

# Prime Corner Former Starbucks Available

30-18 Astoria Boulevard - Astoria, NY 11102

**Street Address:** 30-18 Astoria Boulevard

**City, State, Zip:** Astoria, NY 11102

**Size:** 1,800 SF

**Possession:** Arranged

**Rent:** Upon Asking

## Highlights:

Prime corner location, offering excellent visibility and strong pedestrian exposure.

Direct proximity to the NW subway line, providing consistent foot traffic from nearby transit riders and neighborhood commuters. **Annual Station Traffic 2,470,238 Riders.**

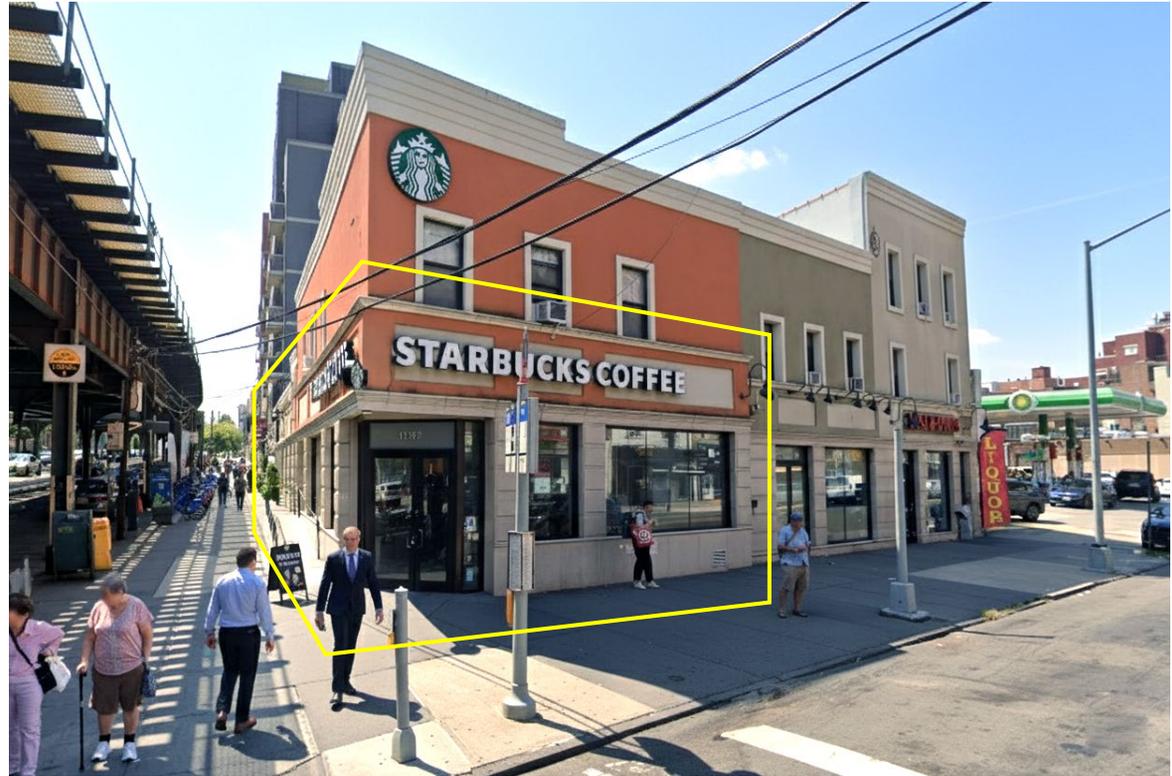
Highly trafficked urban corridor with strong vehicular and pedestrian counts, serving Long Island City, Astoria, and surrounding residential communities.

Dense, mixed-use trade area with a significant residential population, daytime workforce, and nearby institutional uses.

Ideal for QSR, fast-casual, coffee, or grab-and-go concepts seeking a transit-oriented location with proven demand.

Corner frontage with wrap-around exposure, allowing for prominent branding and signage opportunities.

Excellent accessibility via public transportation and major thoroughfares, with close proximity to the Grand Central Parkway and Triborough Bridge.



## Area Retail:

**DUNKIN'**  **Provident**<sup>BANK</sup>® **The UPS Store** 



**STAPLES**  
**CrossFit**



Contact Exclusive Brokers for More Information

**SCHUCKMAN**  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

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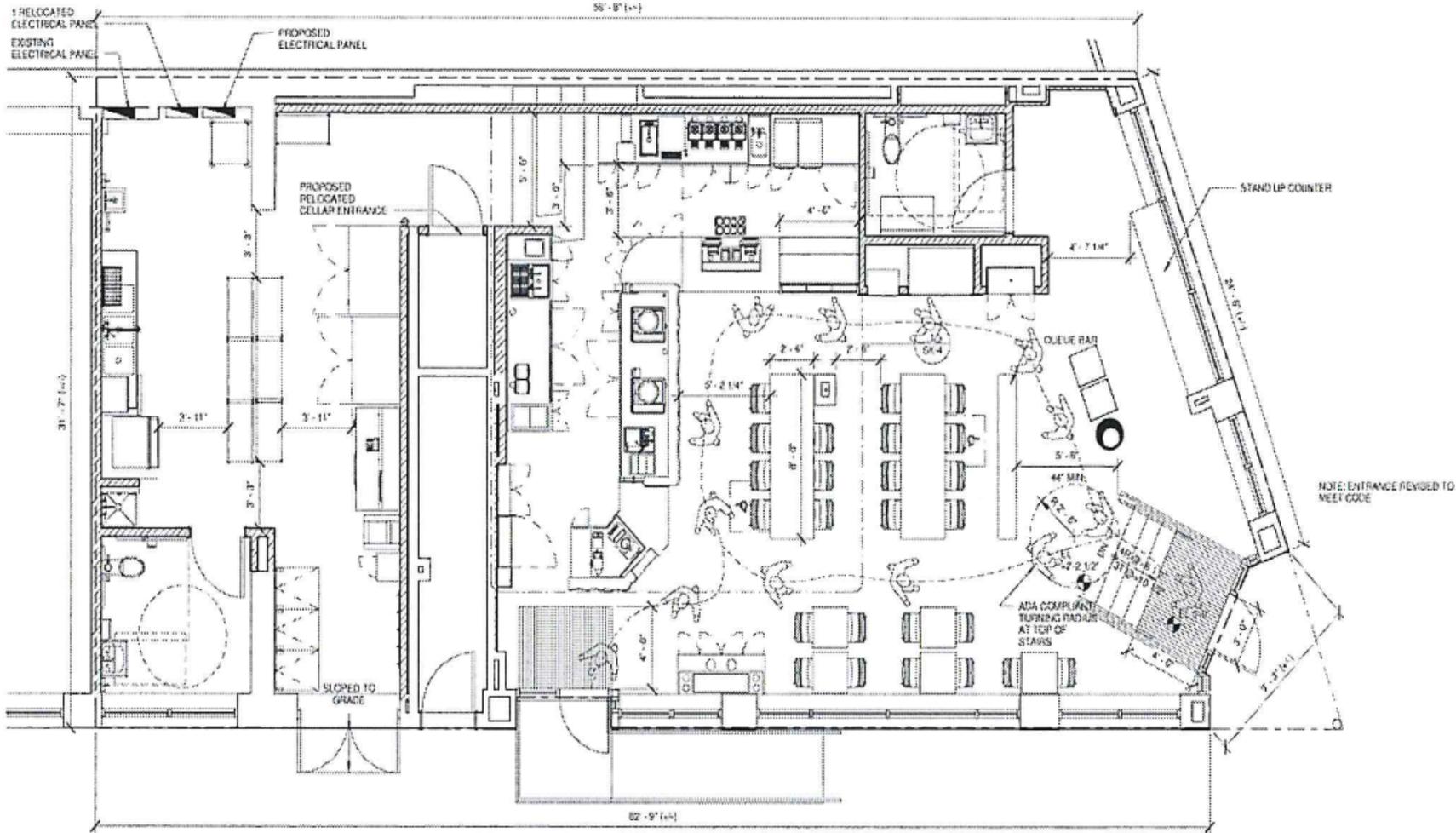
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## GROUND FLOOR PLAN – AS BUILT



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## ELEVATION



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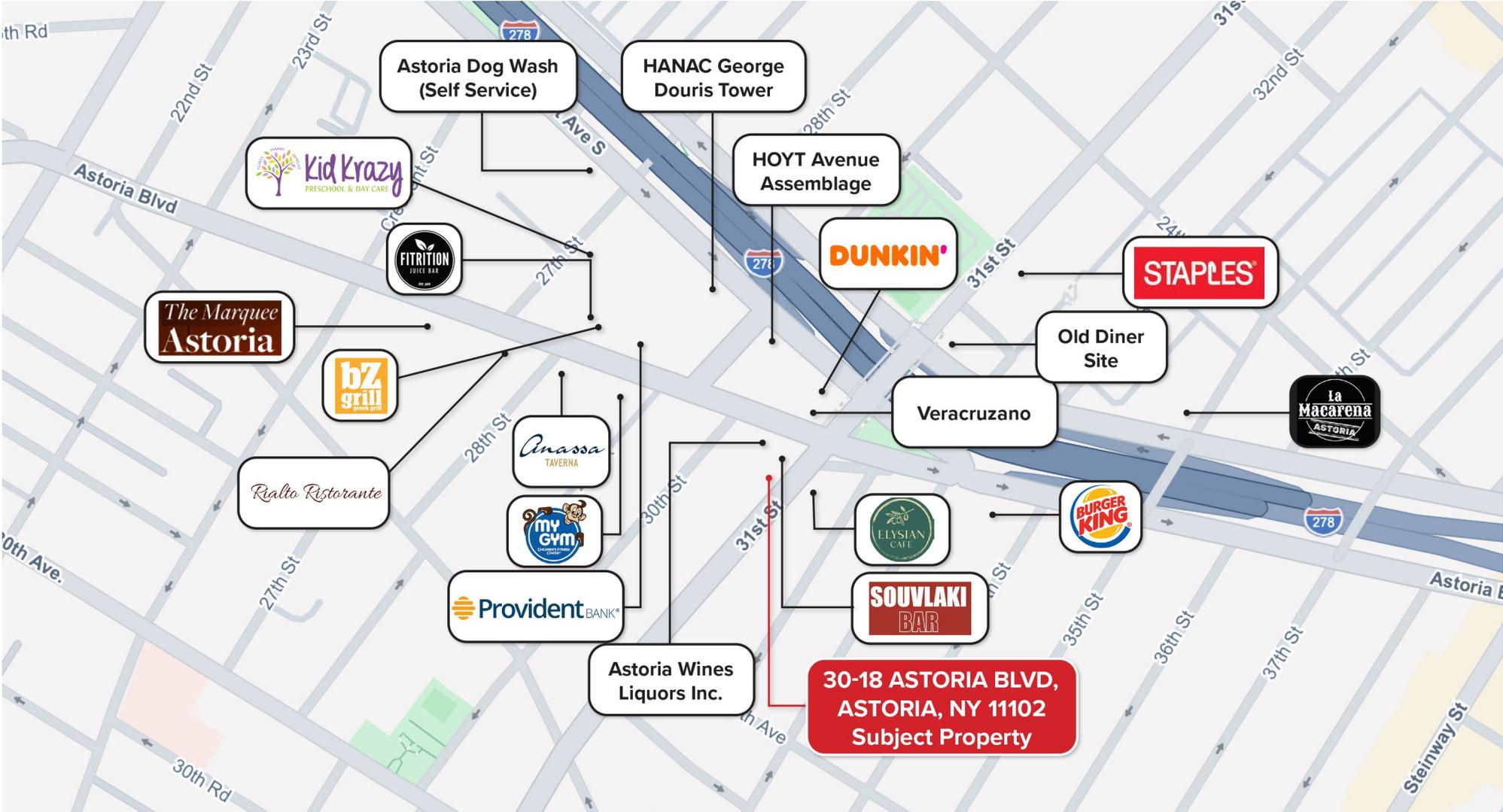
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## RETAIL MAP



# Prime Corner, Former Starbucks Available

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## DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	9,792	42,516	133,025
2020 Population	10,546	44,245	139,904
2025 Population	10,499	43,571	138,221
2030 Population	10,461	43,207	139,147
2010-2020 Annual Rate	0.74%	0.40%	0.51%
2020-2025 Annual Rate	-0.09%	-0.29%	-0.23%
2025-2030 Annual Rate	-0.07%	-0.17%	0.13%
<b>Households</b>			
2010 Total Households	4,573	19,196	58,387
2020 Total Households	5,179	20,706	63,814
2025 Total Households	5,270	20,828	64,424
2030 Total Households	5,326	20,907	65,775
2010-2020 Annual Rate	1.25%	0.76%	0.89%
2020-2025 Annual Rate	0.33%	0.11%	0.18%
2025-2030 Annual Rate	0.21%	0.08%	0.42%
2025 Average Household Size	1.99	2.07	2.13
Wealth Index	65	70	70
<b>Median Household Income</b>			
2025 Median Household Income	\$102,357	\$104,671	\$96,957
2030 Median Household Income	\$111,188	\$113,120	\$105,508
2025-2030 Annual Rate	1.67%	1.56%	1.70%
<b>Average Household Income</b>			
2025 Average Household Income	\$126,752	\$133,250	\$126,157
2030 Average Household Income	\$135,638	\$142,650	\$135,541