



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Vanilla Box Retail With 20 Ft of Frontage

3,400 SF

38-27 32nd Street • Queens • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Avrum Deutsch**  
☎ 718.437.6100 x164  
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## Location Overview

Located in the Astoria neighborhood of Queens between 31st Ave & Broadway near the Broadway subway station.

Nearest Transit: Q & N trains at Broadway and the Q102, Q104, & Q18 bus lines.

Nearby tenants include Starbucks, Citizens, Capital One Bank, Subway, Bahari Estiatorio, Bad Habits, iRoses New York Halsey's, Mom's Kitchen & Bar, Wide Lake 4 Inc, Enthai Thai Kitchen, Bar Dalia, Dunkin', Orangetheory Fitness, Dollar Tree, Museum of Nostalgia Mr. Debonair, The Learning Experience, Aliada, Buffalo Wild Wings 'GO', Wine Stop NYC, Parisi Bakery, and more!

## Main Highlights

- ▶ Vanilla box
- ▶ 9-foot ceiling
- ▶ 20 feet of frontage



**67,949 SF**

Total Building Size



**4,685 SF**

Lot Size



**M1-3/R7X**

Zoning

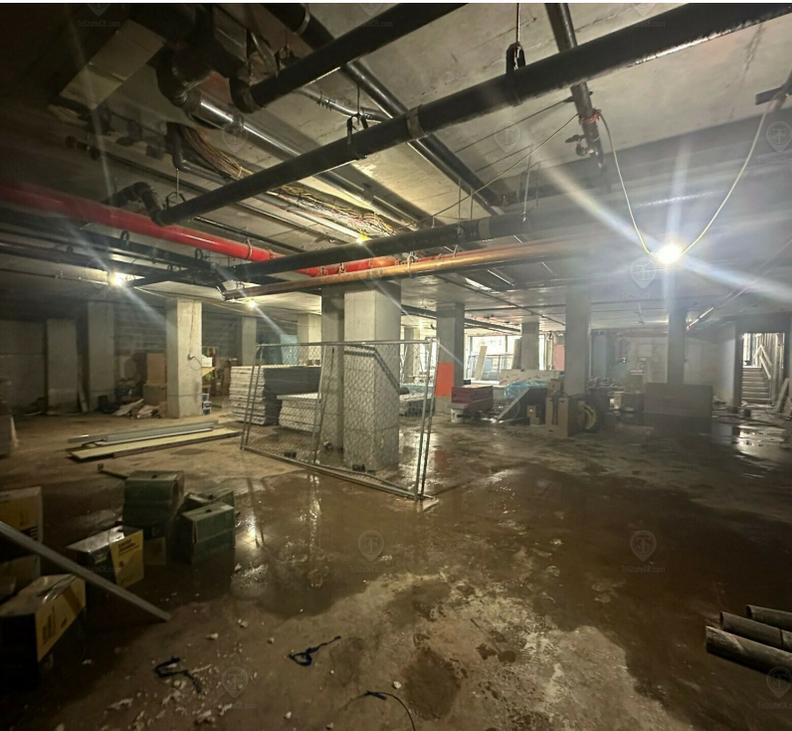
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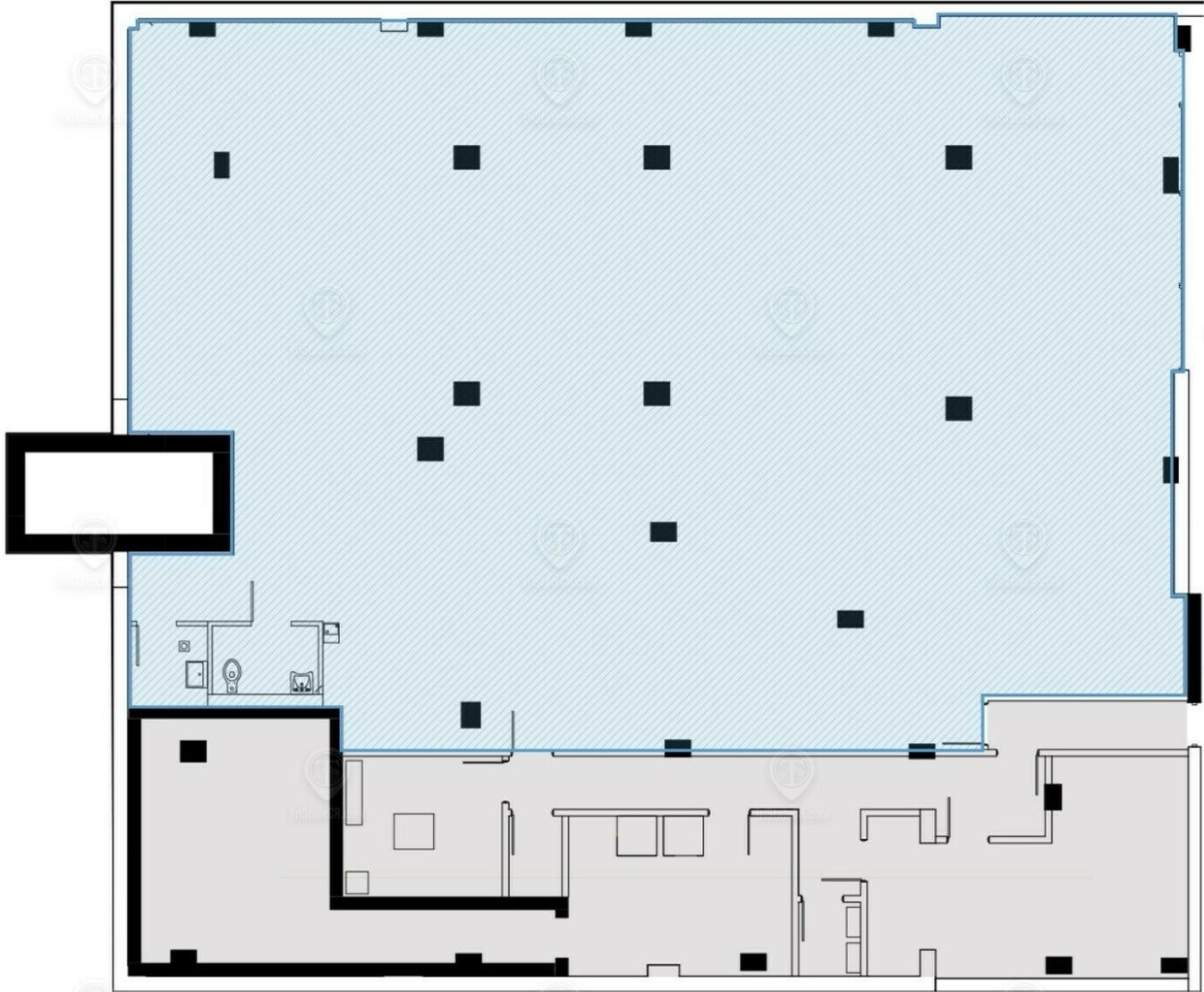
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38-27 32ND STREET  
TOTAL AVAILABLE SPACE: 3,400 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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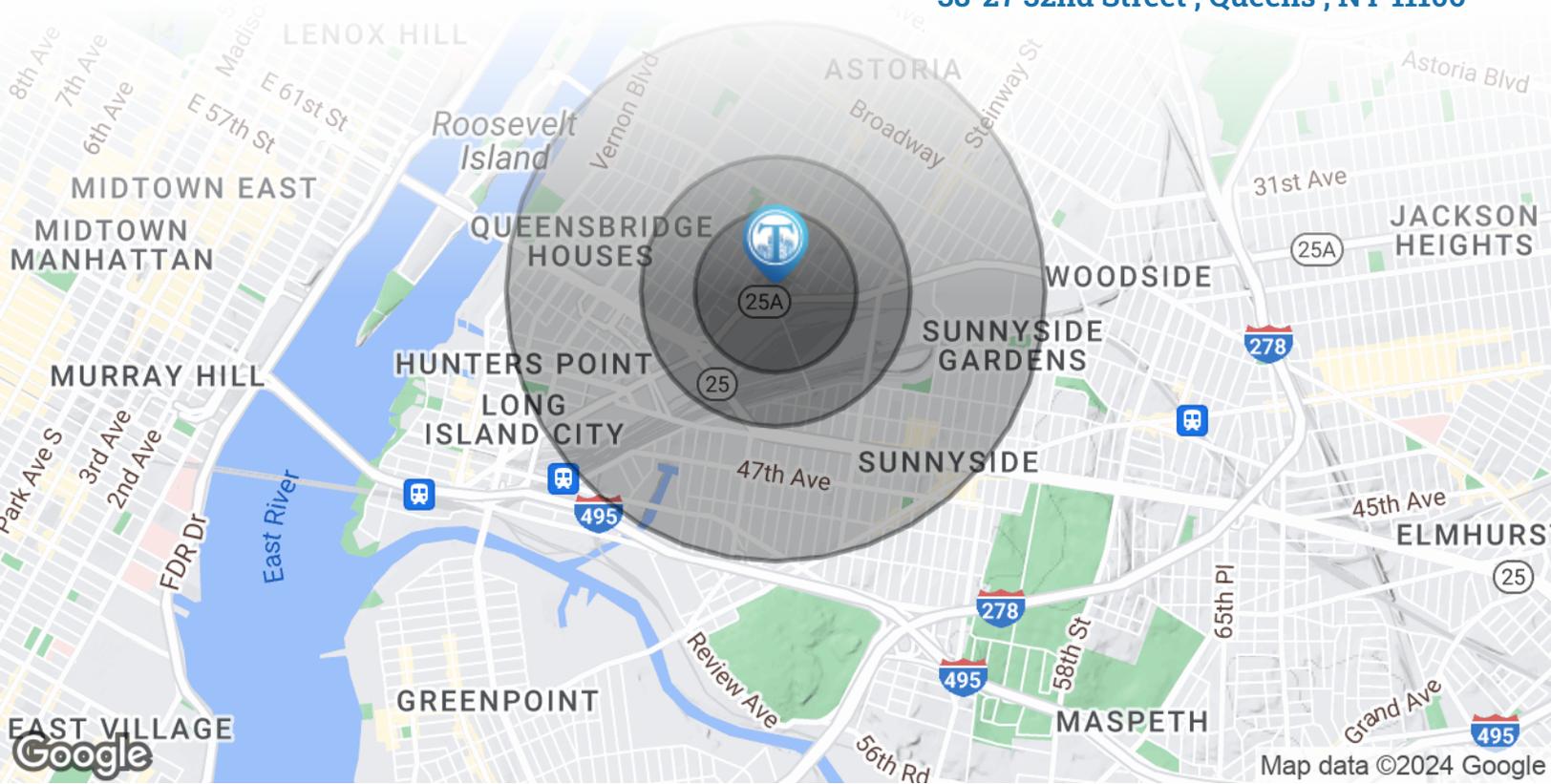
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38-27 32nd Street , Queens , NY 11106



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,148	21,705	106,733
Average Age	37	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,227	9,963	49,816
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$131,705	\$129,089	\$121,829
Average House Value	\$1,063,702	\$1,023,392	\$987,262



**106,733**

People within 1 Mile



**\$121,829**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK