

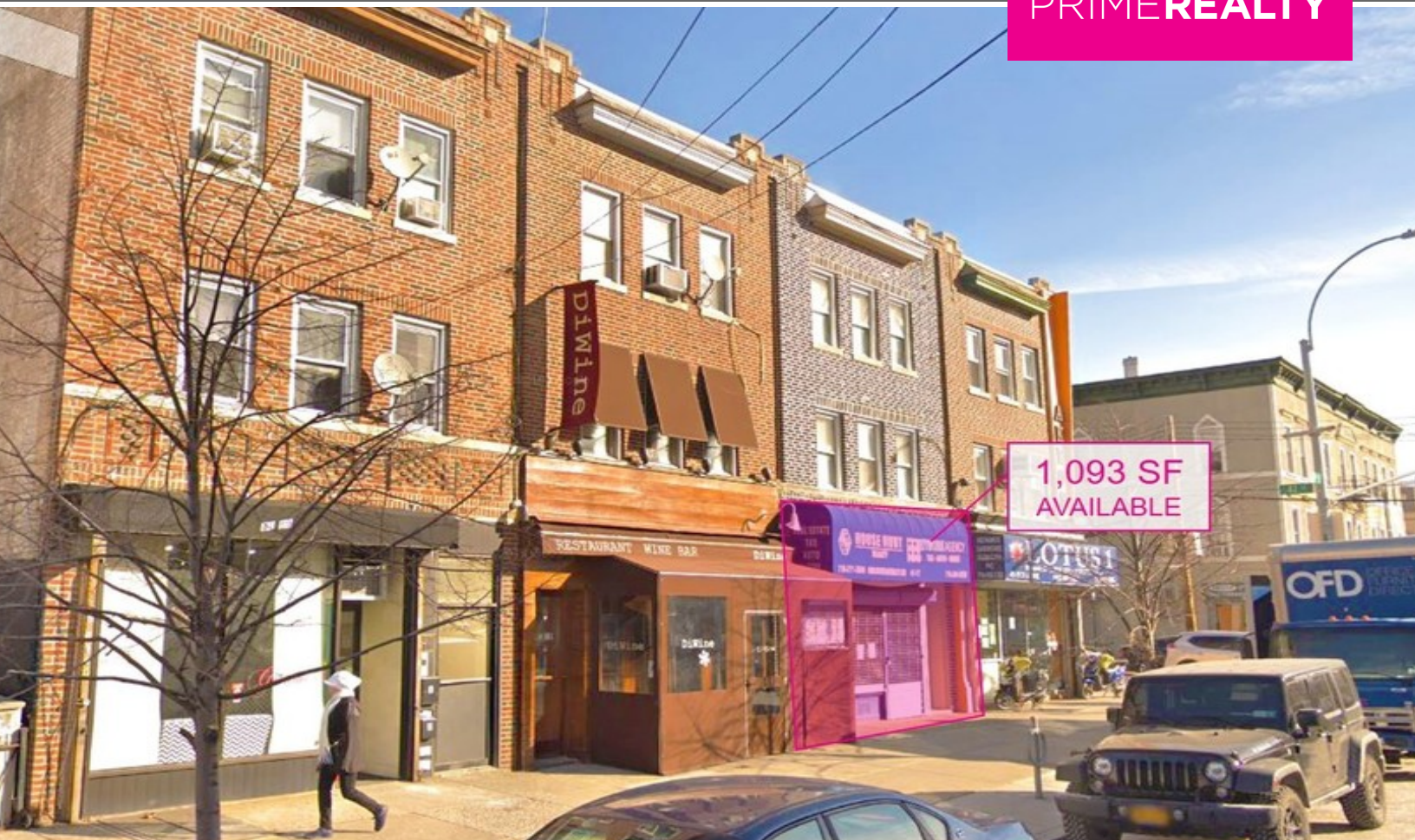
# RETAIL PROPERTY FOR LEASE

## 4117 31ST AVENUE

LONG ISLAND CITY, NY 11103



PRIMEREALTY



### For More Information:

**Karen Hong**

Vice President  
904.930.4015

[khong@primerealtyinc.com](mailto:khong@primerealtyinc.com)

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

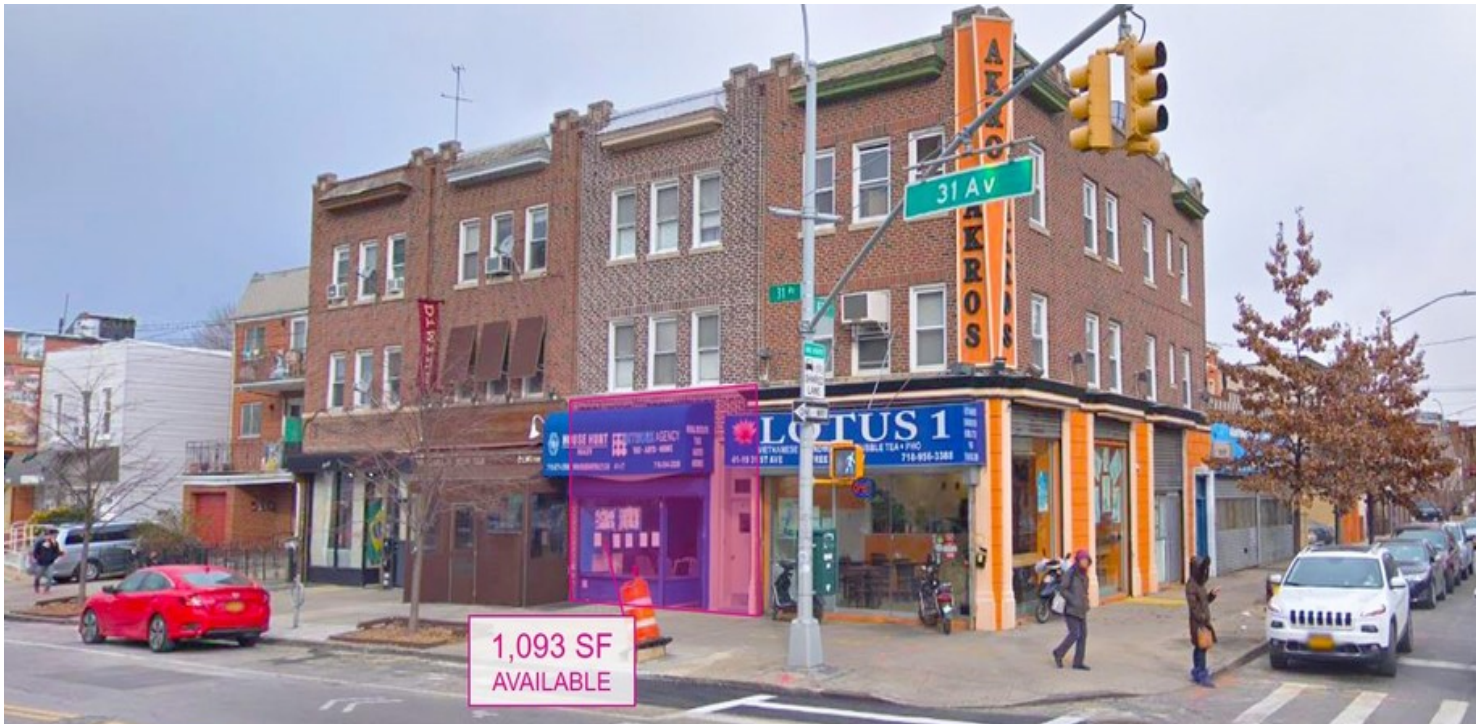
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## Property Overview



### 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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## Retail Map



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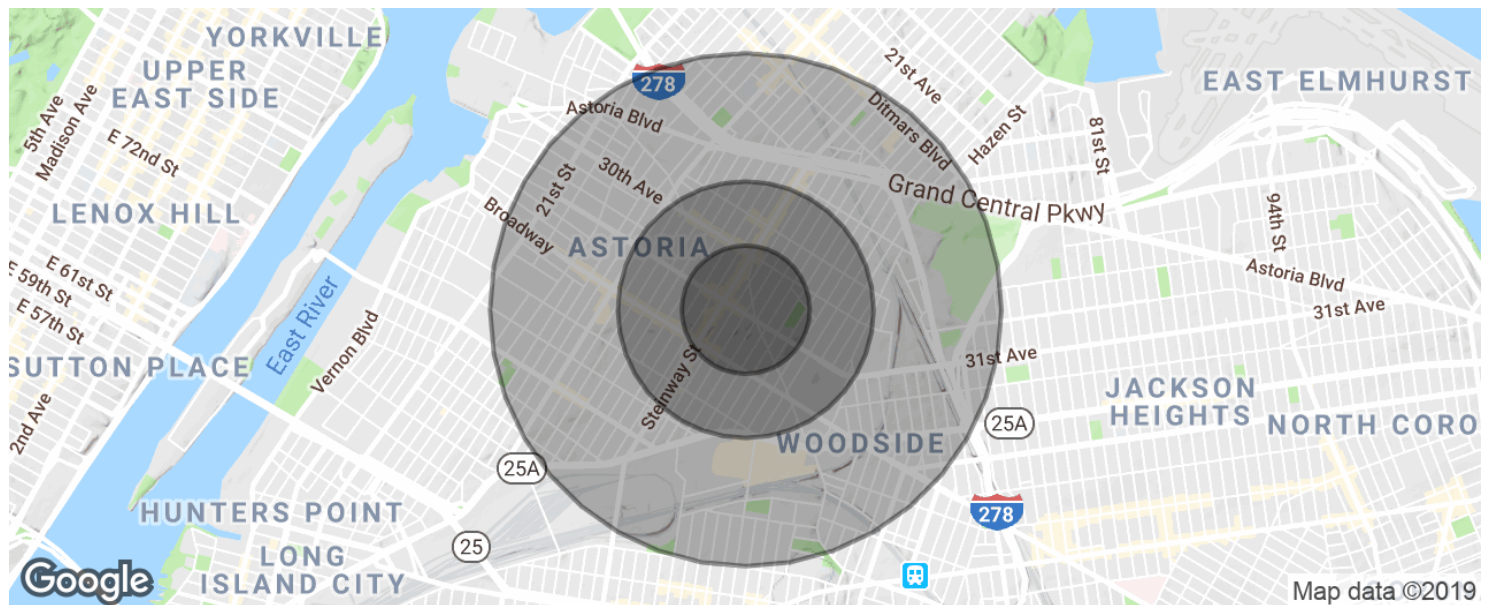
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## Demographics



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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