

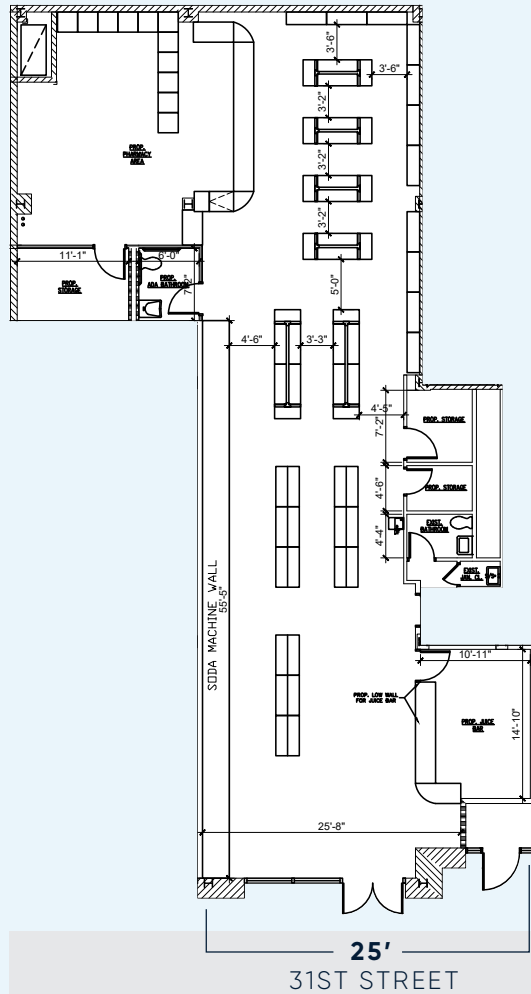


23-25

31ST STREET

RETAIL

3,000 SF OF PRIME RETAIL
SPACE ON 31ST STREET IN
ASTORIA



GROUND FLOOR RETAIL

3,000 RSF

- 25' of frontage on 31st Street
- 12.5' ceilings
- 2 restrooms, including one ADA currently in place
- Term: Negotiable
- Possession: Arranged

This property is located on one of the busiest commercial corridors in Queens, just steps from the N and W subways and an eight-minute drive to LaGuardia Airport.

For more information or to arrange a tour, please contact:

Mitzi Flexer
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23-25

31ST STREET

NEARBY BUSINESSES

LOCATION

Positioned along the established 31st Street retail corridor in Astoria, this storefront offers strong visibility within a dense and active neighborhood. The area is supported by a large residential population and a dynamic mix of dining, retail, and service uses that drive consistent foot traffic. This location presents a unique opportunity for retailers to secure space in one of Astoria's most sought-after commercial corridors.

BUILDING COTENANTS

Endoscopy Center of Queens	University Orthopedics of New York
Metropolitan Gastroenterology	First National Bank of Long Island
Pain Physicians NY	

AREA POPULATION

HALF-MILE RADIUS	1-MILE RADIUS
36,937	106,851

AVERAGE INCOME

HALF-MILE RADIUS	1-MILE RADIUS
\$148,144	\$151,155

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