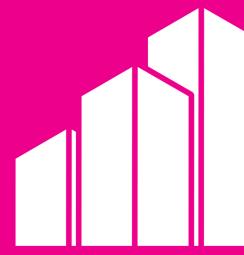


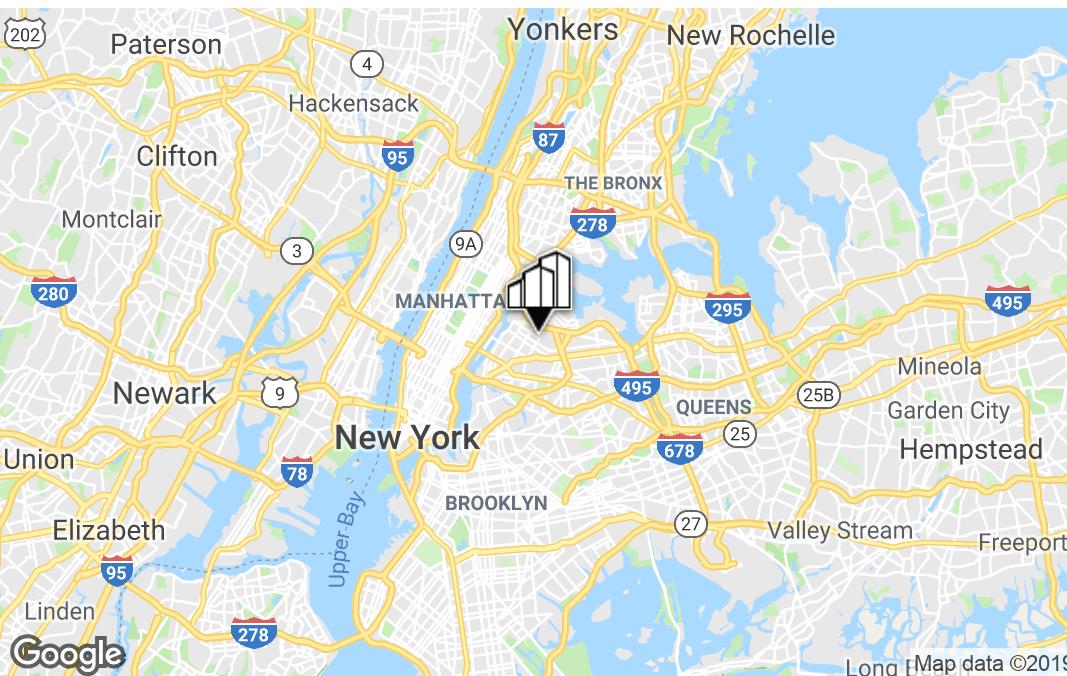
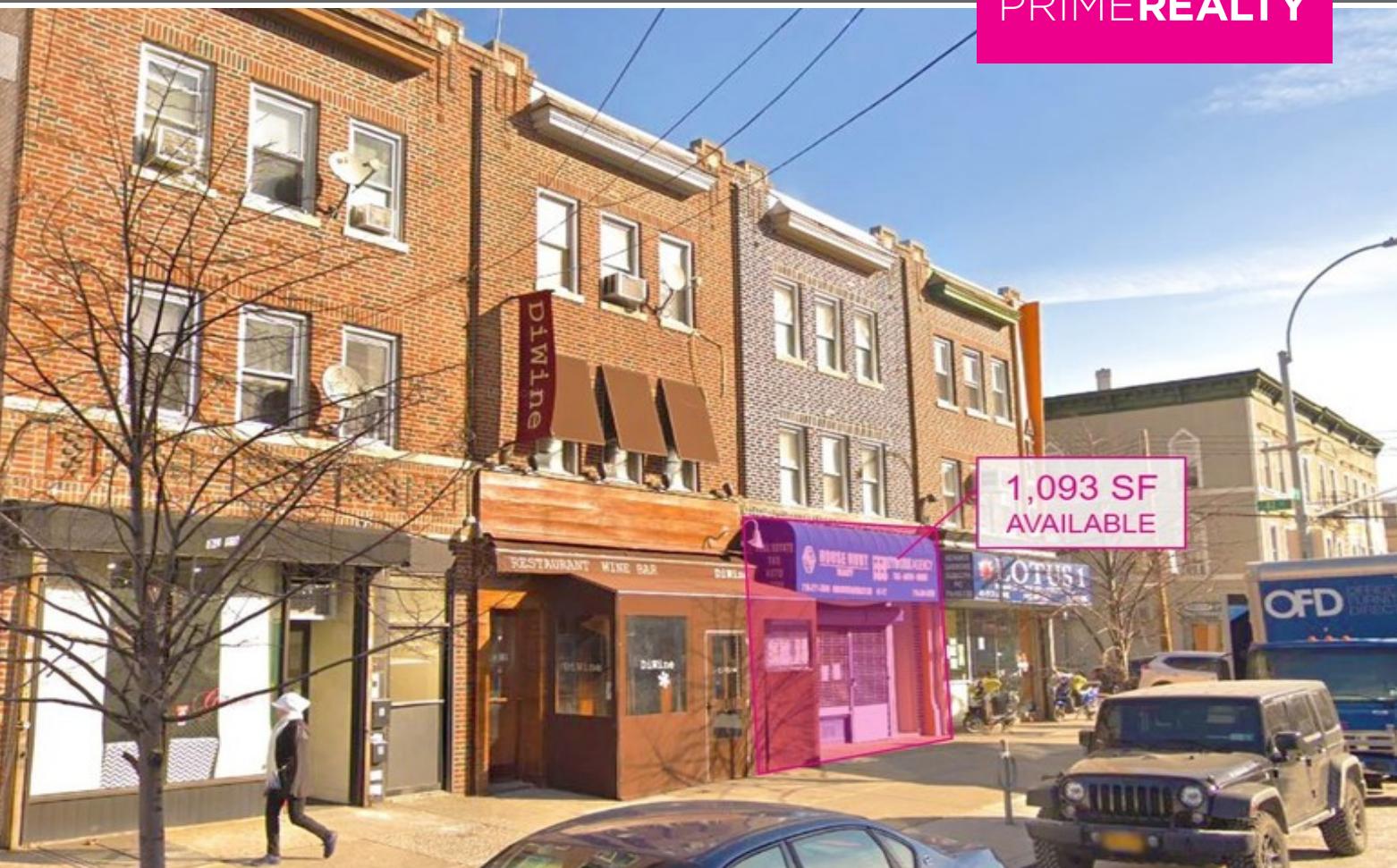
RETAIL PROPERTY FOR LEASE

4117 31ST AVENUE

LONG ISLAND CITY, NY 11103



PRIME **REALTY**



For More Information:

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Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Property Overview



OFFERING SUMMARY

Lease Rate:	\$38.00 SF/yr (NNN)
Floor:	1st Floor
Available SF:	1,093 SF
Year Built:	1920
Market:	Long Island City
Submarket:	Astoria

PROPERTY OVERVIEW

Located in the heart of Astoria, 41-17 31st Avenue is steps away from a neighborhood with shops, restaurant, and diverse lifestyle, attractions, including the Museum of the moving image, Frank Sinatra School of the art, Kaufman Astoria Studios, Mount Sinai Queens, Astoria Performing Arts Center, etc. Minutes to 59th street Bridge & Triboro Bridge, Brooklyn-Queens Expressway (278), Long Island Expressway (495), and Grand Central Parkway.

PROPERTY HIGHLIGHTS

- Dynamic opportunity for a restaurant or retail space looking for tremendous foot traffic as the subway is a block away.
- Astoria is the most trendy opportunistic area in all of Queens
- Blocks away from the North and West 30th Avenue station.

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Vice President

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Retail Property For Lease | 4117 31st Avenue



Retail Map



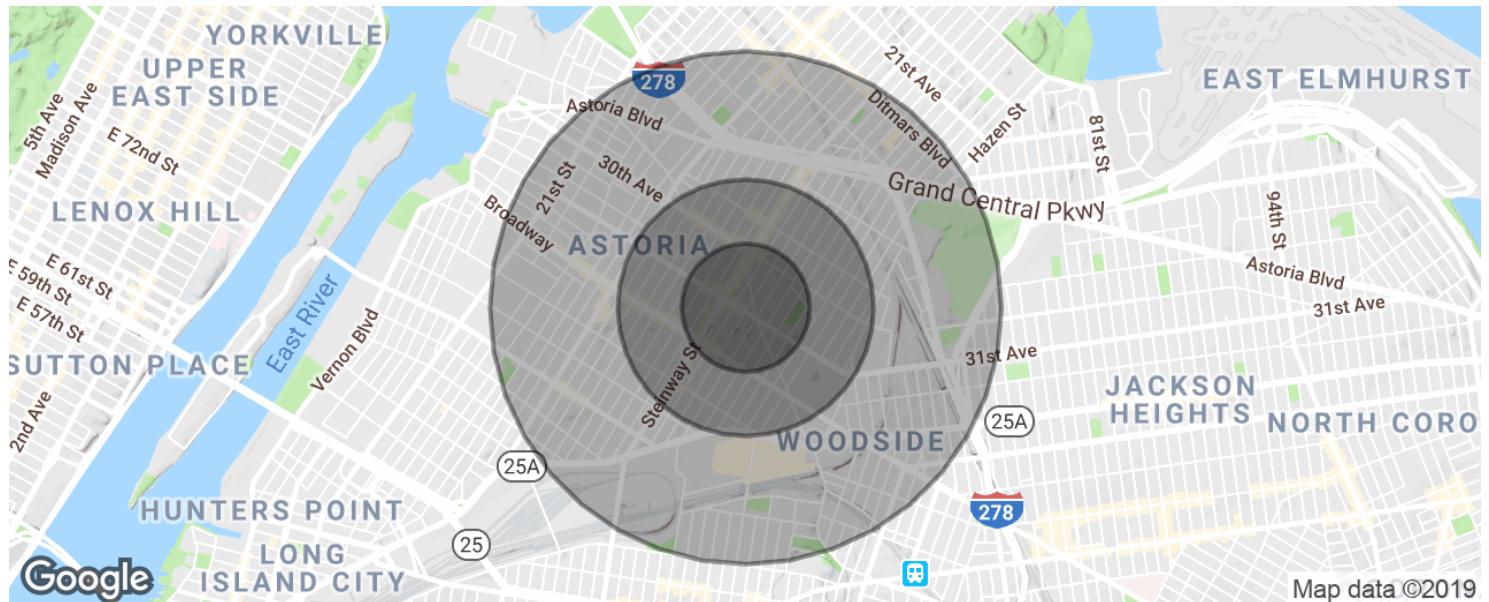
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Demographics



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	9,795	45,368	137,809
Median age	34.8	34.4	34.6
Median age (Male)	35.6	34.5	34.5
Median age (Female)	34.9	34.7	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,263	19,781	60,246
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,247	\$65,039	\$64,302
Average house value	\$639,790	\$678,821	\$509,488



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