

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** BANK® **The UPS Store** 



STAPLES
CrossFit



Contact Exclusive Brokers for More Information

SCHUCKMAN
REALTY INC.
schuckmanrealty.com

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

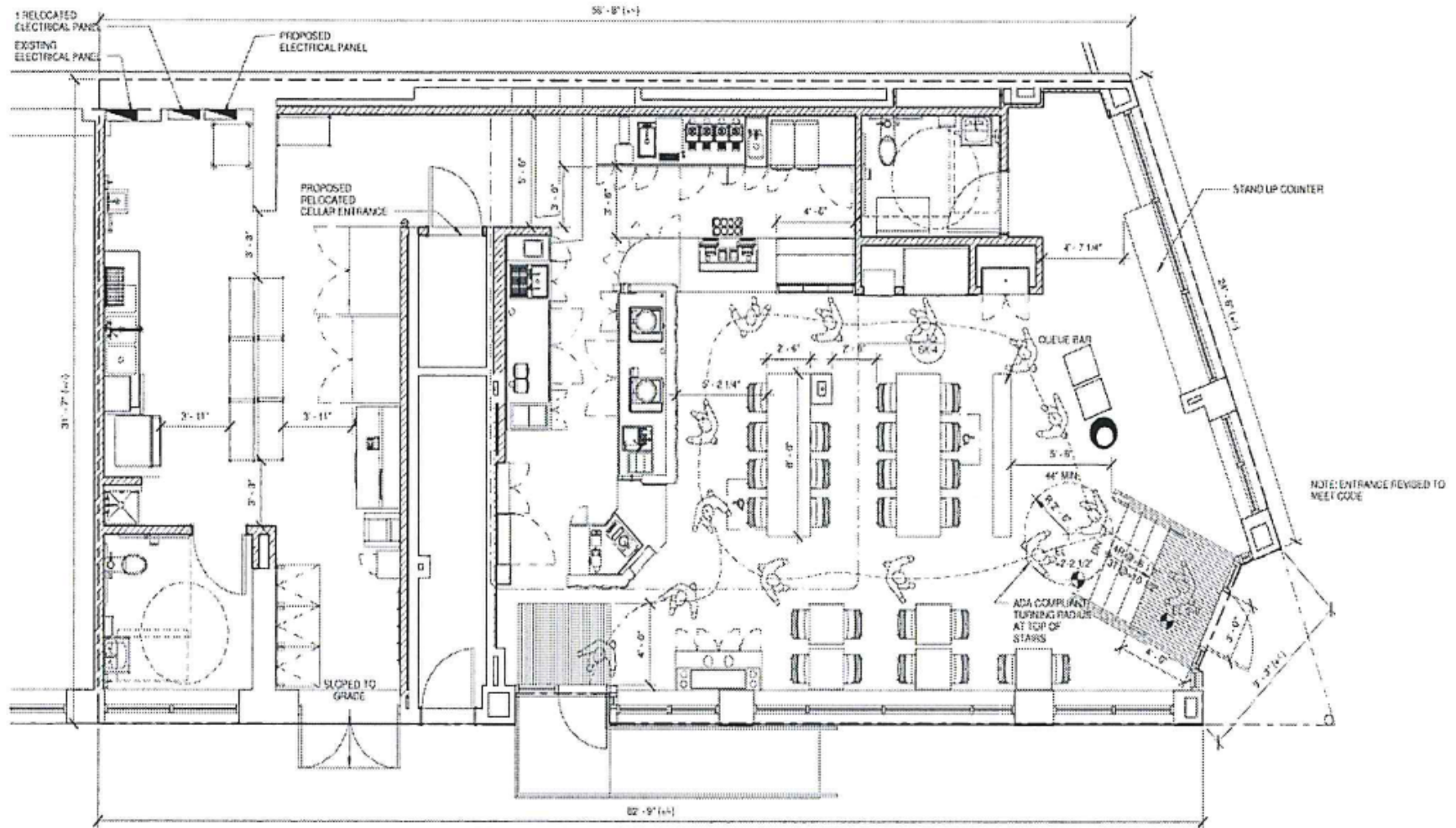
Ryan Adhami
Lic. Associate RE Broker
ra@schuckmanrealty.com

Ari Malul
Lic. Associate RE Broker
ari@schuckmanrealty.com

Kenneth Schuckman
Lic. RE Broker
ken@schuckmanrealty.com

30-18 Astoria Boulevard - Long Island City, NY 11102

GROUND FLOOR PLAN – AS BUILT

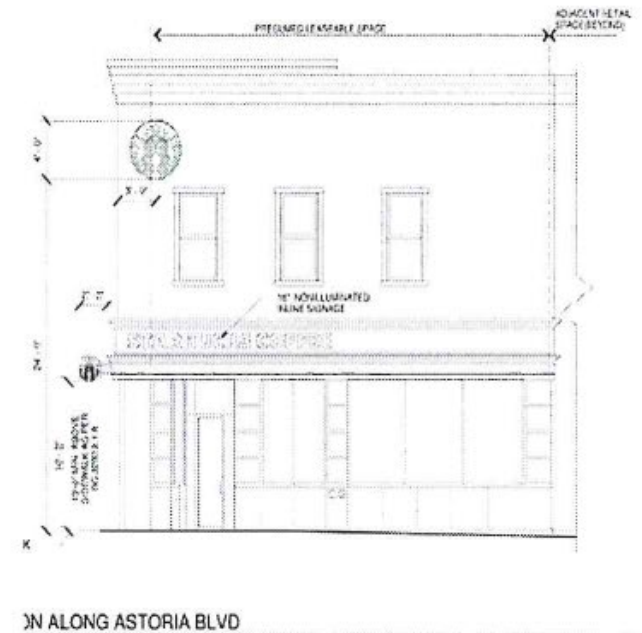


Contact Exclusive Brokers for More Information

Prime Corner Former Starbucks Available

30-18 Astoria Boulevard - Long Island City, NY 11102

ELEVATION



Contact Exclusive Brokers for More Information

Prime Corner Former Starbucks Available

30-18 Astoria Boulevard - Long Island City, NY 11102

RETAIL MAP



Prime Corner, Former Starbucks Available

30-18 Astoria Boulevard - Long Island City, NY 11102

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%
Households			
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
Median Household Income			
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%
Average Household Income			
2025 Average Household Income	\$126,752	\$133,250	\$126,157
2030 Average Household Income	\$135,638	\$142,650	\$135,541