



Rendering

31-63

STEINWAY STREET
ASTORIA, QUEENS

2,558 SF STOREFRONT + BSMT | HIGH DENSITY NATIONAL TENANT CORRIDOR

31-63 Steinway Street

Centrally located, steps off Broadway along

Available

Ground 2,558 sf - 10'-7" Ceiling Height
Basement 2,632 sf - 8'-7.5" Ceiling Height
Total: 5,190 sf

Frontage: 31'-5" ft. along Steinway St.
Possession: Immediate
Rent: Upon Request


Possible Divisions - Retail 1

Ground 1,738 sf - 10'-7" Ceiling Height
Basement 1,170 sf - 8'-7.5" Ceiling Height
Total: 2,908 sf

Retail 2

Ground 757 sf - 10'-7" Ceiling Height
Basement 741 sf - 8'-7.5" Ceiling Height
Total: 1,498 sf

Comments

- Freestanding branding opportunity
- Ideal for QSR, urgent care, dental, or general retail - currently NSB Sportswear
- Accessible via the  subway lines
- National tenant block including FedEx Office & Print, GAP Factory, Banana Republic Factory, Old Navy (coming soon), J.D. Sports, The Vitamin Shoppe, CityMD, Bath & Body Works, German Doner Kebab, McDonald's, The Children's Place, Chase Bank, CVS Pharmacy, Starbucks, Chipotle, The Dermatology Specialists, T-Mobile, Verizon
- Area tenants Broadway Wine & Liquor, Tropical Smoothie Café, Steinway Pizza, Astoria Pets, Better Body Bootcamp, Zales, Las Margaritas, Cronin & Phelan's, Snipes, Foot Locker . . . to name a few

By the Numbers

Retail Businesses

789

1 Mile Radius

Households

66,075

2023 est. - 1 Mile Radius

Household Income

\$104,932

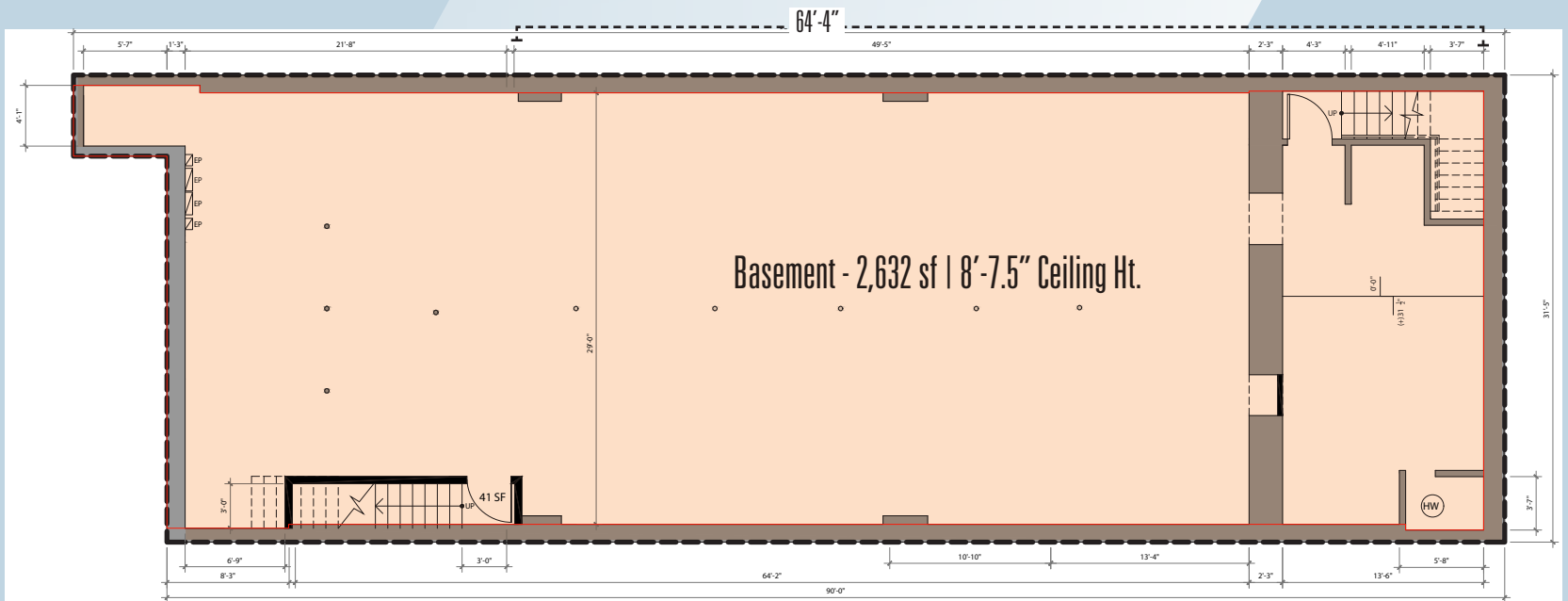
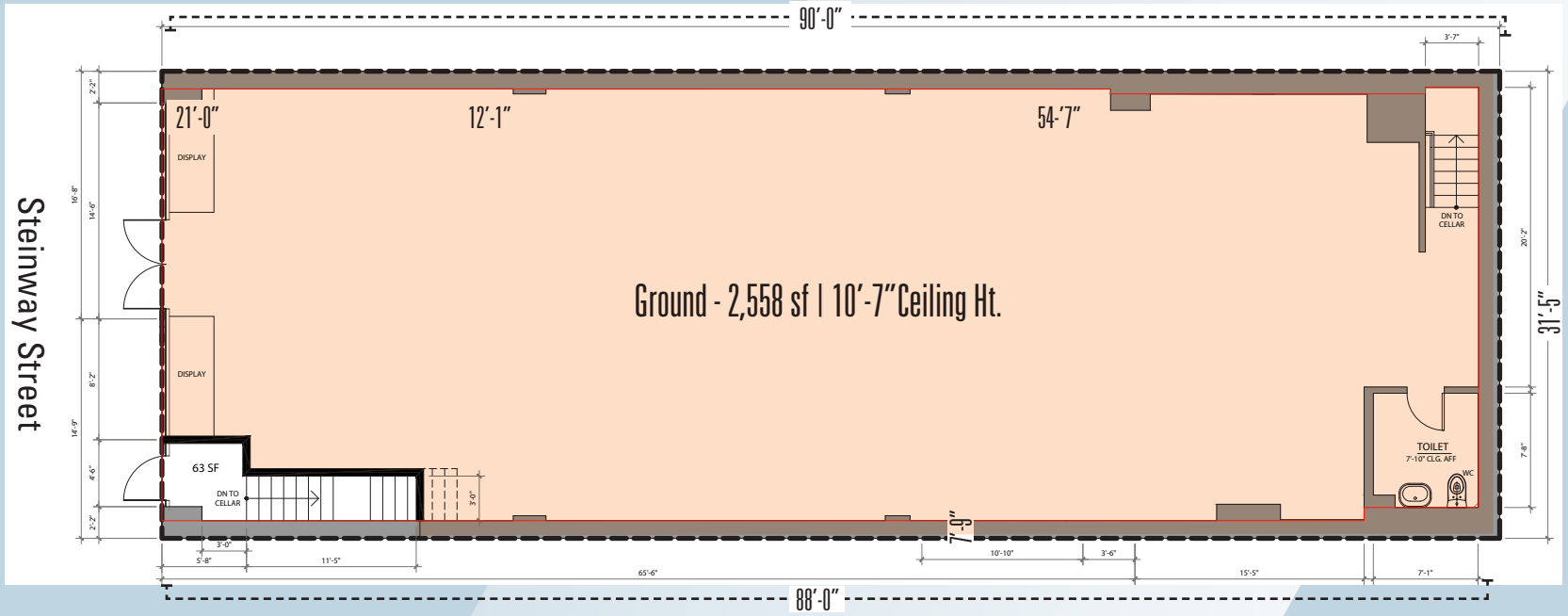
2023 Average

Subway Ridership

2,110,765

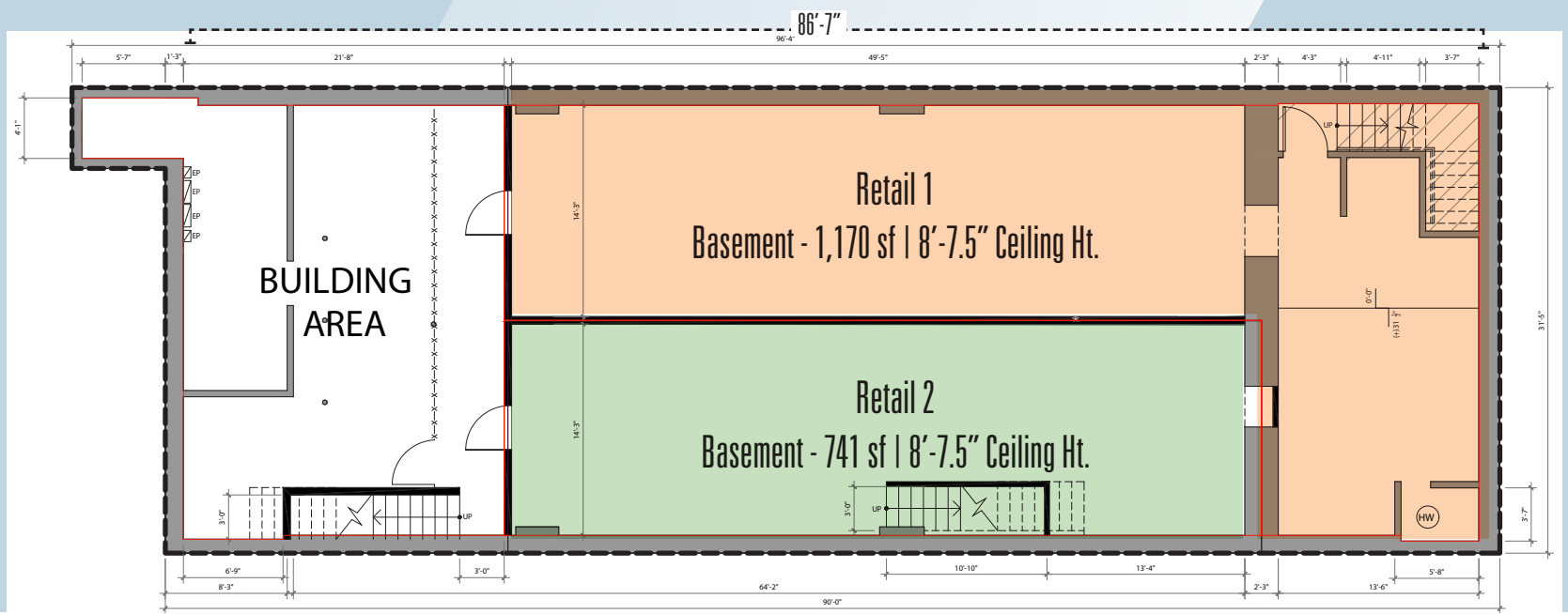
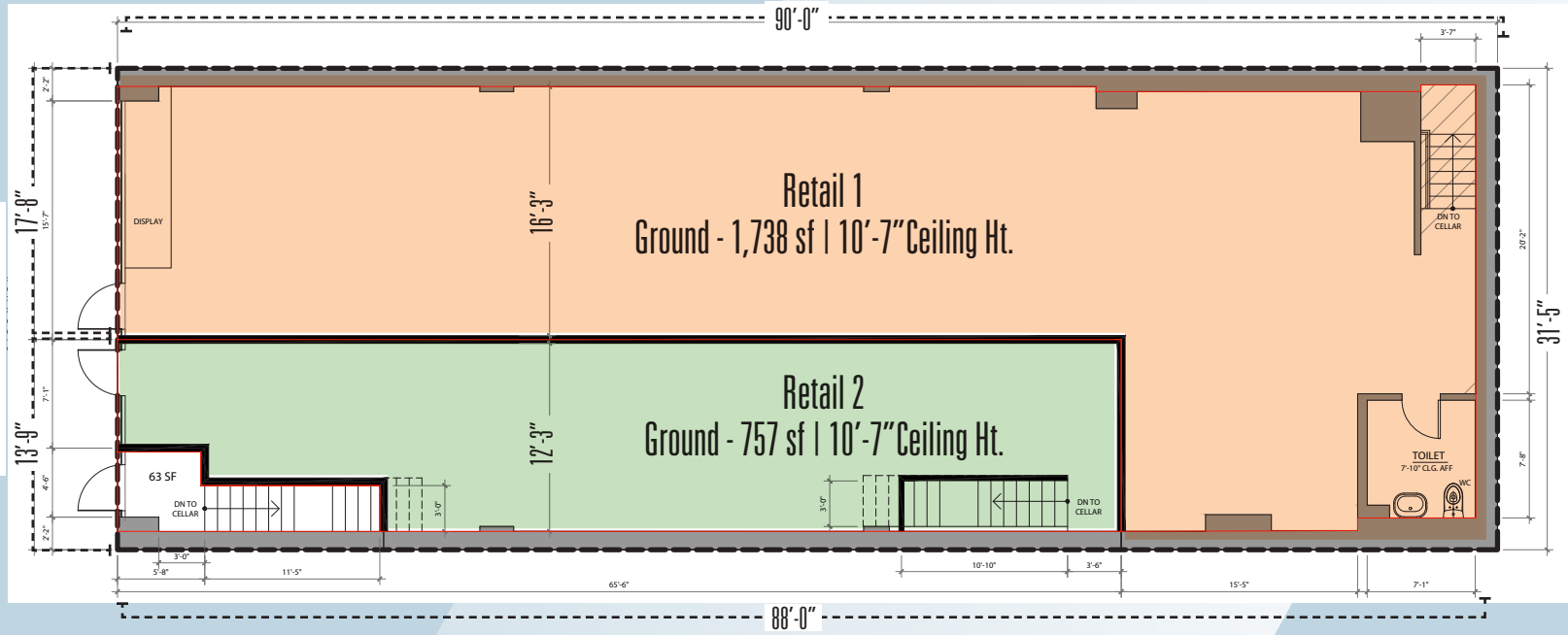
2021 Annual - Steinway Street Station

Floor Plan - 5,190 sf total



Floor Plan - Possible Divisions

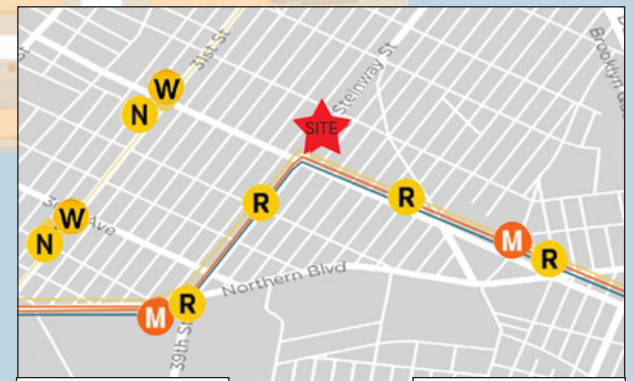
Steinway Street



Area National Tenants



- | | | | |
|-------------------------------|------------------------------------|---------------------------------|------------------------------------|
| 1. GAP Factory | 8. German Doner Kebab | 15. CVS | 22. ZALES |
| 2. Popeye's Louisiana Kitchen | 9. McDonald's | 16. Starbucks | 23. Tiger Schulmann's Martial Arts |
| 3. FedEx Office & Print | 10. The Children's Place | 17. The Dermatology Specialists | 24. Nios Skin Lab |
| 4. Verizon | 11. SITE: 31-63 Steinway St | 18. T-Mobile | 25. Old Navy (coming soon) |
| 5. The Vitamin Shoppe | 12. Chipotle Mexican Grill | 19. Diamond Braces | 26. JD Sports |
| 6. CityMD | 13. Chase Bank | 20. Bank of America | |
| 7. Bath & Body Works | 14. TD Bank | 21. Banana Republic Factory | |



Annual Ridership
2,763,230
N W
2023

Annual Ridership
2,730,057
M R
2023



For further information and/or inspection contact:

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