



RETAIL SPACE FOR LEASE

28-08 38TH AVENUE

STUDIO38 • DUTCH KILLS, Long Island City

Three ground-floor commercial spaces
1,297 – 3,933 SF | Areas can be combined

Two areas are equipped with gas and vent ready for
restaurant, supporting a wide range of commercial
uses within a well-established neighborhood.

LEASING CONTACT

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PROPERTY OVERVIEW

Built for visibility. Positioned for growth.

Studio38 anchors the corner of 28th Street and 38th Avenue in Dutch Kills—an evolving creative and residential district in Long Island City.

35,000 SF

MIXED-USE BUILDING

50

FULLY LEASED RESIDENCES

7 STORIES

NEWLY CONSTRUCTED

< 5 MIN

TO N / W TRAINS

High-impact frontage

Floor-to-ceiling glass supports signage, branding and strong street presence.

Flexible delivery

Warm white-box condition, private ADA restroom and HVAC connections stubbed to each unit.

Connected location

Close to eight transit options, with the N and W lines less than a five-minute walk away.



BUILDING HIGHLIGHTS

- Open floor plates and high ceilings
- Consistent built-in residential traffic
- Surrounded by new development and retail
- Immediate possession available

AVAILABLE SPACES

Three storefront opportunities, one prominent corner.

Current dimensions and asking rents follow the latest marked floor plan.

SPACE 01

3,933 SF

\$65 / SF

38th Avenue frontage

Largest contiguous opportunity • Restaurant venting indicated in prior marketing materials

SPACE 02

1,353 SF

\$80 / SF

Wrap-around corner

Approx. 28 FT on 38th Ave + 55 FT on 28th St

SPACE 03

1,297 SF

\$65 / SF

28th Street frontage

Efficient rectangular layout • Approx. 10 FT ceiling

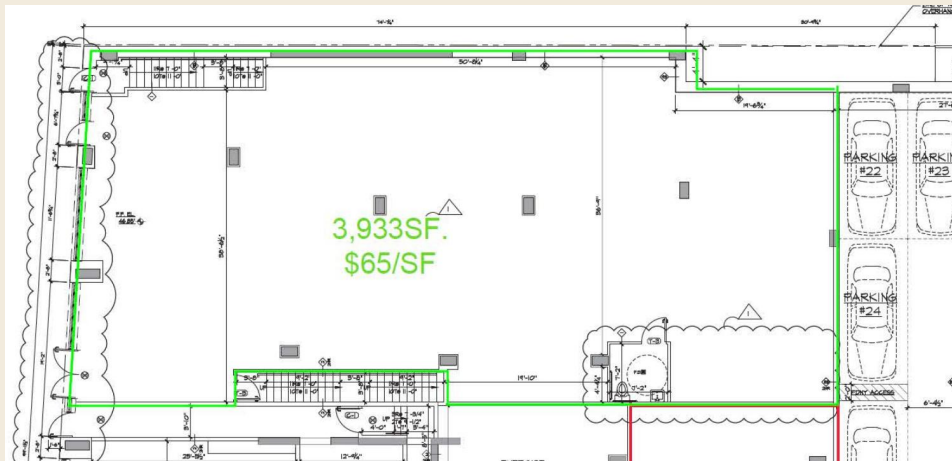
All spaces: ground floor • commercial use • warm white-box delivery • ADA restroom • HVAC connections stubbed • immediate possession

Exact floorplan of each available space.

SPACE 01

3,933 SF

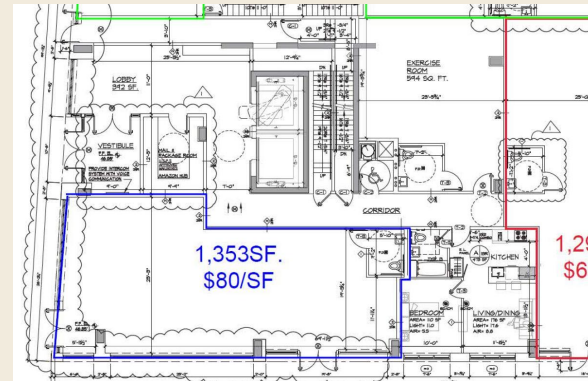
\$65 / SF



SPACE 02

1,353 SF

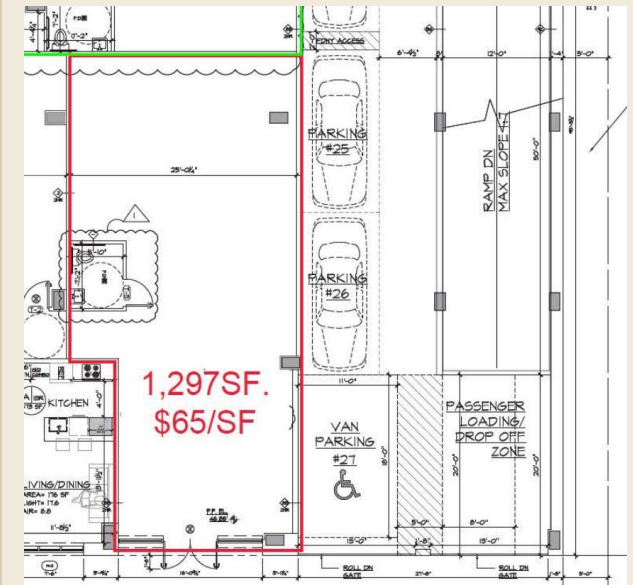
\$80 / SF



SPACE 03

1,297 SF

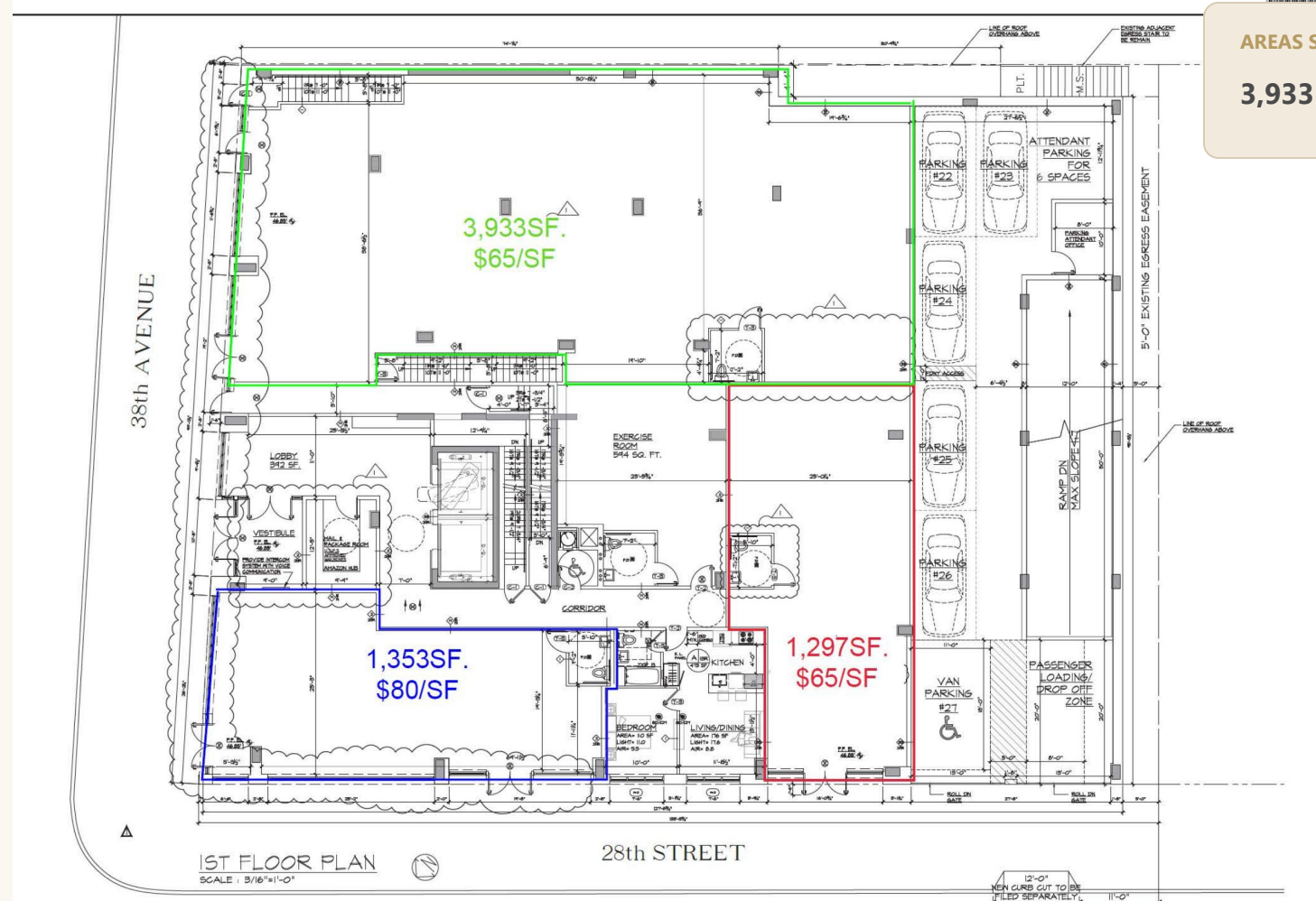
\$65 / SF



Plans are architectural drawings and all dimensions are approximate. Prospective tenants should independently verify layout and measurements.

Can be combined or divided for indeed use.

38TH AVENUE



28TH STREET

A young, affluent and highly educated residential base.

Official 2024 ACS 5-Year estimates for Census Tract 31, Queens County—the tract containing 28-08 38th Avenue.

\$121,908

MEDIAN HOUSEHOLD INCOME

\$74,258

PER-CAPITA INCOME

33.3

MEDIAN AGE

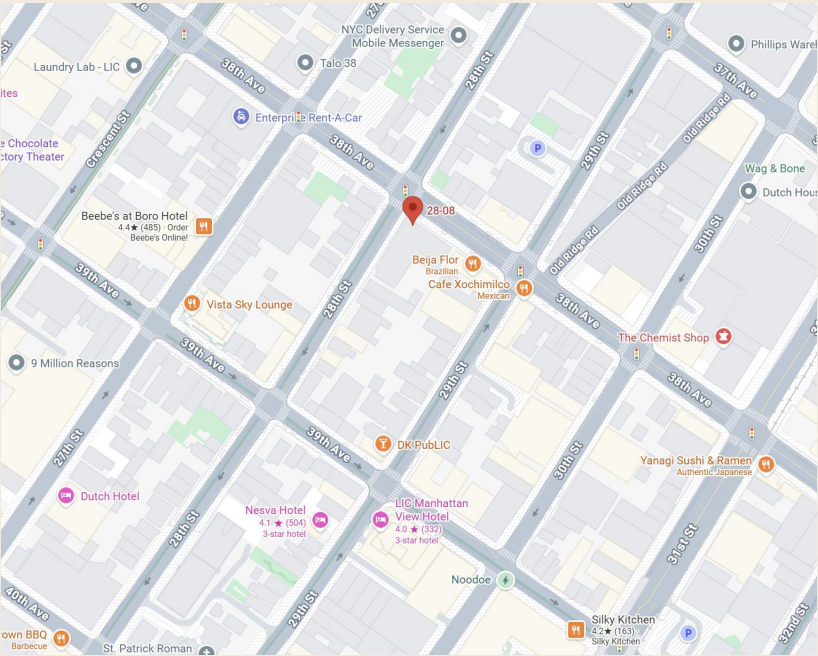
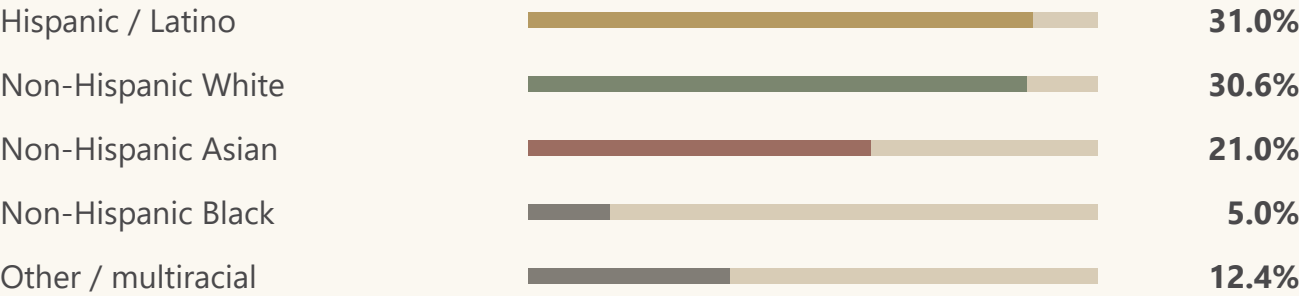
84.3%

RENTER-OCCUPIED HOMES

68.8%

BACHELOR'S DEGREE+

DIVERSE RESIDENT PROFILE



THE OPPORTUNITY

A flexible shell ready for the next concept.



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Schedule a tour or request leasing terms.

All information is from sources deemed reliable and is subject to errors, omissions, modifications and withdrawal without notice. Measurements are approximate. Prospective tenants should independently verify all information.