

26-15 4th Street Astoria NY 11102

Brand New
Construction
Community Facility
Office Condo

For Sale Or Lease

1,586 SF Up To 40,000 SF

12 Units

15 Years ICAP

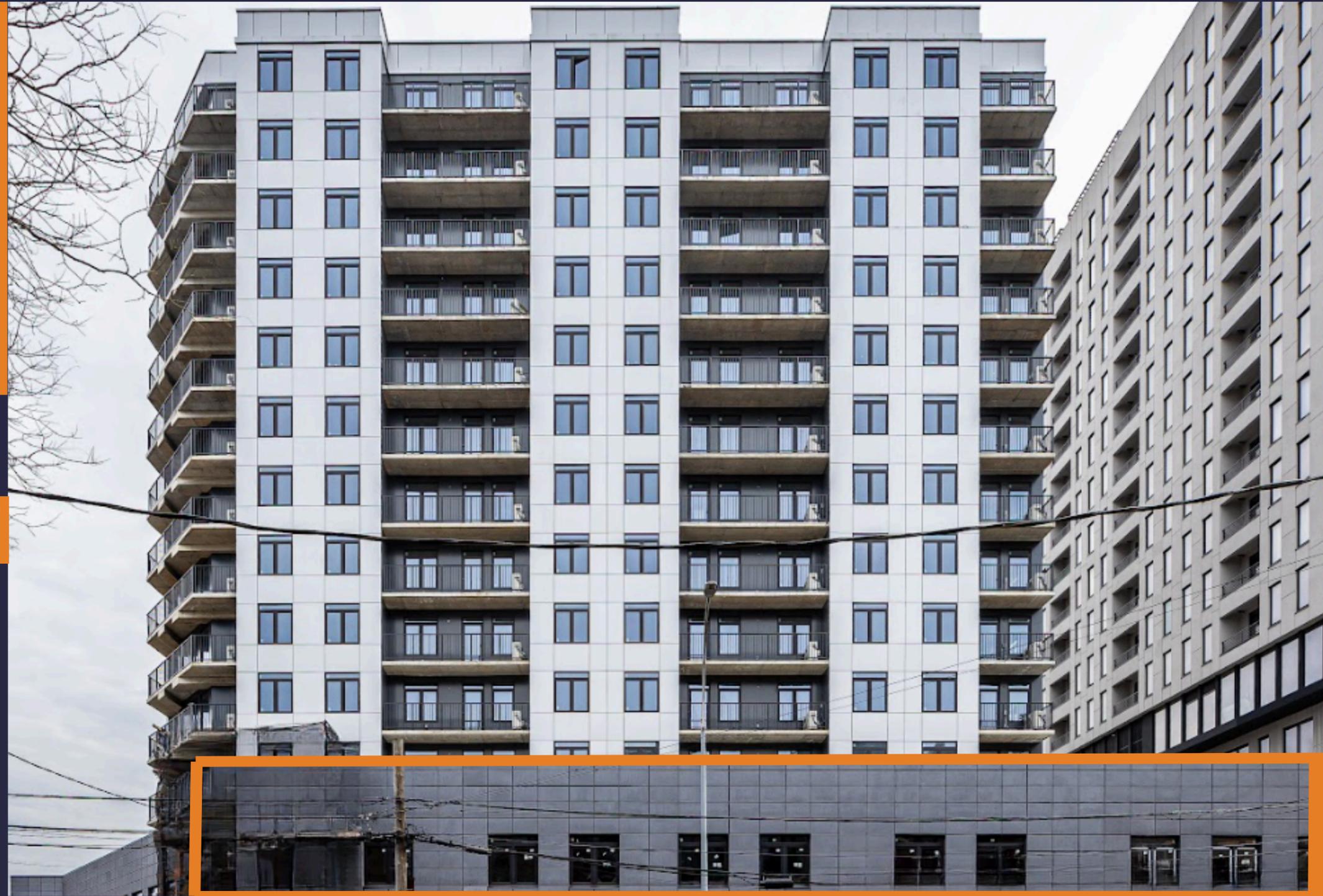


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Property Summery

Brand-new mixed-use high-rise condominium at 26-01 4th Street, Astoria, NY 11102

Prime Location – Astoria Waterfront

Situated in one of Queens' fastest-growing neighborhoods, with excellent connectivity to Manhattan and Long Island City.

The Astoria waterfront is experiencing rapid growth, with new housing, retail, and infrastructure projects continuously shaping a vibrant urban neighborhood.

Surrounded by a dense residential population and strong community demand.

Second Floor: A total of 12 community facility / office condo units for sale or lease ranging from 1,500 SF up to 40,000 SF (Entire 2nd Floor) .

Perfect for school, medical office, clinic, daycare ,or professional services.

Eligible for 15-Years ICAP .

Independent Entrance :Direct and separate access exclusively for the 2nd floor.

2 ADA compliant elevators designed to meet full accessibility standards, providing convenience for all users.

Dedicated Facilities include : Reception lobby / front desk , mail room , bicycle storage room, general storage room.

Upper Floors: 143 residential condominium units, offering strong built-in demand and customer base for the retail and office components.

On-site parking spaces available .

Property information

Property Address : 26-15 4th street astoria NY 11102

Block 909

Lot 17

Gross Lot SF 47,951 SF (approx.)

Lot Dimensions 194' x 250' (approx.)

Stories - 13

Total Gross Building SF 212,517 SF (approx.)

Total Gross Community Facility SF 40,000 SF (approx.)

Total Of 12 Community Facility Condo

Commercial Elevator -2

Year Built 2025

Total Parking Space - 150 +

Zoning R6

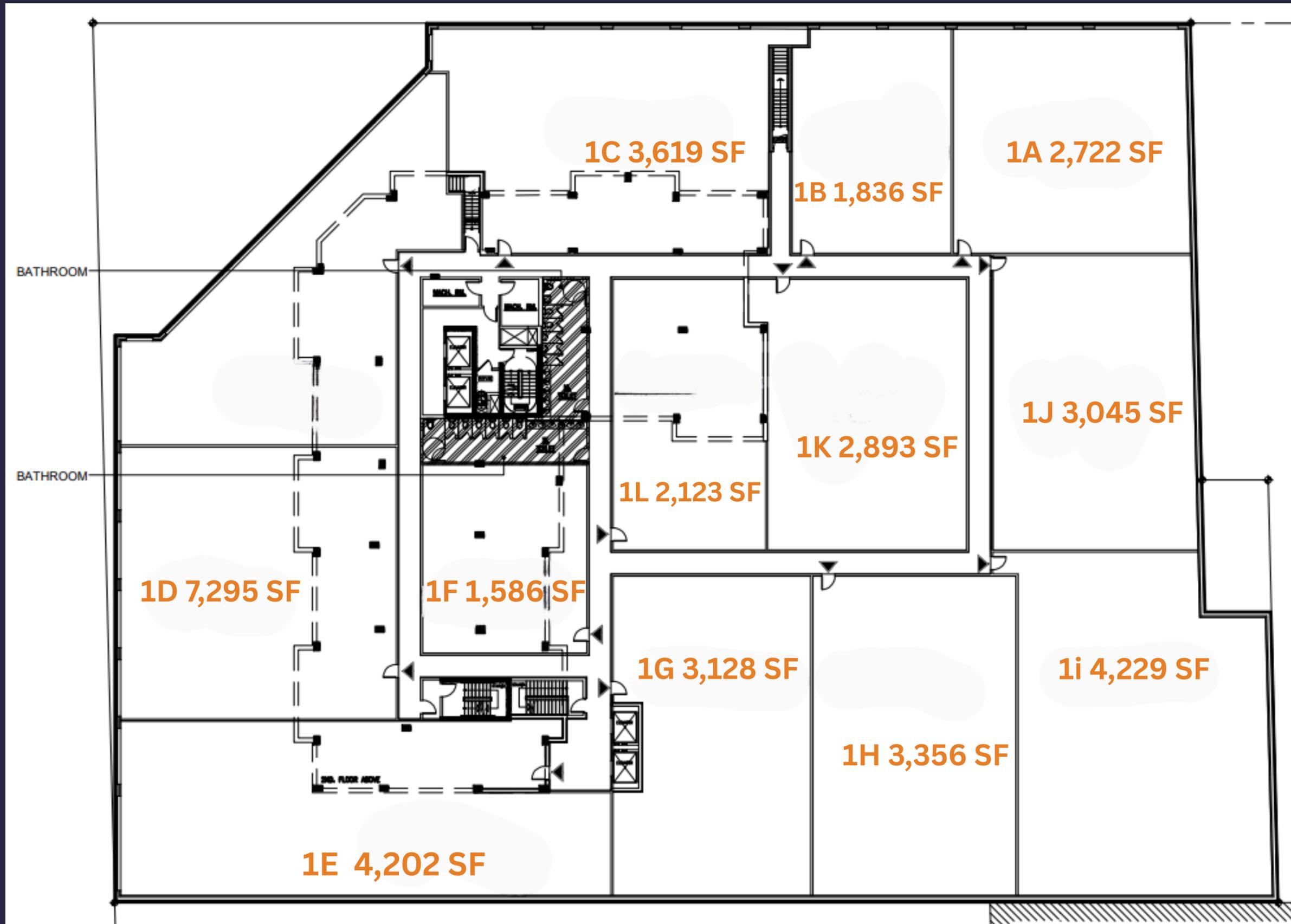
ICAP Tax Abatement - 15 Years

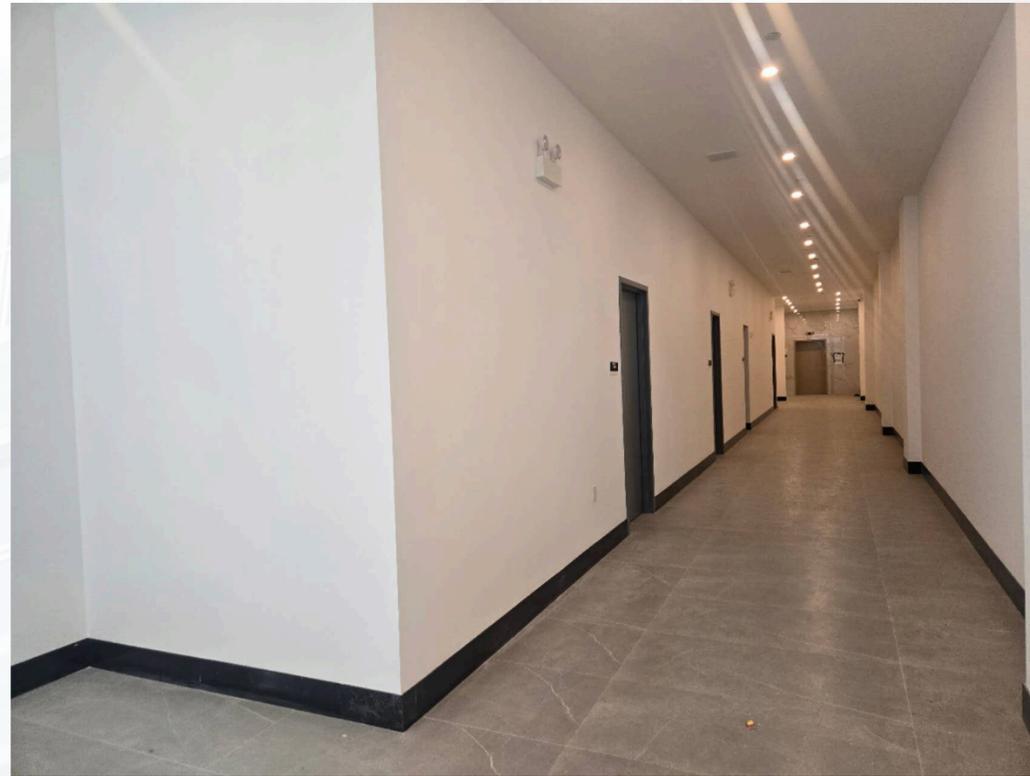
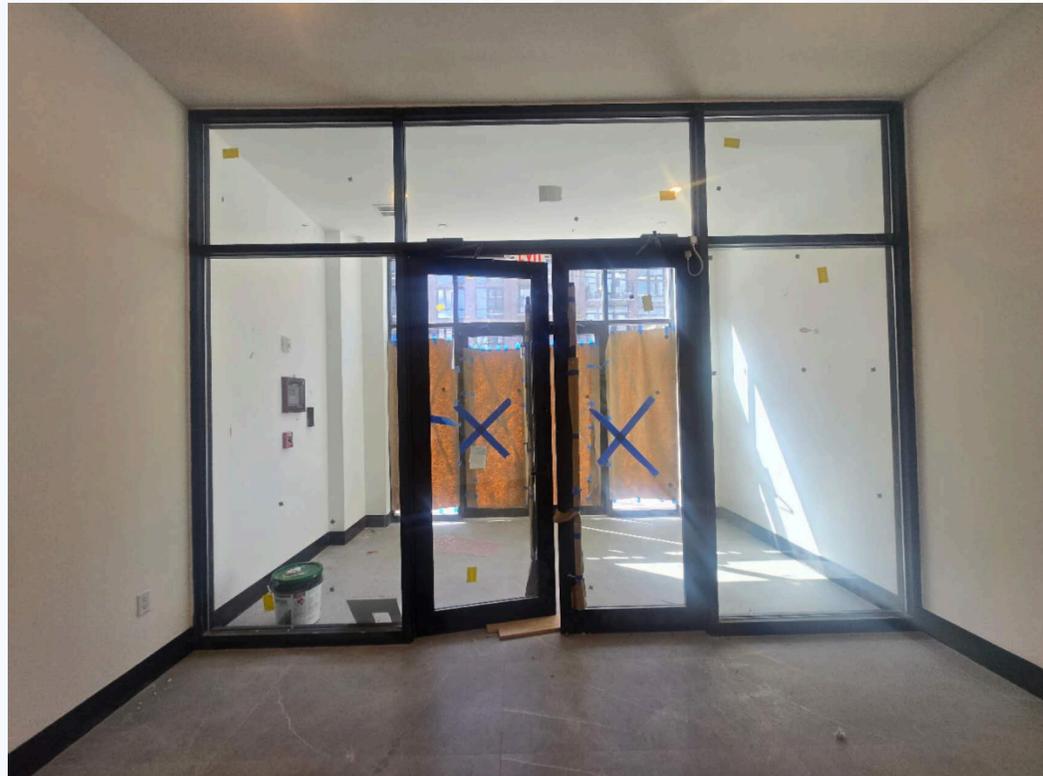
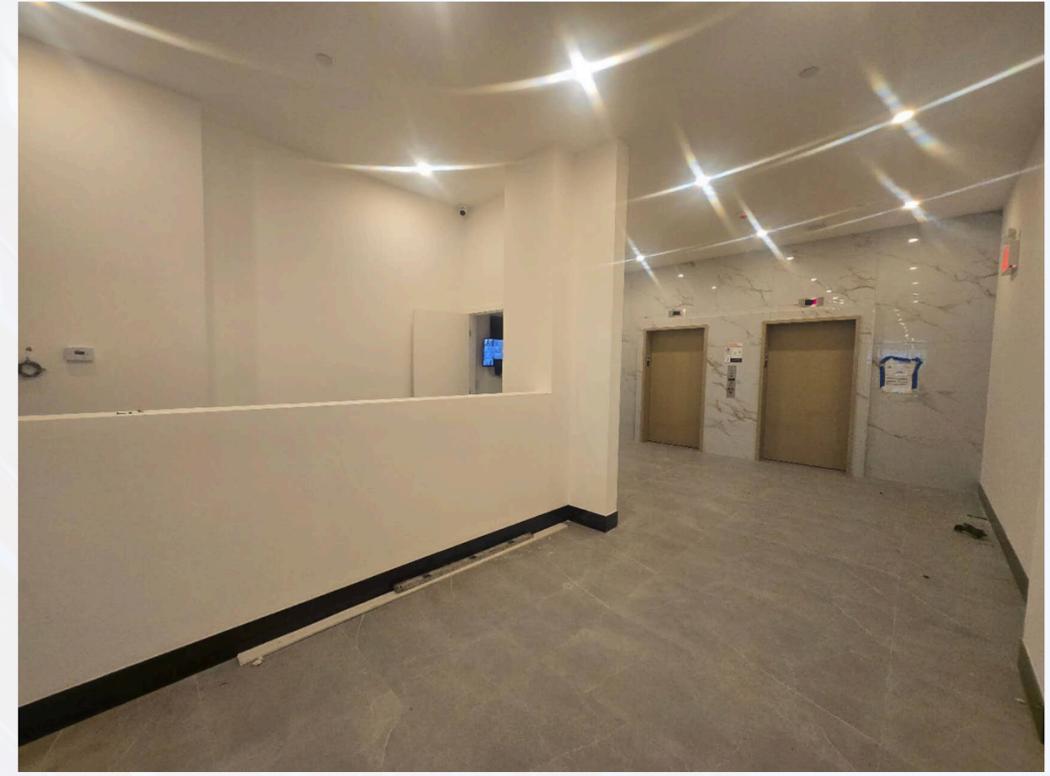
Estimated Completion - Q3 2025

Community Facility Outdoor Area - 2,500 SF

Availability And Related Information

Unit No.	SF	Offering Price	Projected Est Monthly Common Charge	Status
1A	2,722	\$ 1,769,300	\$944	Available
1B	1,836	\$ 1,193,400	\$671	Available
1C	3,619	\$ 2,352,350	\$1,339	Available
1D	7,295	\$ 4,741,750	\$2,716	Available
1E	4,202	\$ 2,731,300	\$1,426	Available
1F	1,586	\$ 1,030,900	\$463	Available
1G	3,128	\$ 2,033,200	\$1,033	Available
1H	3,356	\$ 2,181,400	\$1,118	Available
1i	4,229	\$ 2,748,850	\$1,443	Available
1J	3,045	\$ 1,978,600	\$1,002	Available
1K	2,893	\$ 1,880,450	\$1,075	Available
1L	2,123	\$ 1,379,950	\$788	Available
Total Available SF			40,034	







26-15 4TH STREET ASTORIA NY 11102



Market Profile

2615 4th St, Astoria, New York, 11102
Rings: 1, 3, 5 mile radii

Latitude: 40.77554
Longitude: -73.93221

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	120,107	1,168,288	2,888,997
2020 Total Population	130,901	1,256,275	3,123,337
2020 Group Quarters	2,568	46,599	103,062
2025 Total Population	131,226	1,253,616	3,099,279
2025 Group Quarters	2,554	46,461	102,973
2030 Total Population	131,641	1,256,272	3,086,682
2025-2030 Annual Rate	0.06%	0.04%	-0.08%
2025 Total Daytime Population	103,418	1,889,612	4,131,404
Workers	46,306	1,310,357	2,649,524
Residents	57,112	579,255	1,481,880

	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	64,028	588,579	1,351,548
<\$15,000	10.7%	11.5%	12.7%
\$15,000 - \$24,999	5.2%	5.5%	6.4%
\$25,000 - \$34,999	5.2%	5.5%	6.0%
\$35,000 - \$49,999	6.1%	6.3%	7.7%
\$50,000 - \$74,999	10.9%	10.8%	12.0%
\$75,000 - \$99,999	9.8%	8.9%	9.5%
\$100,000 - \$149,999	15.4%	13.4%	13.4%
\$150,000 - \$199,999	11.5%	9.4%	8.9%
\$200,000+	25.2%	28.6%	23.5%
Average Household Income	\$167,448	\$189,399	\$157,938

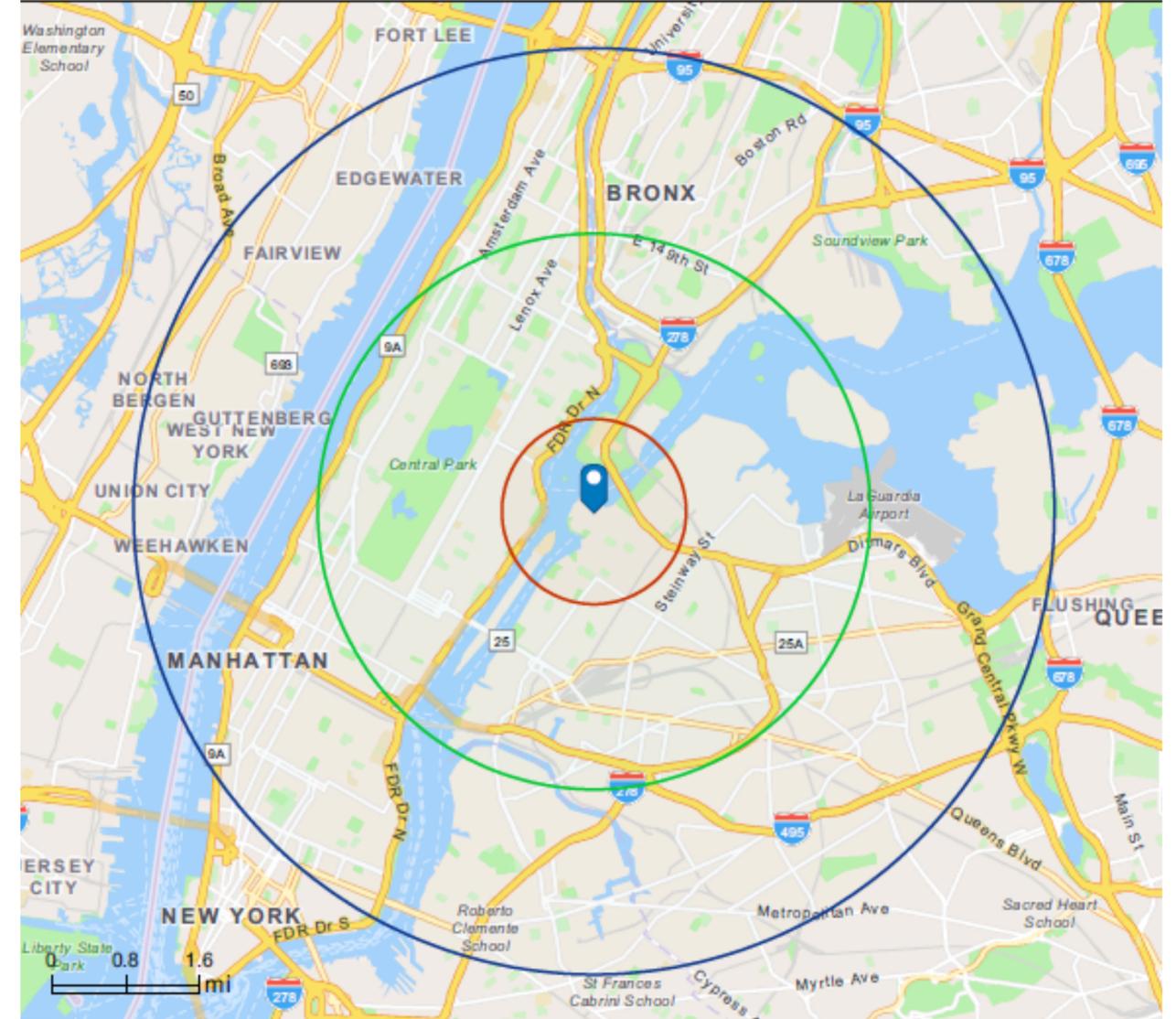
	1 mile	3 miles	5 miles
2030 Households by Income			
Household Income Base	64,971	597,489	1,364,579
<\$15,000	9.9%	10.4%	11.6%
\$15,000 - \$24,999	4.4%	4.5%	5.4%
\$25,000 - \$34,999	4.5%	4.8%	5.2%
\$35,000 - \$49,999	5.7%	5.7%	7.1%
\$50,000 - \$74,999	10.1%	10.0%	11.2%
\$75,000 - \$99,999	9.2%	8.4%	9.1%
\$100,000 - \$149,999	14.9%	13.1%	13.4%
\$150,000 - \$199,999	12.2%	10.0%	9.6%
\$200,000+	29.0%	33.1%	27.4%
Average Household Income	\$182,207	\$207,602	\$174,165



Demographic Market Profile - Study Area

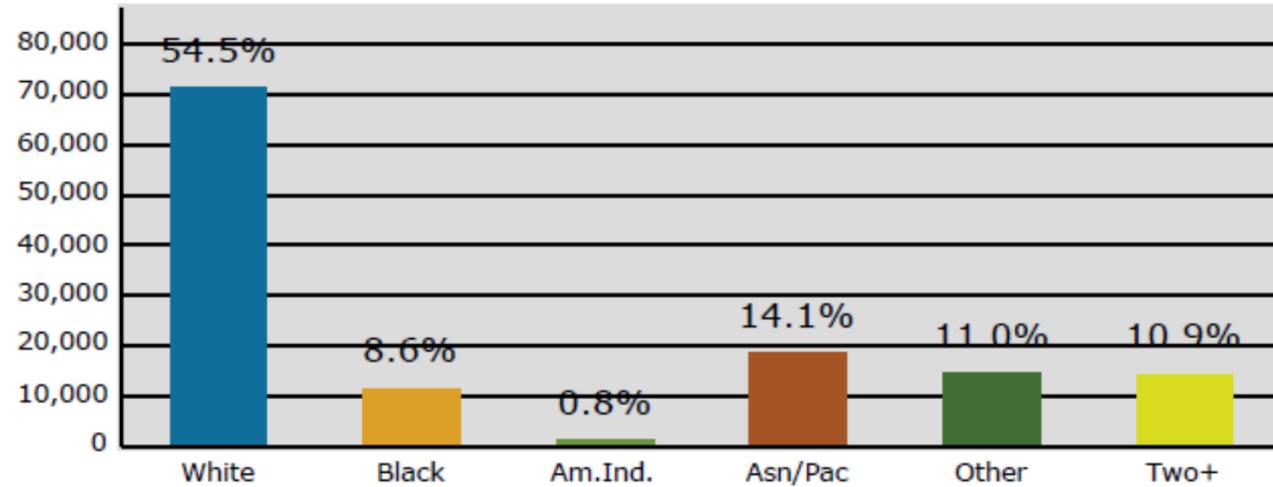
2615 4th St, Astoria, New York, 11102
Rings: 1, 3, 5 mile radii

Latitude: 40.7755
Longitude: -73.9322



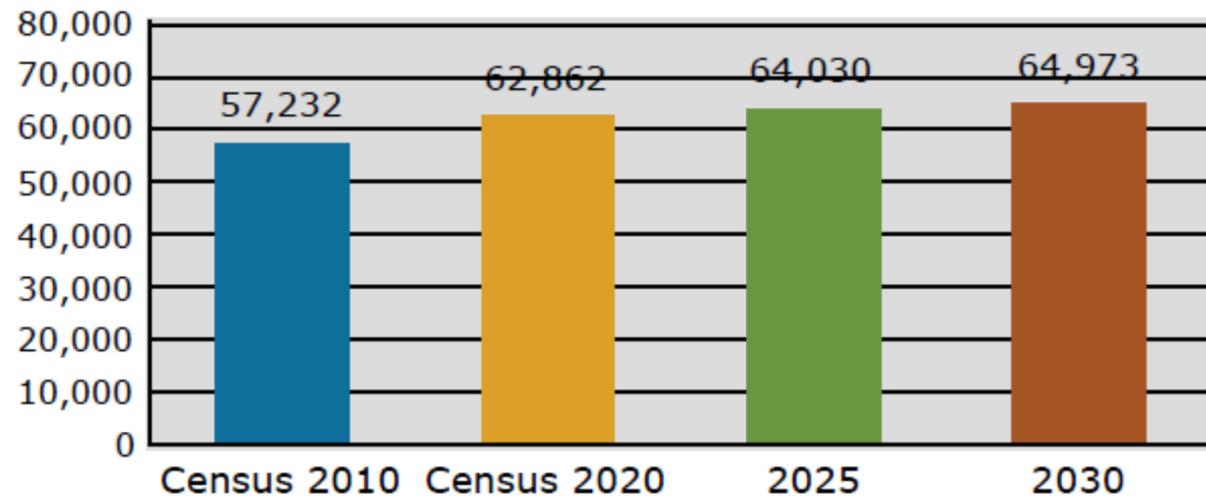
2615 4th St, Astoria, New York, 11102
 Ring: 1 mile radius

2025 Population by Race

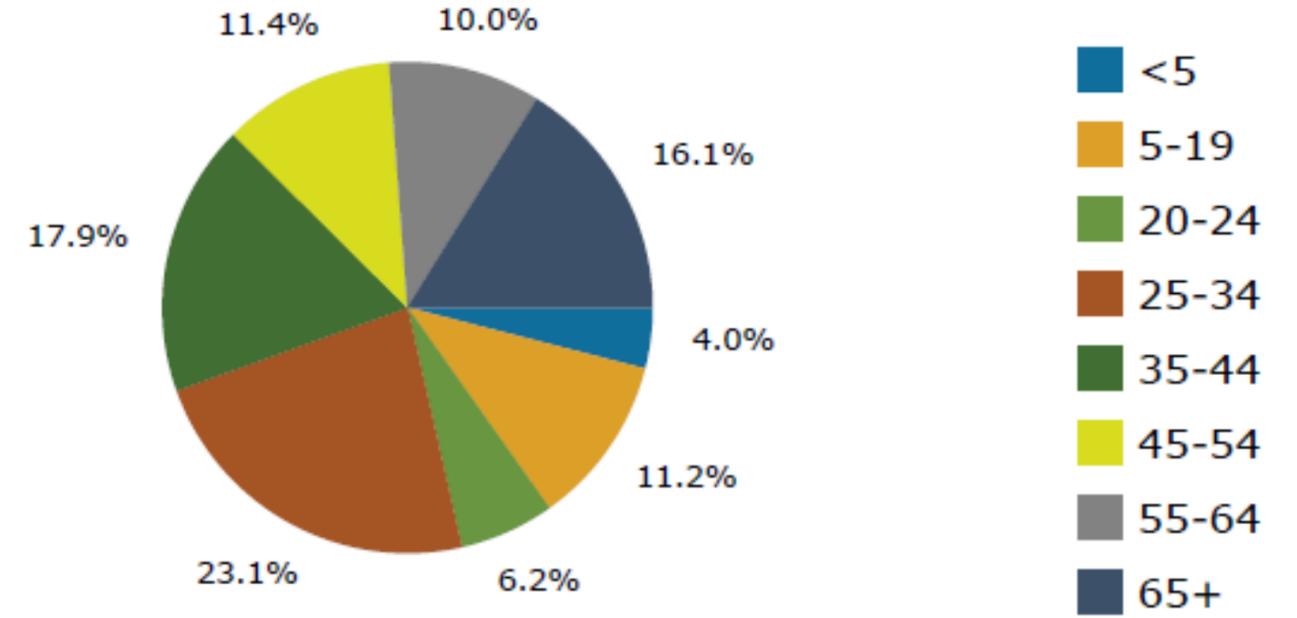


2025 Percent Hispanic Origin: 21.8%

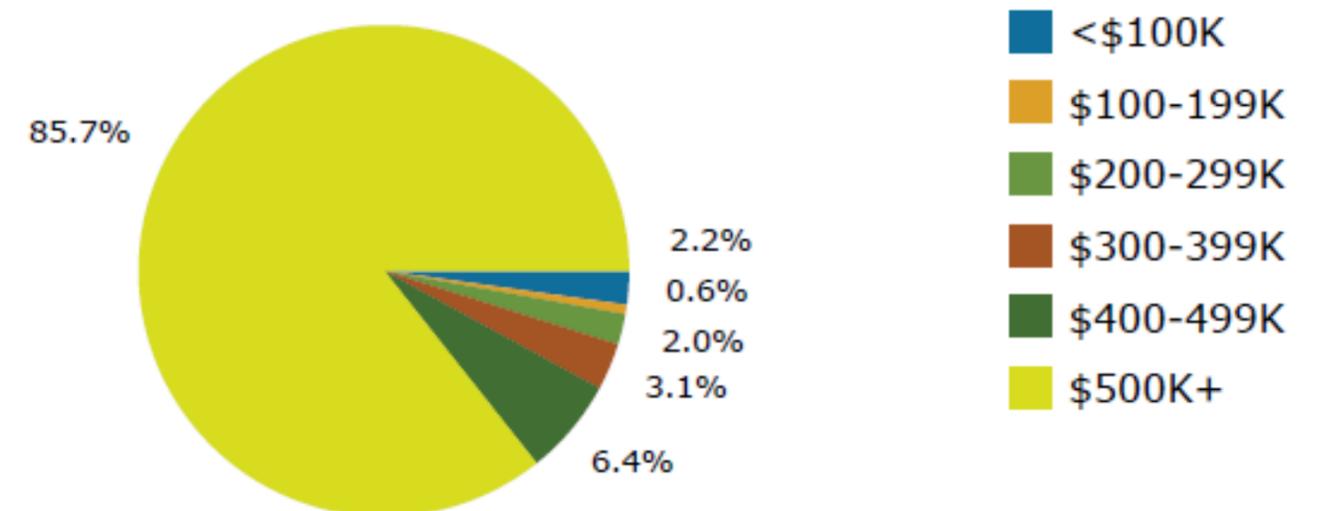
Households



2025 Population by Age



2025 Home Value





Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 40.77554

Longitude: -73.93221

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Laptops and Lattes (D5)	Laptops and Lattes (D5)	Laptops and Lattes (D5)
2.	Trendsetters (D2)	Trendsetters (D2)	High Rise Renters (F1)
3.	High Rise Renters (F1)	High Rise Renters (F1)	Trendsetters (D2)
2025 Consumer Spending			
Apparel & Services: Total \$	\$243,306,654	\$2,533,713,909	\$4,922,060,746
Average Spent	\$3,799.89	\$4,304.40	\$3,641.47
Spending Potential Index	155	176	149
Education: Total \$	\$181,895,274	\$1,906,682,622	\$3,677,363,806
Average Spent	\$2,840.78	\$3,239.17	\$2,720.61
Spending Potential Index	159	182	153
Entertainment/Recreation: Total \$	\$360,174,688	\$3,751,657,583	\$7,179,869,928
Average Spent	\$5,625.09	\$6,373.51	\$5,311.86
Spending Potential Index	137	155	129
Food at Home: Total \$	\$701,432,783	\$7,352,636,561	\$14,404,721,260
Average Spent	\$10,954.75	\$12,491.04	\$10,657.00
Spending Potential Index	147	168	143
Food Away from Home: Total \$	\$403,663,221	\$4,183,473,188	\$8,025,834,847
Average Spent	\$6,304.28	\$7,107.10	\$5,937.73
Spending Potential Index	153	172	144
Health Care: Total \$	\$598,617,300	\$6,295,605,678	\$12,123,438,792
Average Spent	\$9,349.01	\$10,695.30	\$8,969.25
Spending Potential Index	121	138	116
HH Furnishings & Equipment: Total \$	\$252,406,466	\$2,629,660,115	\$5,047,782,531
Average Spent	\$3,942.00	\$4,467.40	\$3,734.49
Spending Potential Index	136	154	128
Personal Care Products & Services: Total \$	\$97,917,136	\$1,019,027,231	\$1,957,969,439
Average Spent	\$1,529.24	\$1,731.18	\$1,448.56
Spending Potential Index	146	165	138
Shelter: Total \$	\$2,649,678,840	\$27,597,880,393	\$53,410,161,183
Average Spent	\$41,381.83	\$46,884.70	\$39,514.29
Spending Potential Index	155	176	148
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$239,616,431	\$2,519,971,110	\$4,799,404,673
Average Spent	\$3,742.25	\$4,281.06	\$3,550.73
Spending Potential Index	113	130	108
Travel: Total \$	\$336,948,089	\$3,492,152,257	\$6,613,735,139
Average Spent	\$5,262.35	\$5,932.65	\$4,893.02
Spending Potential Index	146	164	136
Vehicle Maintenance & Repairs: Total \$	\$109,589,489	\$1,145,713,256	\$2,206,826,316
Average Spent	\$1,711.53	\$1,946.40	\$1,632.67
Spending Potential Index	127	144	121

26-15 4TH STREET ASTORIA NY 11102



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