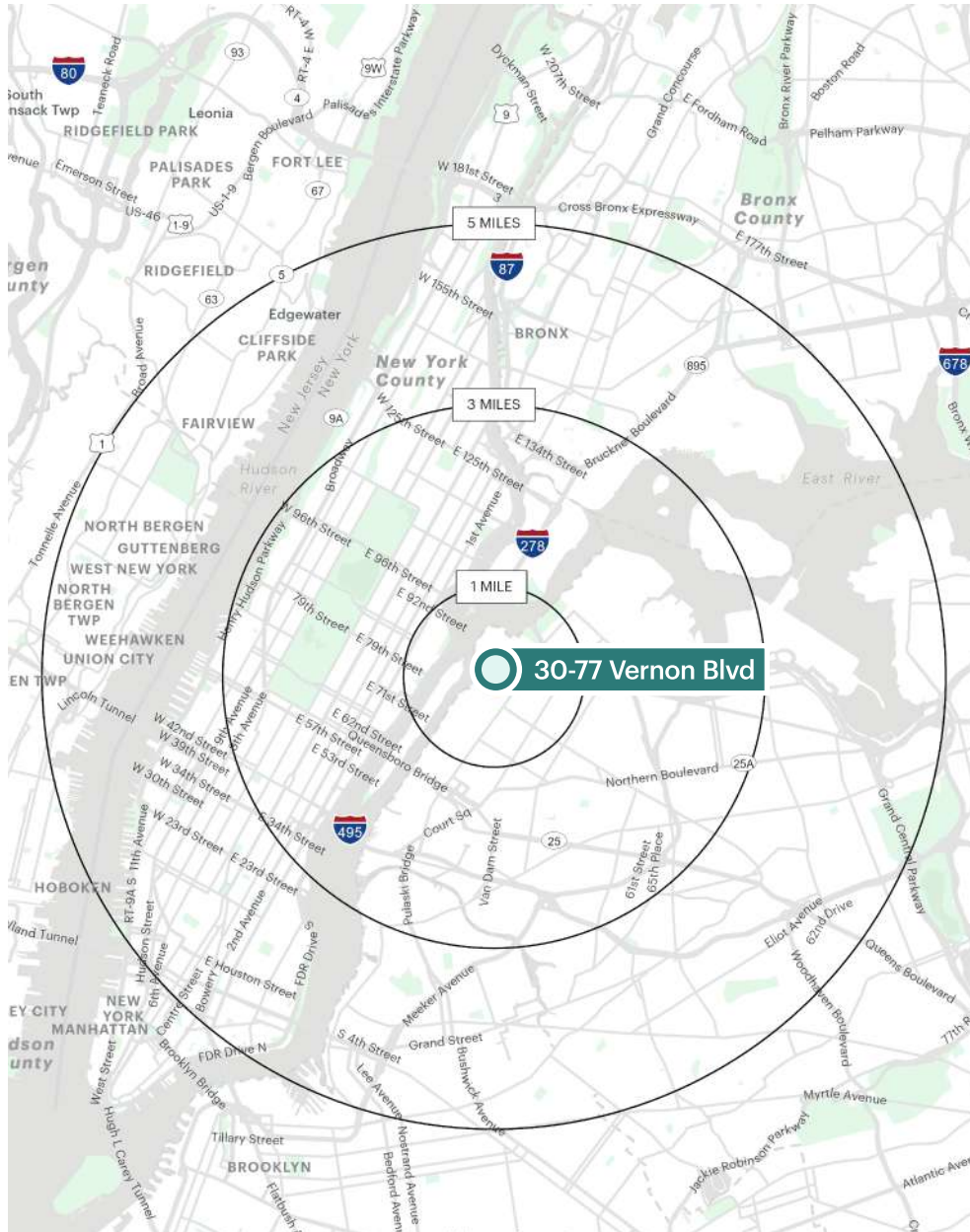
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Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Aerial



Area Demographics



Population	1 mile	153,739	College Graduates (Bachelor's +)	1 mile	45.8%
	3 miles	1,261,707		3 miles	43.5%
	5 miles	3,164,679		5 miles	35.6%

Households	1 mile	76,118	Total Businesses	1 mile	4,630
	3 miles	603,323		3 miles	81,196
	5 miles	1,380,641		5 miles	162,394

Average Household Income	1 mile	\$171,389	Total Employees	1 mile	62,148
	3 miles	\$195,347		3 miles	1,491,229
	5 miles	\$159,578		5 miles	2,730,350

Median Household Income	1 mile	\$109,364	Daytime Population (W/ 16 YR +)	1 mile	125,246
	3 miles	\$110,050		3 miles	2,057,532
	5 miles	\$89,066		5 miles	4,234,190

Transportation	36th Ave	N W
2024 Ridership Report	Annual	1,520,124
	Weekday	4,836
	Weekend	5,224
	36th St	M R
	Annual	766,587
	Weekday	2,520
	Weekend	2,289