

**Brand New Commercial Space for Sale and Lease**  
**At the Base of Four-Story Modern Mixed-Use Building**

**56-02 31st Avenue, Woodside, NY 11377**



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**PROPERTY INFORMATION**

**Property Address:** 56-02 31st Avenue, Woodside, NY 11377  
**Location Description:** Corner of 31st Avenue and 56th Street  
**Block, Lot:** 1134 / 1  
**Zoning:** R5/C1-3  
**Ground Floor**  
**Retail Spaces:** Total 20,479± SF (Divided to Four Units)  
 Retail 1: 14,654± SF    Retail 3: 1,118± SF  
 Retail 2: 2,090± SF    Retail 4: 2,617± SF  
  
**Second Floor**  
**Medical Office:** 2,887± SF (One Unit)  
  
**Lower Level**  
**Office:** Total 13,417± SF (Divided to Nine Units)  
 Office 1: 2,298± SF    Office 6: 1,349± SF  
 Office 2: 1,501± SF    Office 7: 1,495± SF  
 Office 3: 1,611± SF    Office 8: 1,241± SF  
 Office 4: 1,075± SF    Office 9: 1,705± SF  
 Office 5: 1,142 SF  
  
**Ceiling Height:** 8' - 11'  
**Property Tax:** 15 Years Tax Abatement  
**Common Charge:** \$3.2 PSF  
**Sale and Lease Price:** Upon Request

**OTHER FEATURES AND AMENITIES:**

- 184.58 feet frontage on 31st Avenue and 212.21 feet frontage on 56th Street
- Floor-to-ceiling windows
- Each retail unit has separate store front, private ADA compliance bathroom, separate meter for electric, HVAC and fully sprinklered
- 24 hours access elevator to second floor medical office and lower level offices, private ADA compliance bathroom, separate meter for electric, HVAC and fully sprinklered

**LOCATION HIGHLIGHT:**

- Centrally located, close to Midtown Tunnel, Queensboro Bridge, LIE 495, BQE 278, Ground Central Pkwy and public transportation
- 6 mins drive to LaGuardia Airport
- Dense population
- Good for food mart or convenient store, medical office/ urgent care, daycare center, preschool/ afterschool, senior center, gym, laundromat, logistic/ delivery, restaurant and other uses

**PUBLIC TRANSPORTATION:**

- 7 mins to Northern Blvd station on Northern Blvd and 54th Street, serviced by the  train
- Two blocks to Q18 bus station

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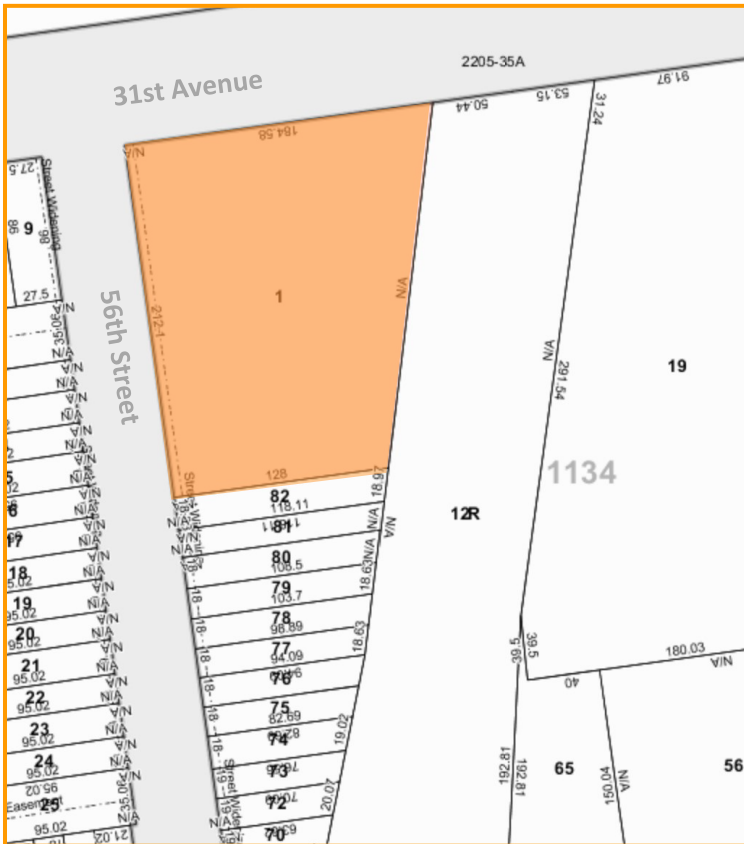
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**TAX MAP**



**DEMOGRAPHIC:**

Demographic by Zip Code (Reference from 2021 American Community Survey)	
Total Population	85,255
Median Age	40.4
Average Household Income	\$90,983
Family Households	59.1%

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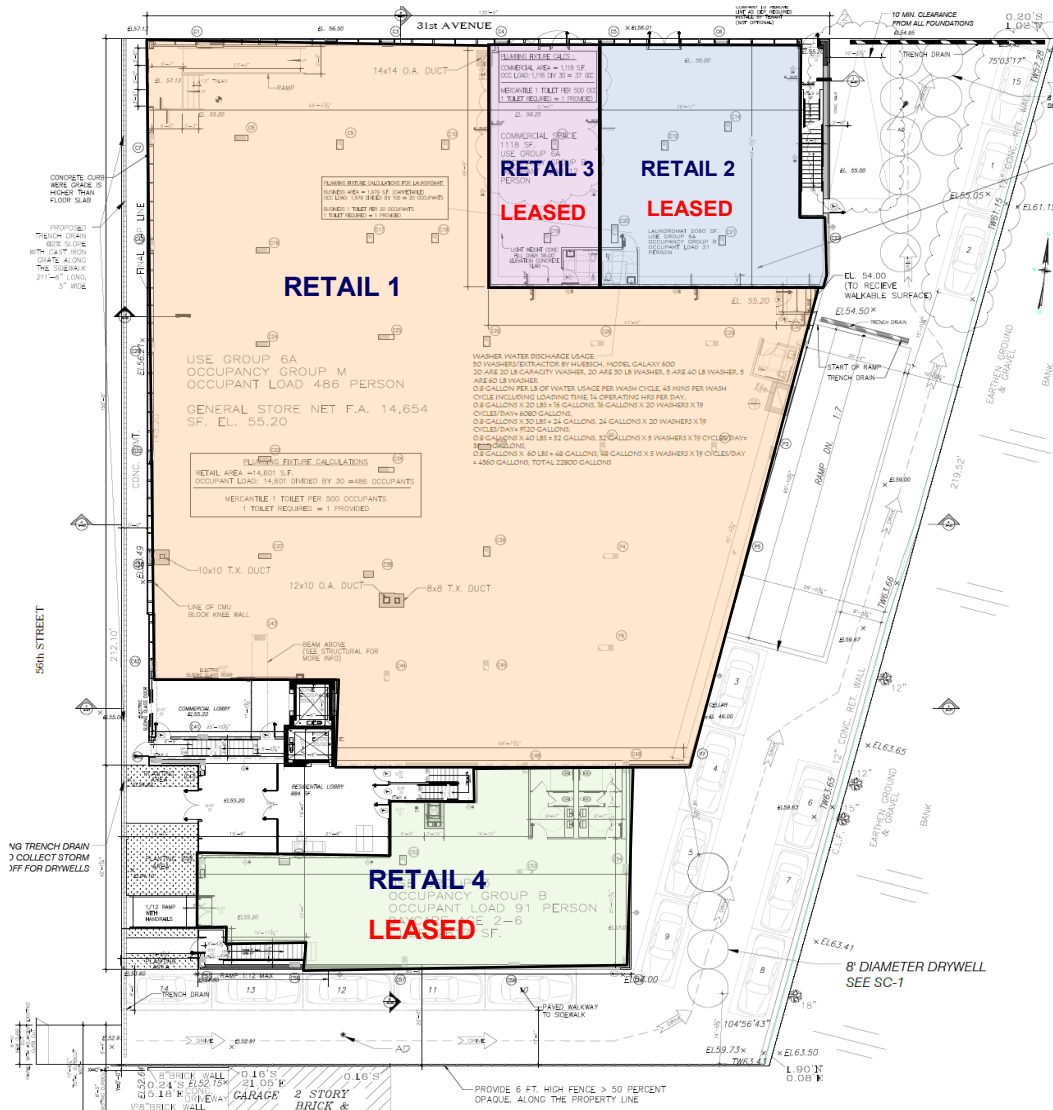
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**FLOOR PLAN - GROUND FLOOR RETAIL**

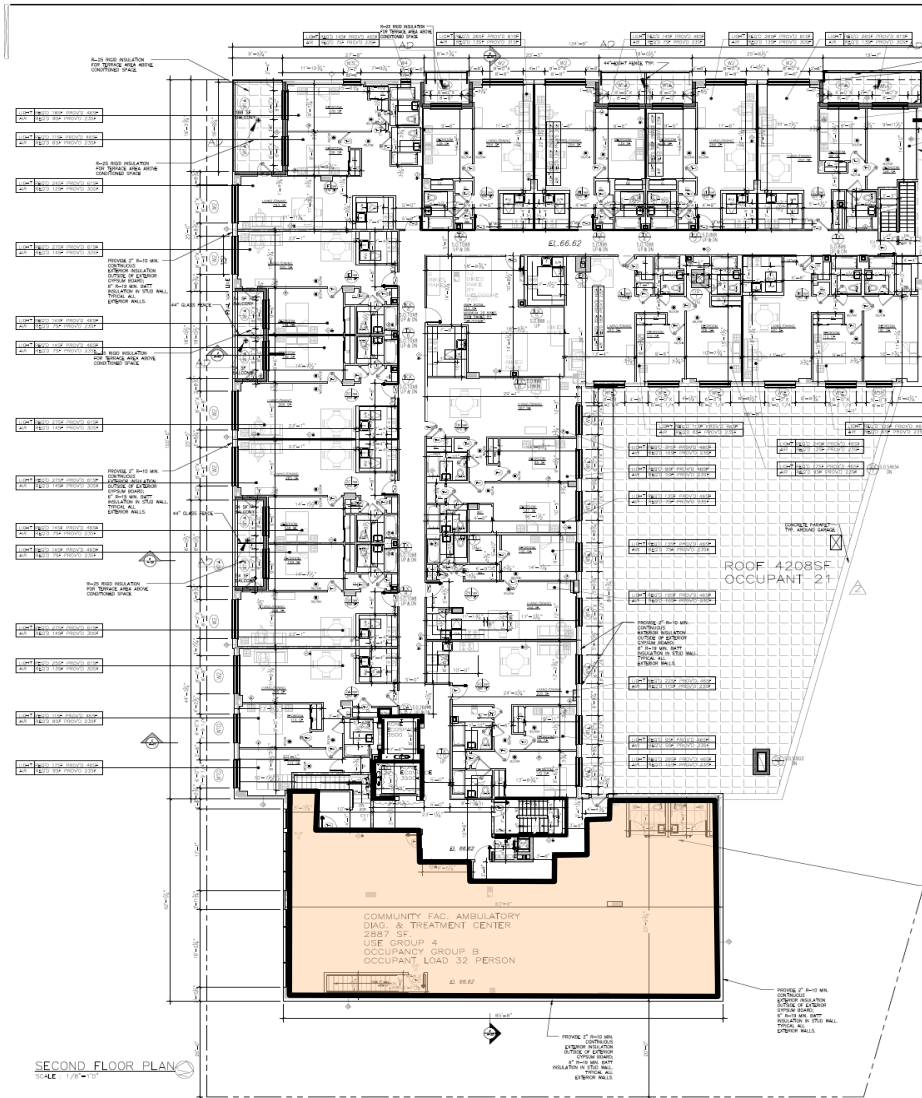



- RETAIL 1**  
14,654± SF
- RETAIL 2**  
2,090± SF
- RETAIL 3**  
1,118± SF
- RETAIL 4**  
2,617± SF

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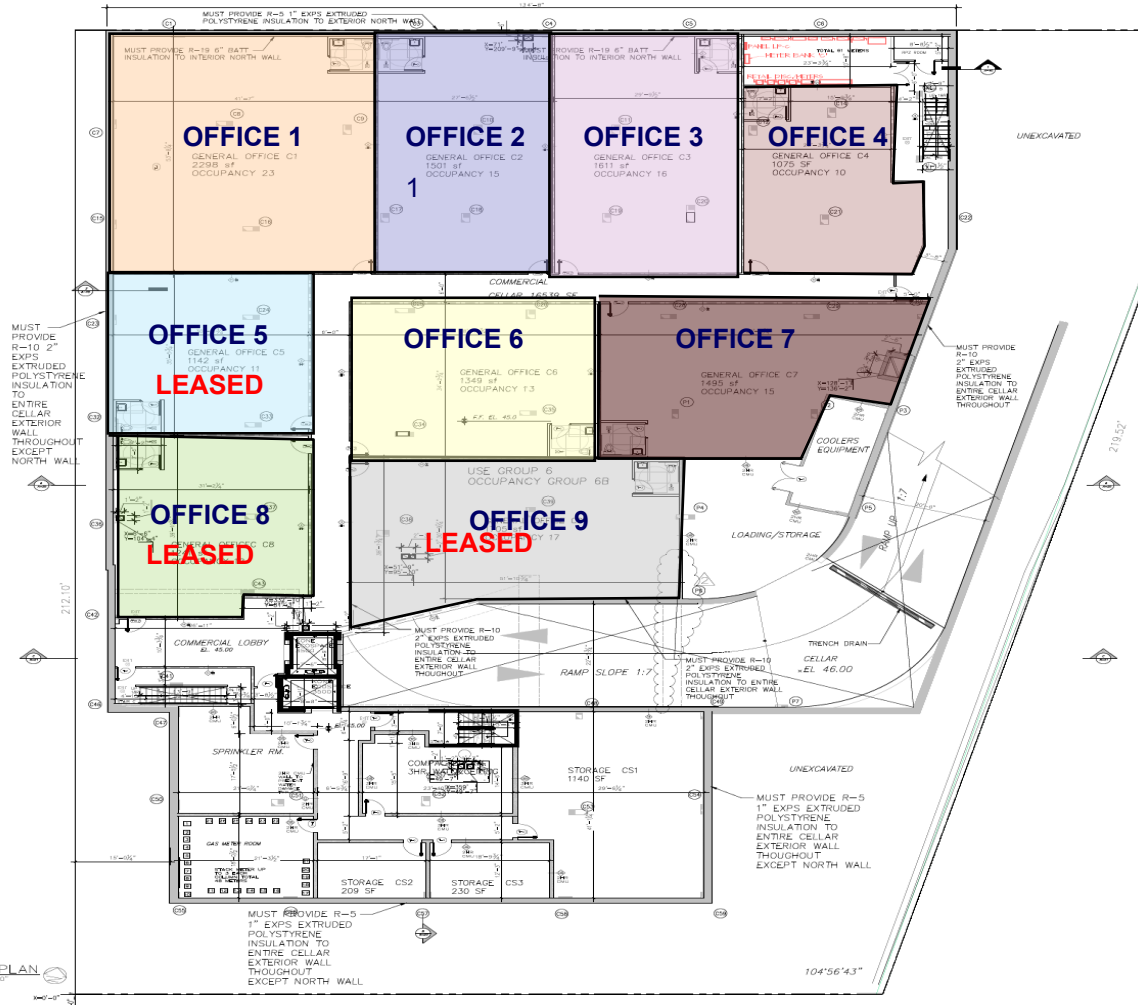
**FLOOR PLAN - SECOND FLOOR MEDICAL OFFICE**



 **MEDICAL OFFICE**  
2,887± SF

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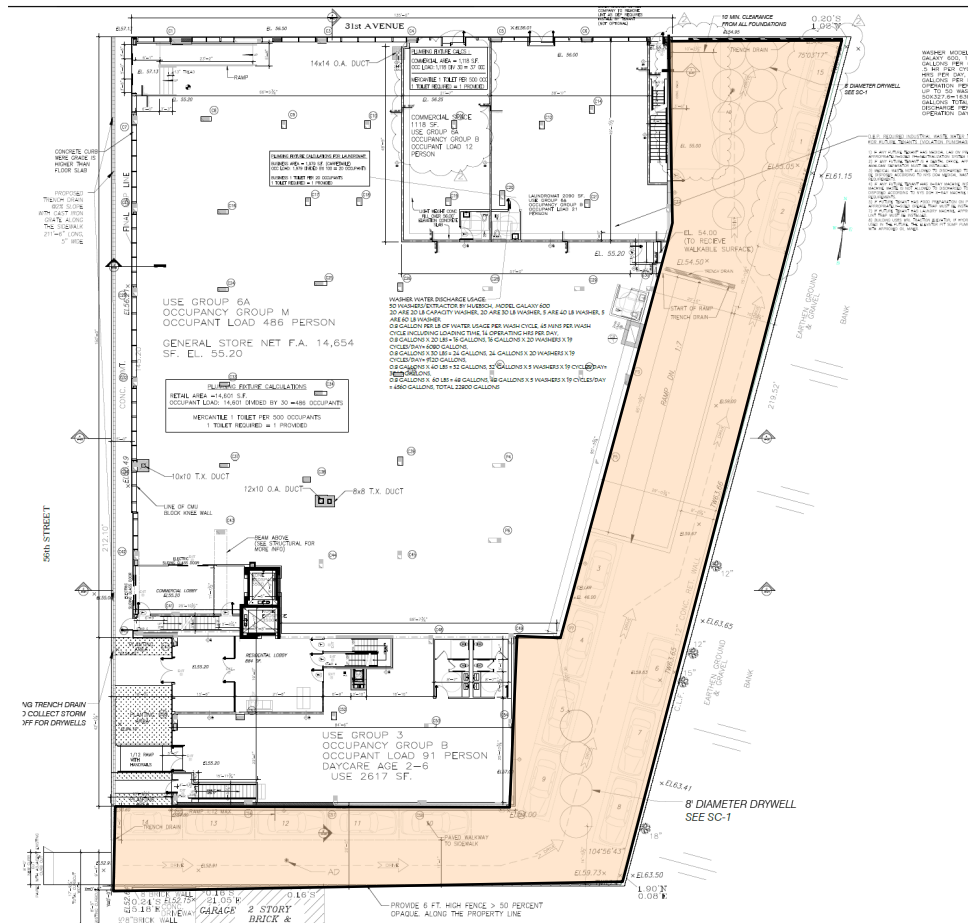
**FLOOR PLAN - LOWER LEVEL OFFICE**



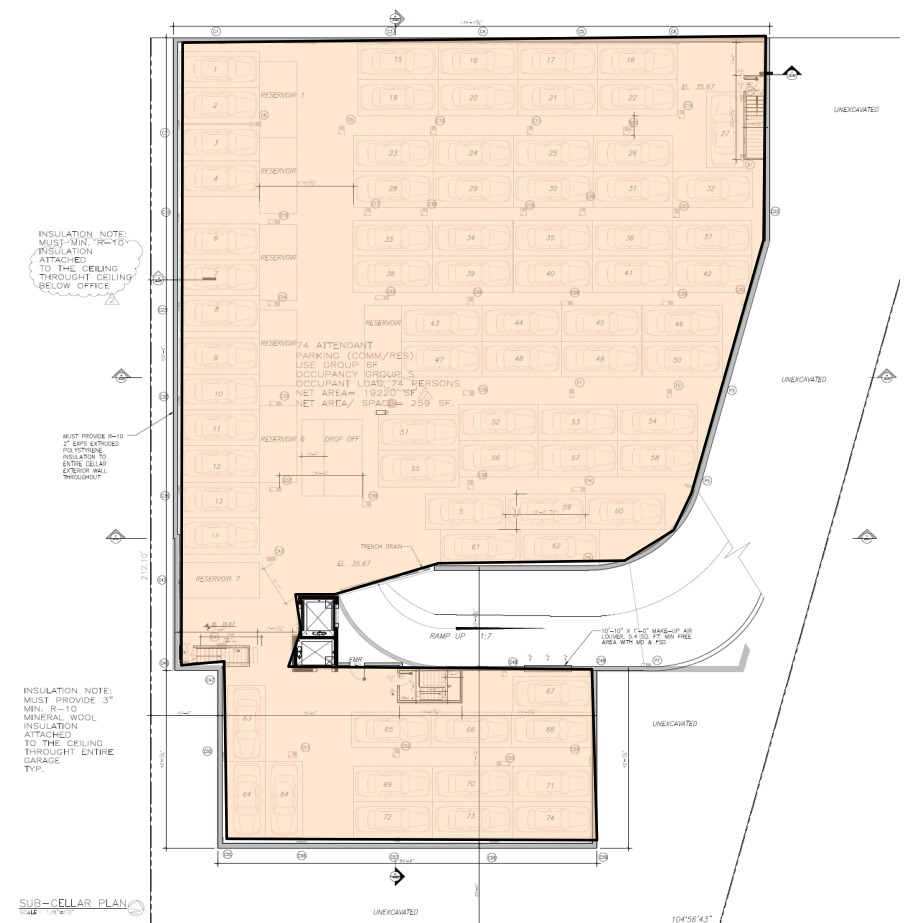
- OFFICE 1**  
2,298± SF
- OFFICE 2**  
1,501± SF
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**FLOOR PLAN - GROUND FLOOR AND SUB CELLAR PARKING**



Ground Floor Outdoor Parking - 14 Spots

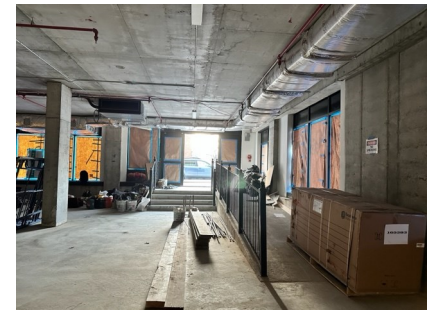
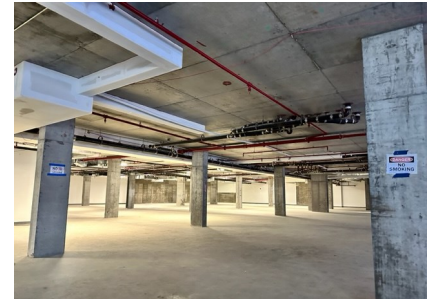


Sub Cellar Indoor Parking - 74 Spots

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**INTERIOR PHOTO - GROUND FLOOR RETAILS**



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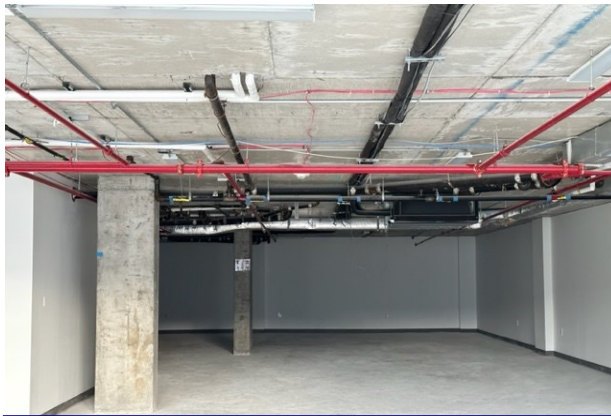
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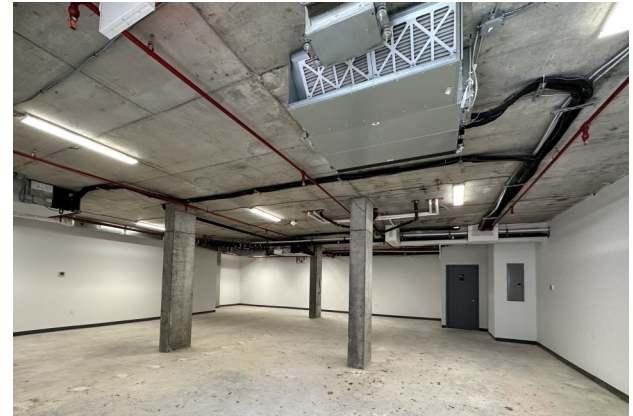
**INTERIOR PHOTO**



**SECOND FLOOR MEDICAL OFFICE**



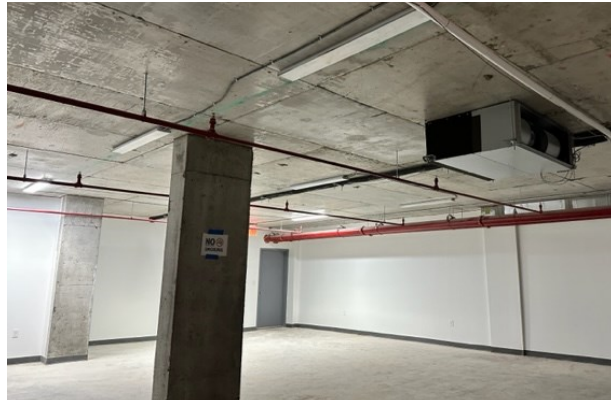
**SECOND FLOOR MEDICAL OFFICE**



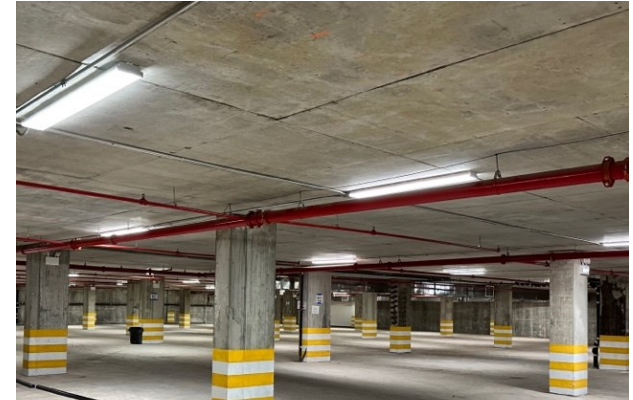
**SECOND FLOOR MEDICAL OFFICE**



**COMMERCIAL ELEVATOR**



**LOWER LEVEL OFFICE**



**SUB CELLAR PARKING**

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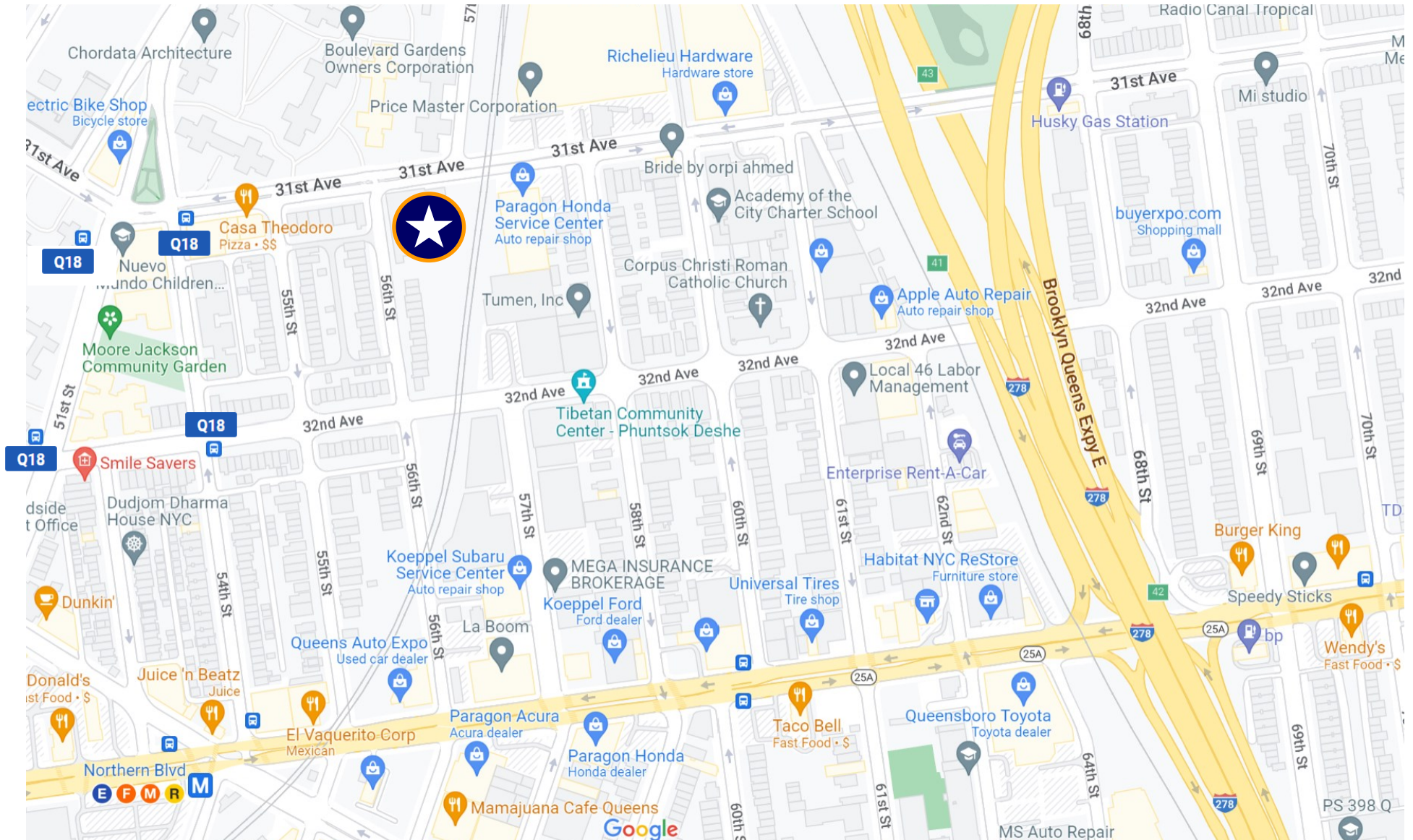
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**MAP OF TRANSPORTATION AND NEIGHBOR MAJOR RETAILERS AND FACILITIES**



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