

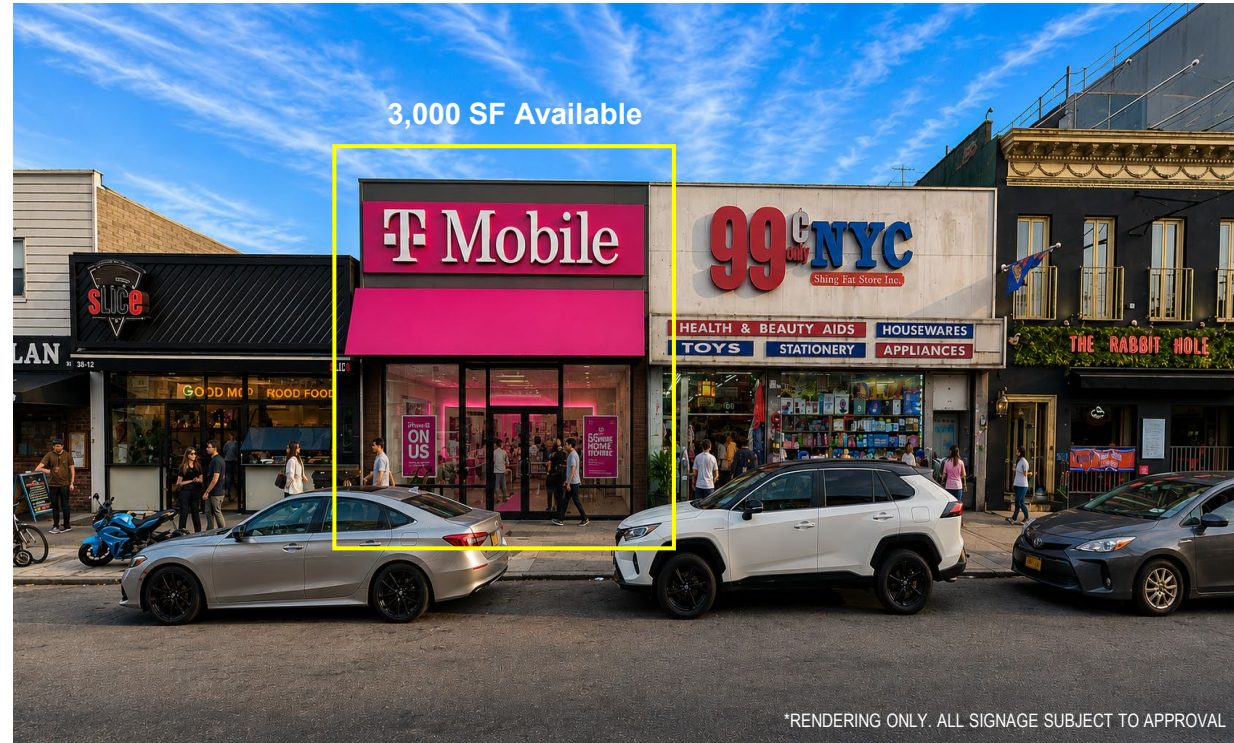
# High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

**Street Address:** 38-08 Broadway  
**City, State, Zip:** Astoria, NY 11103  
**Size:** 3,000 SF  
**Frontage:** +/-20'  
**Possession:** Arranged  
**Rent:** Upon Asking

## Highlights:

- Excellent frontage and visibility along Broadway, near the intersection of Broadway & Steinway Street.
- Dense pedestrian and vehicular traffic corridor.
- Surrounded by strong national and local co-tenancy.
- Located in one of Queens' most densely populated and affluent neighborhoods.
- Exceptional daytime and evening foot traffic.
- Strong neighborhood demographics with continued residential growth.
- Approx. 20,000–30,000 vehicles per day along Broadway with strong pedestrian traffic.
- Steps from the Broadway N/W Subway Station with direct Midtown Manhattan access in ~15 minutes.
- Dense mixed-use corridor driven by residential population, restaurants/nightlife, and nearby office/service users.



\*RENDERING ONLY. ALL SIGNAGE SUBJECT TO APPROVAL

## Area Retail:



Contact Exclusive Brokers for More Information

**Ryan Adhami**  
Lic. Associate RE Broker  
ra@schuckmanrealty.com

**Kenneth Schuckman**  
Lic. RE Broker  
ken@schuckmanrealty.com

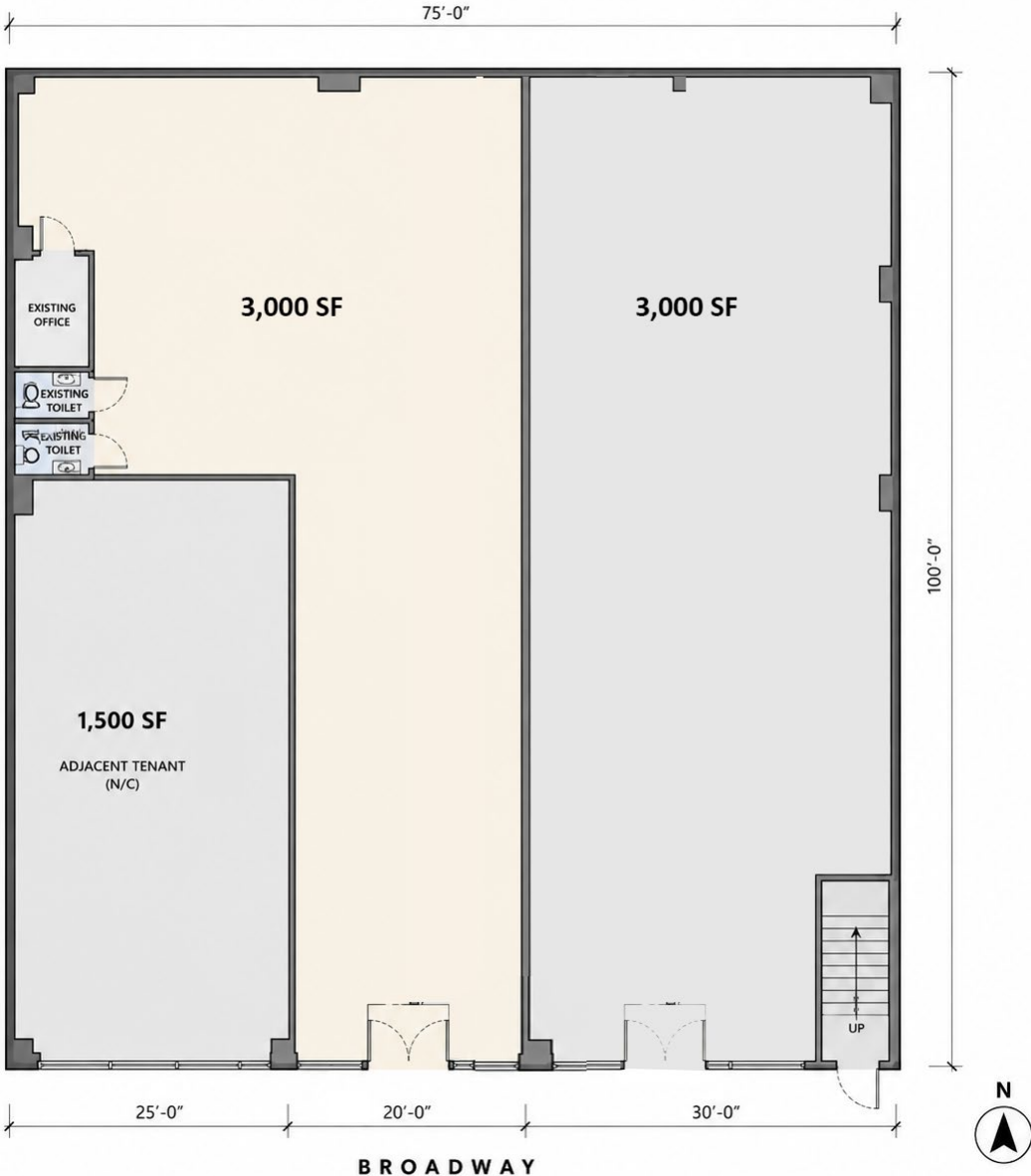
**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

# High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

FLOOR PLAN



Contact Exclusive Brokers for More Information

**Ryan Adhami**  
Lic. Associate RE Broker  
ra@schuckmanrealty.com

**Kenneth Schuckman**  
Lic. RE Broker  
ken@schuckmanrealty.com

# High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

## AREA RETAIL



# High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

## Residential Growth Driving Retail Demand

Astoria continues to benefit from substantial residential development activity throughout the Broadway and Steinway Street corridors, with more than 1,000 new residential units recently delivered, under construction, or planned within the broader trade area — further strengthening pedestrian traffic and neighborhood consumer density.

## Nearby Distances

Broadway N/W Subway Station → approx. **2 blocks**

Steinway Street retail corridor → approx. **5–7 minute walk**

30th Avenue corridor → approx. **10 minute walk**

Long Island City growth corridor → approx. **10 minutes south**

## Nearby Development Activity

Multiple new mixed-use developments within a 3–6 block radius

Ongoing boutique rental and condominium projects ranging from 20–80 units

Continued residential expansion throughout Astoria and Long Island City

adding thousands of new residents to the broader trade area

## Area Impact

1,000+ residential units recently delivered, under construction, or planned nearby.

Growth continues to drive:

Increased pedestrian traffic

Higher daytime population

Strong retail and restaurant demand

Increased neighborhood spending power



**SCHUCKMAN**  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

## DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	10,028	41,384	131,480
2020 Population	10,534	41,839	136,353
2025 Population	10,125	40,803	134,566
2030 Population	10,043	40,696	134,697
2010-2020 Annual Rate	0.49%	0.11%	0.36%
2020-2025 Annual Rate	-0.75%	-0.48%	-0.25%
2025-2030 Annual Rate	-0.16%	-0.05%	0.02%
<b>Households</b>			
2010 Total Households	4,561	18,058	57,427
2020 Total Households	5,048	19,502	62,460
2025 Total Households	5,040	19,544	63,139
2030 Total Households	5,095	19,812	64,097
2010-2020 Annual Rate	1.02%	0.77%	0.84%
2020-2025 Annual Rate	-0.03%	0.04%	0.21%
2025-2030 Annual Rate	0.22%	0.27%	0.30%
2025 Average Household Size	2.00	2.08	2.12
Wealth Index	64	64	67
<b>Median Household Income</b>			
2025 Median Household Income	\$102,046	\$94,522	\$89,703
2030 Median Household Income	\$108,423	\$103,266	\$99,599
2025-2030 Annual Rate	1.22%	1.79%	2.12%
<b>Average Household Income</b>			
2025 Average Household Income	\$124,262	\$125,185	\$119,754
2030 Average Household Income	\$132,370	\$134,337	\$129,832